

# DEED RECORD X

## SKAMANIA COUNTY, WASHINGTON

SHAW & BORDEN, COM. PRINTERS, STATIONERS, BOOK BINDERS, SPOKANE - 241427

#18022

Wm. M. Ladd to Wm. S. Ladd et al

Know All Men by these Presents, That I, William M. Ladd, of Portland, Multnomah County, Oregon, being of sound and disposing mind and memory, do make, publish and declare this as and for my last will and testament.

I. I hereby revoke any and all wills by me heretofore at any time made.

II. I give and bequeath to each of my children, William Sargent Ladd, CharlestThorn-ton Ladd and Henry Andrews Ladd, who shall survive me, and to any child or children who may hereafter be born to me and who shall survive me, the sum of One Hundred Dollars each, to be paid out of the personal property of my estate; and I nominate and appoint my beloved wife, Mary A. Ladd, as guardian of the persons and estates of such of my children as shall be minors at the time of my death, and direct that my said wife shall not be required to give or execute any bond or undertaking as such Guardian.

III. I give, devise and bequeath to my said wife, Mary A. Ladd, all the rest, residue and remainder of my estate, real, personal or mixed, and of every nature whatever vested or contingent, of which I may die seized or possessed or to which I may be in any way entitled at the time of my death, whether acquired before or after the making of this will.

IV. I nominate and appoint my nephew, Henry Ladd Corbett, as my successor as trustee in the trust created by the last will and testament of my brother-in-law (his father), Henry J. Corbett, late of Portland, Oregon, deceased, so far as I am empowered by said instrument to appoint a successor; and I invest my said successor so far as I am lawfully authorized so to do, with all the powers and authority conferred upon me as such trustee by the said last will of my said brother-in-law. Reference is hereby made to the said will of said Henry J. Corbett which has been duly heretofore admitted to probate in Multnomah County, Oregon, for a description of the nature of said trust.

V. I nominate and appoint my said wife, Mary A. Ladd, and my said son, William Sargent Ladd, both of Portland, Oregon, as the executrix and executor of this my last will and testament, and I direct that no bonds or undertaking be required of them or either of them as such executrix and executor. It is my will, and I hereby expressly direct, that for the purpose of settling my said estate and so long as my said estate shall be in process of administration, my said executrix and executor, or whichever one of them shall act, or the survivor of them, shall have full power and authority, and the same is hereby expressly conferred upon them, or the one of them who may act, to manage, dispose of and deal with my said estate or any part thereof as fully as if it were his, her or their own, with full power and authority to sell and convey by deeds, with or without covenants of warranty, any portion or portions thereof, whether real, personal or otherwise, without notice, at public or private sale and upon such terms either for cash or on credit, and to such persons and at such times as to them or to the one acting may seem best. In making any sale or sales such executrix and executor, or the one who may act, shall not be obliged to obtain the sanction or authority or confirmation of any court therefor or thereof, either before or afterwards, or to make any report to any court thereof; and any sale made by them or the one acting shall vest the title absolutely in the purchaser without his being obliged to see to the application of the proceeds. I further expressly direct that the power of sale hereby conferred is not to be confined to sales made or contemplated for the purposes of paying my debts, funeral expenses or expenses of administration; but I hereby authorize sales of any portions of said property, real or personal, at any time for the purpose of changing investments or for such other purposes as to my said executrix and executor, or the one acting shall seem best.