

Abstract of Title

PREPARED BY

Yakima Title Guaranty & Abstract Co.

[INCORPORATED]

CAPITAL, \$100,000.00

North Yakima, Washington.

TO

Lot 1 in Block 8 of Wannassay Addition to Toppenish,
Yakima County, Washington.

96P
1
1
UNITED STATES OF AMERICA,

TO

CHARLES WANNASSAY, a
Yakima Indian,

PATENT.

Dated January 30, 1907.

Filed April 1, 1907, at 2:30 P.M.

Recorded in Vol. "55" of Deeds,
Page 381.

By the President, T. Roosevelt.

(G.L.O. SEAL)

F. M. McKean, Secretary.

C. H. Brush, Recorder of the General Land Office.

Recorded Misc. Vol. 581 page 49.

Whereas there has been deposited in the General Land Office of the United States, an order of the Secretary of the Interior, directing that a fee simple patent issue to Charles Wannassay, a Yakima Indian for Lot 4 of Section 19 and Lot 1 of Section 30 in Township 11, North _____ and the Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 10, Township 10, North, Range 20 E.W.M., in Washington, containing 83.21 acres.

Now know ye that the United States of America in consideration of the premises have given and granted and by these presents do give and grant unto the said Charles Wannassay the lands above described.

1

CHARLES WANNASSAY,

TO

H. M. GILBERT,

MORTGAGE.

Dated February 20, 1907.

Filed March 1, 1907, at 4:40 P.M.

Recorded in Vol. "42" of Mortgages

Page 349.

\$2000.00

Witnesses:

Charles Wannassay.

One.

Acknowledged February 20, 1907, by Charles Wanassay,

(SEAL)

Before L. J. Goodrich, Notary Public for
State of Washington, residing at Toppenish.

DESCRIPTION:-

Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 10,
North, Range 20 E.W.M., being a portion of the allotment of
Charles Wannassay in Yakima County, Washington.

To secure the payment of \$2000 one note of even date pay-
able one year after date, interest 10% per annum.

I hereby acknowledge full and complete satisfact ion of
this Mortgage and cancel the same this 14th day of December,
1907.

H. M. Gilbert.

Attest: Wilbur Crocker,
County Auditor.

W. W. Miller, Deputy.

CHARLES WANNASSAY, a widower,
now and at the time of acquiring
title to the land hereinafter
described.

-To-

H. M. GILBERT, as Trustee.

TRUSTEE'S DEED.

Dated May 28-1907.

Filed August 24-1907 at 8:30
A.M.

Recorded in Book "60" of Deeds
page 343-44.

Consideration, \$1.00

Grant, bargain, sell, alien,
remise, release, convey and
confirm.

Witnesses,
Two.

Signed,
Charles Wannassay.

ACKNOWLEDGED May 28-1907 by Charles Wannassay, a widower.

Before J. O. Cull, Notary Public,
for the State of Washington,
residing at North Yakima, Washing-
ton.

(Seal)

DESCRIPTION:

Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 10, North, Range 20,
E.W.M subject to the right of way of the Northern Pacific Railway
Company as now existing.

Unto the second party as trustee, in fee simple absolute
with full right power and authority to grant, bargain, sell,
alien and convey the same in all respects and as unto him shall
seem fit and proper and at such prices and upon such terms as
he shall choose, upon the trust nevertheless and to and for the
uses interest and purposes hereinafter, limited described and
declared that is to say;

There shall be retained from the proceeds of any sale of
said property or any part thereof as and for a compensation and
remuneration to said trustee for the handling, sale and disposi-
tion thereof, as well acts and services performed in the past in
relation thereto, as also acts and services performed in the
future in relation thereto, 25% of the gross proceeds of all
sales or in event of the death of said trustee before the sale
of said entire tract of land, his successor shall pay to the
estate of said named trustee said 25% of the proceeds of the
sale of said land;

After the retention and payment of the aforesaid 25% as the
commission and compensation for service in the management and
sale of said property, there shall next be paid and discharged
from the proceeds of said sale, the indebtedness now existing
from first party to second party and evidenced by a certain
mortgage covering and conveying the above lands dated March 1-
1907 and recorded in Book "42" of Mortgages, page 349 of the
records of Yakima County, Washington.

After the payment of said commissions and compensation and the said mortgage indebtedness aforesaid, the proceeds of sale of said lands shall be applied to the payment and discharge of any and all indebtedness now or hereafter owing by the first party to second party, and after payment of the aforesaid commissions, compensation and indebtedness, any and all net proceeds of the sales of said lands shall be paid and turned over to said first party during the period of his life time and in the event of his death such net proceeds of said sales shall be paid and turned over to Frank Wannassay, brother of first party to him and his heirs and assigns.

Second party shall have the right, power and authority to handle dispose of and sell said property in such form as he shall see fit and as a whole or in parcels as acreage property, or to plat the same into lots and blocks and dedicate streets, alleys and public ways therein and thereon and sell and dispose of the same in such form and in any sale or transfer of said property or any part thereof, by said trustee, the purchaser thereof shall take from said trustee the full legal and equitable title and shall not be required to see to the application of the proceeds of such sale as hereinbefore specified.

First party hereby covenants to with said second party that he is seized in fee of the said premises and he has full right and lawful authority to convey the same in the manner aforesaid and that the same is free from incumbrances, except the mortgage hereinbefore specified, and first party shall forever warrant and defend the title against the claims of all persons lawfully claiming or to claim the same or any part thereof, excepting as against said mortgage.

LEXLINE BOND

8
H. M. GILBERT, Trustee,

TO

THE PUBLIC,

DEDICATION.

Dated December 2, 1907.

Filed December 9, 1907, at

11:35 A.M.

Recorded in Vol. "63" of Deeds,
Page 89.

Witnesses:

H. M. Gilbert, Trustee.

One.

Acknowledged December 2, 1907, by H. M. Gilbert,_____

(SEAL)

Before C. W. Grant, Notary Public for State
of Washington, residing at Toppenish.

KNOW ALL MEN BY THESE PRESENTS: That I, H. M. Gilbert, Trustee, in accordance with a certain deed recorded in Volume "60" of Deeds, page 343, records of Yakima County, Washington, filed for record on August 24, 1907, at 8:30 A.M. being the owner of the following described land, situate in Yakima County, Washington, to-wit:- the Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 10, Township 10, North, Range 20 E.W.M., subject to the Northern Pacific right of way as now existing across said tract, have caused the said land to be surveyed and platted as the Wannassay Addition to Toppenish in the manner indicated in the annexed plat thereof and I do hereby dedicate to the use of the public forever the streets and alleys marked in said plat.

State of Washington,)

: SS.

County of Yakima,---)

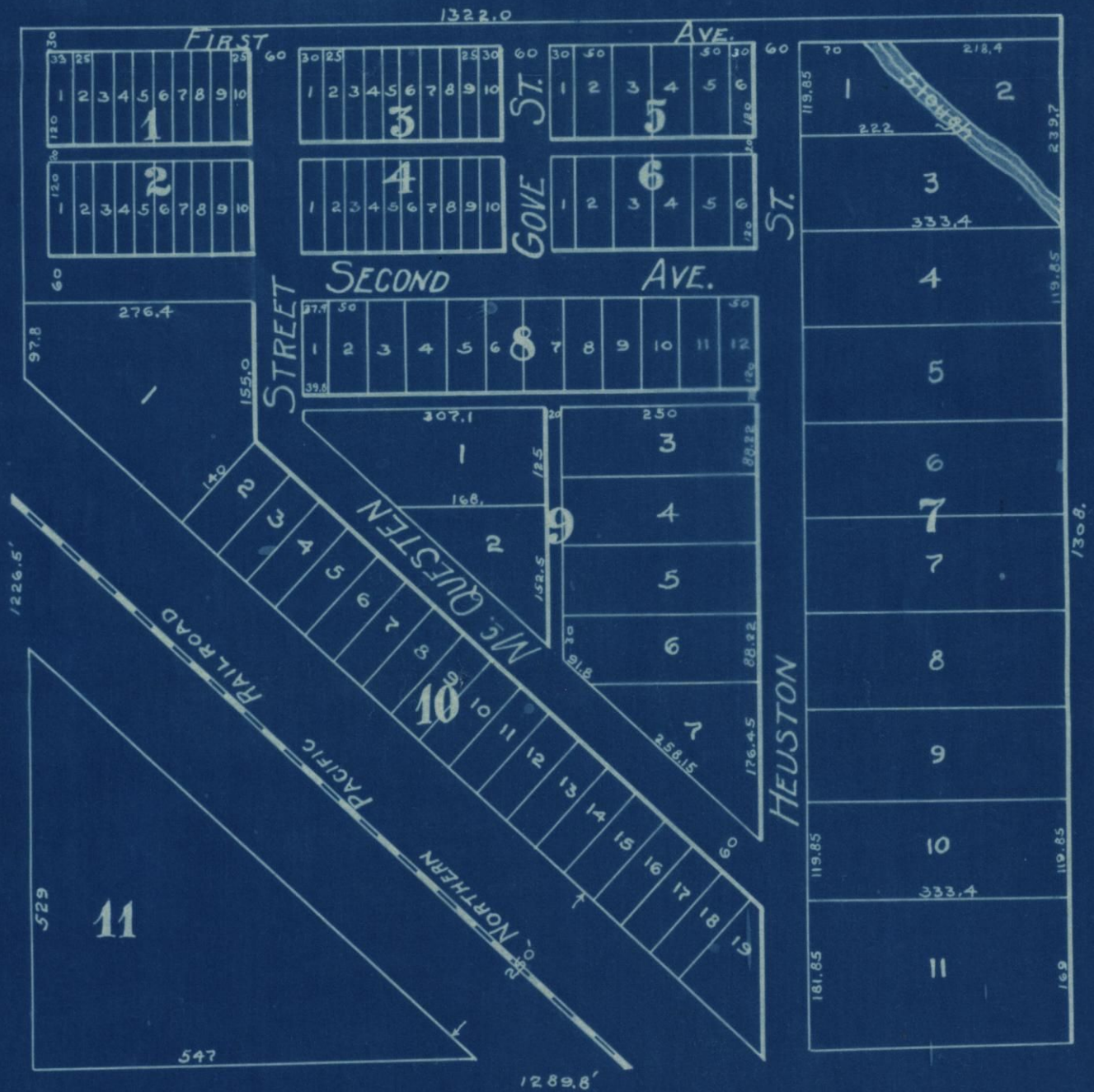
I, R. D. Campbell, Town Clerk of Toppenish, County of Yakima and State of Washington, hereby certify that the foregoing plat of the "Wannassay Addition to Toppenish" was duly approved by the Town Council of said town at a regular session thereof held the 2nd day of December, 1907.

WITNESS my hand and official seal this 2nd day of December, 1907.

(SEAL)

R. D. Campbell, Town Clerk.

WANNASSAY ADDITION.



228
MORGAN LUMBER COMPANY,
a partnership, Claimant,

TO

HERBERT JONES, Defendant.

LIEN.
Filed July 10-1908 at 10:55 A.M.
Recorded in Vol. "F" of Liens,
at page 34.

Claimant claims a lien for material furnished April 11-1908,
upon the one story dwelling situate on the following described real
estate in Yakima County, Washington, to-wit:-

Lot 1, Block 8, Wannassays Addition to Toppenish, according
to the official plat thereof on file and of record in the office
of the County Auditor of Yakima County, Washington.

Material furnished at request of Jacob Bush. That since the
delivery and furnishing of said material the said Jacob Bush has
sold the above premises to Herbert Jones without having paid the
material bill.

Claims Lien on Property for \$8.93 and \$2.10 costs of filing
this lien.

Morgan Lumber Company,
Claimant.
By J. E. Townsend,
Managing Partner.

Subscribed and sworn to before me this 9th day of July, 1908.

(SEAL)

G.G.Lee, Notary Public in and
for said State, residing at
Toppenish.

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A search for judgments and liens has been made against the following named persons:

Charles Wannassay:

H. M. Gilbert, Trustee.

ORIGINAL CERTIFICATE

No. 4510.

THE UNDERSIGNED hereby certifies that the foregoing consisting of 8 pages is a true and correct abstract of all instruments filed and recorded in the office of the Auditor of Yakima County, Wash., which refer to and affect the title to the property hereinafter described; and also shows all judgments which have been filed, entered and indexed in the office of the Clerk of the Superior Court of Yakima County, Washington, within six years prior to this date, and which remain unsatisfied, against any of the grantors or grantees within named who have held title to said property, or any part thereof, within said six years.

We further certify that all taxes shown upon the books of the Treasurer of Yakima County, Washington, to have been levied and assessed to and against said property for the year 1908 and all prior years have been paid, except taxes for the year 1908, which are still due and unpaid.

The property, covered by said abstract and this certificate, is located in Yakima County, Wash. and is described as follows, to-wit:

Lot 1 Block 8 of Wannassay Addition to the Town of Toppenish, according to the recorded plat thereof.

The search for said abstract is made, and this certificate bears date February 27, 1909, at 8:00 A.M.

YAKIMA TITLE GUARANTY AND ABSTRACT CO.

By

R. W. Minor Jr.

Secretary.

That certain Lien recorded in F of Liens page 34 as found on page 7 of this abstract has been released on the face of the instrument as follows:

I hereby acknowledge full and complete satisfaction of this Lien and cancel the same this 4th day of March 1909.

Morgan Lumber Co.,
By J. E. Townsend, Mgr.

Attest: W. B. Newcomb,
Deputy County Auditor.

A search for judgments and liens has been made against the following named persons, to-wit:

Charles Wannassay.

H. M. Gilbert, Trustee.

CONTINUATION CERTIFICATE

No. 4671

THE UNDERSIGNED hereby certifies that the foregoing consisting of 2 pages is a true and correct abstract of all instruments filed and recorded in the office of the Auditor of Yakima County, Wash., between the dates hereinafter indicated, and which refer to and affect the title to the property hereinafter described; and also shows all judgments which have been filed, entered and indexed in the office of the Clerk of the Superior Court of Yakima County, Washington, within six years prior to this date, and which remain unsatisfied, against any of the grantors or grantees within named who have held title to said property; or any part thereof, within the time covered by this certificate.

We further certify that all taxes shown upon the books of the Treasurer of Yakima County, Washington, to have been levied and assessed to and against said property for the year 1908 and all prior years have been paid

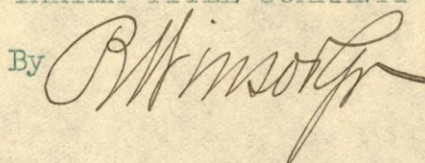
The property covered by said continuation of abstract and this certificate is located in Yakima County, Wash. and is described as follows, to-wit:

Lot 1 Block 8 of Wannassay Addition to the Town of Toppenish,
Washington.

The search for said continuation of abstract is made,
and this certificate covers, from February 27-1909 at 8 A.M.
to March 18-1909 at 8 A.M.

YAKIMA TITLE GUARANTY AND ABSTRACT CO.

By



Secretary.

4671

3/18/09

No. 4510

ABSTRACT OF TITLE

Lot 1 Block 8

Wamassay Addition
to Tospenish Ln

Request of H. M. Gilbert

Date Feb 27 1909

**Yakima Title Guaranty and
Abstract Company**

Incorporated

7 North First Street

Telephone 1821

North Yakima, Washington