

ANDRE A. AUSPLUND JR ET UX TO A. A. AUSPLUND

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ANDRE A. AUSPLUND JR. AND HELEN MANNERS AUSPLUND, HUSBAND AND WIFE SINCE JUNE 25, 1924, IN CONSIDERATION OF TEN OR MORE DOLLARS, TO US PAID BY A. A. AUSPLUND, UNMARRIED, DO HEREBY GRANT, BARGAIN, SELL, CONVEY AND WARRANT UNTO SAID A. A. AUSPLUND, HIS HEIRS, AND ASSIGNS, ALL THE FOLLOWING REAL PROPERTY, WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES, SITUATED IN THE COUNTY OF SKAMANIA, AND STATE OF WASHINGTON, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1. ALL OF LOTS ONE (1) AND TWO (2) AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP THREE (3) NORTH RANGE TEN (10) EAST, WILLAMETTE MERIDIAN; EXCEPT THE PORTIONS THEREOF CONVEYED BY THE DEED TO J. A. HOLMES RECORDED MAY 17, 1909, IN BOOK "L" OF DEEDS OF SAID COUNTY, AT PAGE 425, AND BY THE DEED TO V. M. KOLLOCK, RECORDED SEPTEMBER 25, 1908, IN BOOK "L" OF DEEDS OF SAID COUNTY, AT PAGE 227, AND BY THE DEED TO G. C. CORLIE, RECORDED JUNE 10, 1910, IN BOOK "M" OF DEEDS OF SAID COUNTY, AT PAGE 310, AND BY THE DEED TO H. WARREN SHEPARD, RECORDED AUGUST 11, 1909, IN BOOK "L" OF DEEDS OF SAID COUNTY, AT PAGE 495; THE TRACT OF LAND DESCRIBED CONTAINING 36 ACRES, MORE OR LESS.

TRACT 2. ALL OF LOT NUMBER THREE (3) OF SEELEY'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP THREE (3) NORTH, OF RANGE TEN (10) EAST OF WILLAMETTE MERIDIAN, CONTAINING TEN (10) ACRES, SAVE AND EXCEPT A RIGHT-OF-WAY 15 FEET WIDE OVER AND ACROSS THE FOLLOWING DESCRIBED PIECE OR PARCEL OF LAND, TO-WIT: RUNNING EAST AND WEST ALONG THE ENTIRE LINE OF LOT THREE (3) OF SEELEY'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP THREE (3) NORTH, RANGE TEN (10) EAST W. M., A DISTANCE OF 660 FEET, MORE OR LESS.

TRACT 3. BEGINNING AT A POINT EIGHT (8) RODS ^{WEST} OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP THREE (3) NORTH, RANGE TEN (10) EAST OF WILLAMETTE MERIDIAN, RUNNING WESTERLY FORTY-EIGHT (48) RODS, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT HERETOFORE CONVEYED BY HUGH W. HAMLIN AND WIFE, TO A. A. AUSPLUND; THENCE RUNNING NORTHERLY EIGHTEEN HUNDRED AND TWENTY (1820) FEET, MORE OR LESS; THENCE RUNNING EASTERLY TWO HUNDRED AND EIGHTEEN FEET (218) MORE OR LESS, TO THE RE-ENTRANT ANGLE OF A TRACT OWNED BY C. C. GRIFFITH; THENCE RUNNING SOUTHERLY FIVE HUNDRED FEET (500); THENCE RUNNING EASTERLY THIRTY-FIVE RODS, MORE OR LESS; THENCE RUNNING SOUTHERLY EIGHTY RODS, MORE OR LESS, TO THE PLACE OF BEGINNING; ALL OF SAID LAND BEING SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP THREE (3) NORTH, RANGE TEN (10) EAST OF THE WILLAMETTE MERIDIAN, AND CONTAINS 27½ ACRES MORE OR LESS.

TO HAVE AND TO HOLD, THE ABOVE DESCRIBED AND GRANTED PREMISES UNTO THE SAID A. A. AUSPLUND, HIS HEIRS AND ASSIGNS FOREVER.

AND THE GRANTORS ABOVE NAMED DO COVENANT TO AND WITH THE ABOVE NAMED GRANTEE, HIS HEIRS AND ASSIGNS THAT WE ARE LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES, THAT THE ABOVE GRANTED PREMISES ARE FREE FROM ALL INCUMBRANCES, THAT GRANTOR ANDRE A. AUSPLUND JR. WAS A SINGLE MAN WHEN HE ACQUIRED TITLE TO SAID PREMISES AND THAT WE WILL AND OUR HEIRS, EXECUTORS AND ADMINISTRATORS, SHALL WARRANT AND FOREVER DEFEND THE ABOVE GRANTED PREMISES, AND EVERY PART AND PARCEL THEREOF, AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER.