

JOHNSON COX COMPANY PRINTERS TACOMA 29814

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this the day and year first in this my certificate Written.

(Notarial Seal)

C.B. Rowe

Notary Public in and for said County and State
My Commission expires Nov, 24, 1929

Filed for record July 26th, 1928 at 10:45 A.M., by J.R. Bowles.

H.C. Chesser
Auditor.

14995 WARRANTY DEED.

J.B. MODESITT ET UX, TO A.A. AUSPLUND.

THIS INDENTURE, made this _____ day of April A.D. 1928 between J.B. Modesitt and Josephine Modesitt his wife parties of the first part and, A.A. Ausplund (single) party of the second part. WITNESSETH, That the said party of the first part, for and in consideration of the sum of One dollar and other good and valuable considerations to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part his heirs and assigns forever, the following described real estate situated in the County of Skamania and State of Washington, to-wit: All of lot Number Nine (9) of Seeleys Subdivision of the southwest quarter (S.W. 1/4) of section Nineteen (19), Township three (3) North of Range Ten (10) East of Willamett Meridian, said tract containing ten (10) acres more or less. Together with a right to lay Water Pipe or Irrigating Flumes, and maintain the same, along the boundary lines of the other lots in said ^{sub} division, and a road right of way twelve (12) ⁱⁿ feet/width along the east side of said tract is reserved to give access to lot number eight (8) in accordance with a warranty deed given by Frank M. Seeley to J.B. Modesitt and Josephine Modesitt his wife, under date of September 4th, 1909, and recorded in the office of the Auditor of the County of Skamania, State of Washington, on the 22nd day of September 1909, at 8:15 A.M., in volume of M of Deeds on page 49.

TOGETHER with all and singular the hereditaments and appertenances thereto belonging or in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises and their hereditaments and appertenances.

TO HAVE AND TO HOLD the said premises as above describe with the hereditaments and appertenances unto the said party of the second part, and to his heirs and assigns forever.

AND THE SAID J.B. MODESITT AND JOSEPHINE MODESITT his wife, for themselves, their heirs executors and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part his heirs and assigns, that at the time of the ensembling and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple and that the same are free and clear from all incumbrances whatever, no exceptions, and that the above bargained premises in the quiet and peaceable possession of the said party of the second part his heirs and assigns against all and every person or persons lawfully claiming the whole or any part thereof they will forever warrant and defend.

IN WITNESS WHEREOF the said parth of the first part have hereunto set their hands and seals this _____ day of April, A.D. 1928.

J.B. Modesitt (seal)
Josephine Modesitt (seal)

Signed and sealed in the presence of
A.H. Landsiedel
Hilda Lind

State of Wisconsin (ss
Milwaukee County (Personally came before me this 5th day of April, A.D. 1928 the above named J.B. Modesitt and Josephine Modesitt his wife to me known to be the persons who executed the foregoing instrument and acknowledged the same.
(Notarial Seal)

Filed for record July 26, 1928 at 1:15 P.M.
By Bank of Stevenson.

Auditor.

A.H. Landsiedel
Notary Public Milwaukee County Wis,
My commission expires Dec, 30 A.D. 1928.