

Pat Lantz

From: Kae Paterson <kaebp@comcast.net>
Sent: Saturday, October 16, 2021 12:14 AM
To: Patlantz38@gmail.com
Subject: McMaster/Camp Gaylie

Pat,

I was looking at the Harbor History Museum website to see what they have on Raft Island and found a picture of the McMaster family and friends at Camp Gaylie on Raft Island taken in about 1915. I realize I should have mentioned them since my goal is to cover Raft Island history from 1910 to 1930.

When my mother's family moved to Raft Island in 1911, there was one other family who had a place there. The name was McMaster. They called the place "Camp Gaylie". They lived on Queen Ann Hill in Seattle. He was a professional photographer. He took the picture I included of my great grandmother in front of their fireplace.

The Mores spent a lot of time with the McMasters. In 1916 when my mother finished the 8th grade at Rosedale, Mrs. McMaster decided that my mother should have a better education than she could get at the small Rosedale school. She suggested that Mom come to Seattle, live with them her 9th grade year and help with their 2 year old daughter, Marquerite (Hallweiler). Mom did her 9th grade year at John Hay Junior High on Queen Ann Hill. We have the letters she wrote home.

During this school year my grandmother became ill, and my grandparents moved off the island to a boarding house in Roy. My Uncle David stayed on the island to finish high school at Stadium. There is the family legend of his doing chores in the morning, rowing to Rosedale, jogging into Gig Harbor and catching the boat to Tacoma; then reversing it at night. He won a marathon in the spring.

Mom took the next school year off and cared for her mother in Roy. They then moved back to their home in Spanaway, and Mom went to Lincoln High.

My father lived on adjoining property. The rest is history.

So there is the "rest of the story".

Kae

THE
MORE FAMILY
ON
RAFT ISLAND

1911 - 1929

Kae Paterson

About 15 years ago I was doing some research in the Northwest Room of the Tacoma Public Library and decided to look at what they had on Raft Island. Various parts of my mother's family (More/Reynolds) had owned and lived on Raft Island from 1911 to 1929. I only found one book on Raft Island and was surprised to see that my family was not mentioned.

I puzzled over this and then dropped it. However, when some years later I found that others were using this as a reference it began to bother me to the place of exploring it.

I had my grandfather's letter, written in 1911, thanking Frank Vanderlip for loaning them the money to buy the property. I also had family journals telling when my grandfather took the pastorate of the Rosedale Church and when they moved off the island when my grandmother became ill in 1915.

My Uncle, David More, wanted to finish at Stadium High and stayed on the island. We have the newspaper clipping telling how he did chores in the morning, rowed to Rosedale and ran to Gig Harbor to catch the boat to Tacoma. He reversed this at night. He ran a marathon while at Stadium and won easily.

David stayed on the island off and on until about 1922. In 1924 they sold the property to my great uncle, Fred Reynolds. He then sold it to George Noble with the agreement that he and my great grandmother could live there until she died (1929).

Kae Paterson

It wasn't until I was well into this that I realized that what I had read as Ames Higgins was likely Amos Higgins; that he was Frank Vanderlip's attorney, that he is mentioned in my grandfather's letter to Frank Vanderlip and that he apparently kept the property in his name.

Mystery solved.

Kae Paterson

EDWIN MORE JR.

Born Feb. 21, 1852 in Delhi, New York. Son of attorney and judge. Followed in his fathers footsteps. Was a successful attorney in New York when he married Anna Reynolds in 1883.

Sept. 1888: Entered Chicago Theological Seminary

May 1889-Sept 1889: Substitute pastor, Union Grove, Wisconsin

May 1890-Sept. 1890 Substitute pastor, Clinton, Iowa

Oct. 1890- Oct. 1891 Pastorate, Shabbona, Illinois

Oct. 1891-Oct. 1894 Pastorate, Clinton, Iowa

Oct. 1894-Aug. 1898 Pastorate, Princeton, Illinois

Aug. 1898-Feb. 1903 Pastorate, Hancock, Michigan

Mar. 1903-July 1905 Pastorate, "Big Woods" & North Aurora, Illinois. Lived in Aurora

Sept. 1903: Anna Reynolds More's sister, Kittie Hoyt Reynolds, left her job as teacher and principal of West Aurora High School in Aurora, Illinois and came west to Tacoma, Washington to be Dean of Women at Whitworth College. Her family followed in 1905.

Aug. 1905-Mar. 1908 Pastorate, Roy, Washington

May 1908-Mar. 1912 Pastorates, Lakeview and Lake City, Washington

Mar. 1912-Aug. 1914 Pastorates, Rosedale, Arletta & Purdy, Washington

Nov. 1914-May 1915 Pastorate, Longbranch, Washington

Oct. 1916-June 1918 Pastorate, Roy, Washington

Died Jan. 12, 1924 at Spanaway, Washington. Had been in ill health for some time.

347536. Deputy.

--W.P.M.--

347536.

This Indenture, Made this third day of October A.D. 1911 between Ella Hosford and her husband

O.J. Hosford parties of the first part, and Ames Higgins party of the second part

Witnesseth: That the said parties of the first part, for and in consideration of the sum of Four thousand Dollars legal money of the United States of America to them in hand paid by the said party of the second part, does by these presents, grant, bargain, sell, convey and confirm unto the said party of the second part, his heirs, executors, administrators and assigns, the following real estate, lying and being in the County of Pierce, State of Washington, described as follows, to-wit:

The East sixteen and Sixty Three one hundredth (16.63/100.) acres of Lot Nine (9) in Section Three (3) and the east nine and thirty seven hundredth (9.37/100) acres of Lot Three (3) and all of Lot Two (2) of Section Ten (10) in Township Twenty one (21) North Range One (1) East of the William-

ette Meridian.

With all and singular the hereditaments and appurtenances to the same belonging or appertaining, the

reversion or reversions, the remainder or remainders, rents, issues and profits thereof.

To Have and To Hold, the above granted premises unto the said party of the second part, his

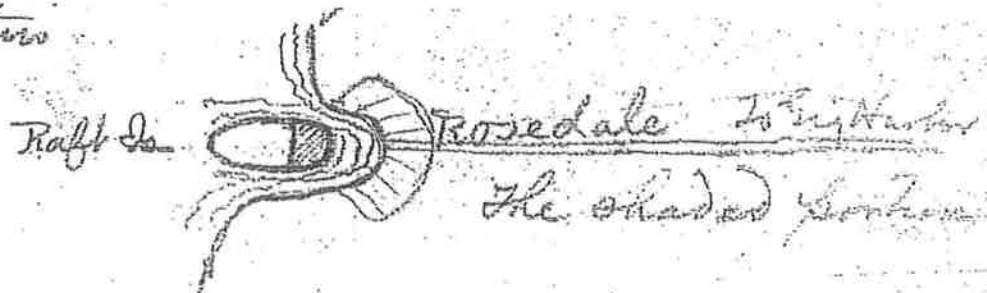
R.F.D. 3 Box 140 Tacoma Wn

Oct 9, 1911

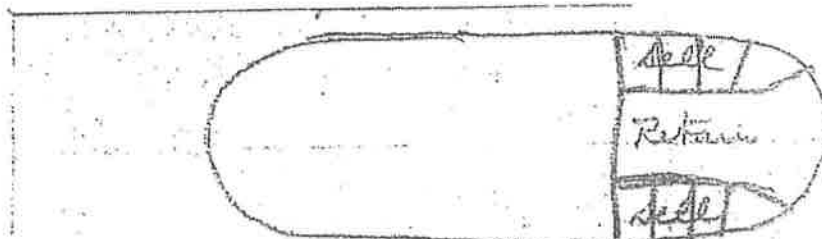
Dear Frank-

You will remember some eight years ago I wrote you from Hancock, Mich. with reference to possibly getting something to do in the business world - saying that in churches, unless one was a Beecher, 50 years marked a dead end and I was facing the problem of existence for my family and myself. Shortly after the anticipated condition became an actuality instead of a vision, precipitated to some extent by a breakdown in health. We came to Aurora and began to solve it by keeping chickens and cows, selling eggs and milk. Then Kittie's influence brought us to Washington. Here with almost no capital we started life anew. We bought forty acres of gravelly prairie and woodland eight miles south of Tacoma, now four miles, for \$425. We borrowed money to build and later increased the loan and again borrowed an additional \$500 - making a total of \$2500, all of which went into improvements on the place, the boys and I doing every stroke of the work. Now from the increase of value of land and the improvements, we have a property worth \$8,000 at least. This we are now proposing to sell as soon as it can be done without a sacrifice. The last \$500 borrowed was used to buy Kittie's house which she had built by our permission on our land and which she offered for sale at that price to be moved off. We have made a living and educated the boys but nothing more except as we have increased the value of our place. The land is of little value agriculturally considered, requiring much more in value of work and fertilizer than the product but is becoming valuable for suburban houses. None of our boys, unless it possibly be David, the youngest, will ever stay on the ranch, and these considerations led us to desire a change. Ever since last spring we have been carefully examining and watching the property which we have just bought with your aid, and expecting when we could make a sale of our present place or a part of it to buy it. Suddenly the possibility of getting it narrowed down to a question of days. The owner had to have \$2500, to save some mining stock he was carrying, and was willing to sacrifice the land to save the stock, but, if the time went by and he lost the stock, he would keep the land; hence our telegram to you and the purchase. The seller paid \$5,500 for the place a year ago, and I am confident that by spring, did we wish to sell, it could be sold for between \$6000 & \$7000. It is on an island on Henderson bay in Rosedale Harbor, situated thus;

situated thus



ours the curvature of the shore giving the 50 acres, about one mile of waterfront, which is very rapidly rising in value. There are 14 acres cleared and on it a good house, barn, chicken houses; an orchard of 200 heavily bearing fruit trees - apples, pears, etc., and a new orchard of 200 more young trees; strawberries, raspberries, blackberries, etc., superior land. I think in a short time, say a year or 18 months, if we desired to, we could sell off enough waterfront lots for summer cottages to pay for the entire place and leave us all of the fruit land and as much of the waterfront as we could wish for our own use - dividing somewhat in this fashion:



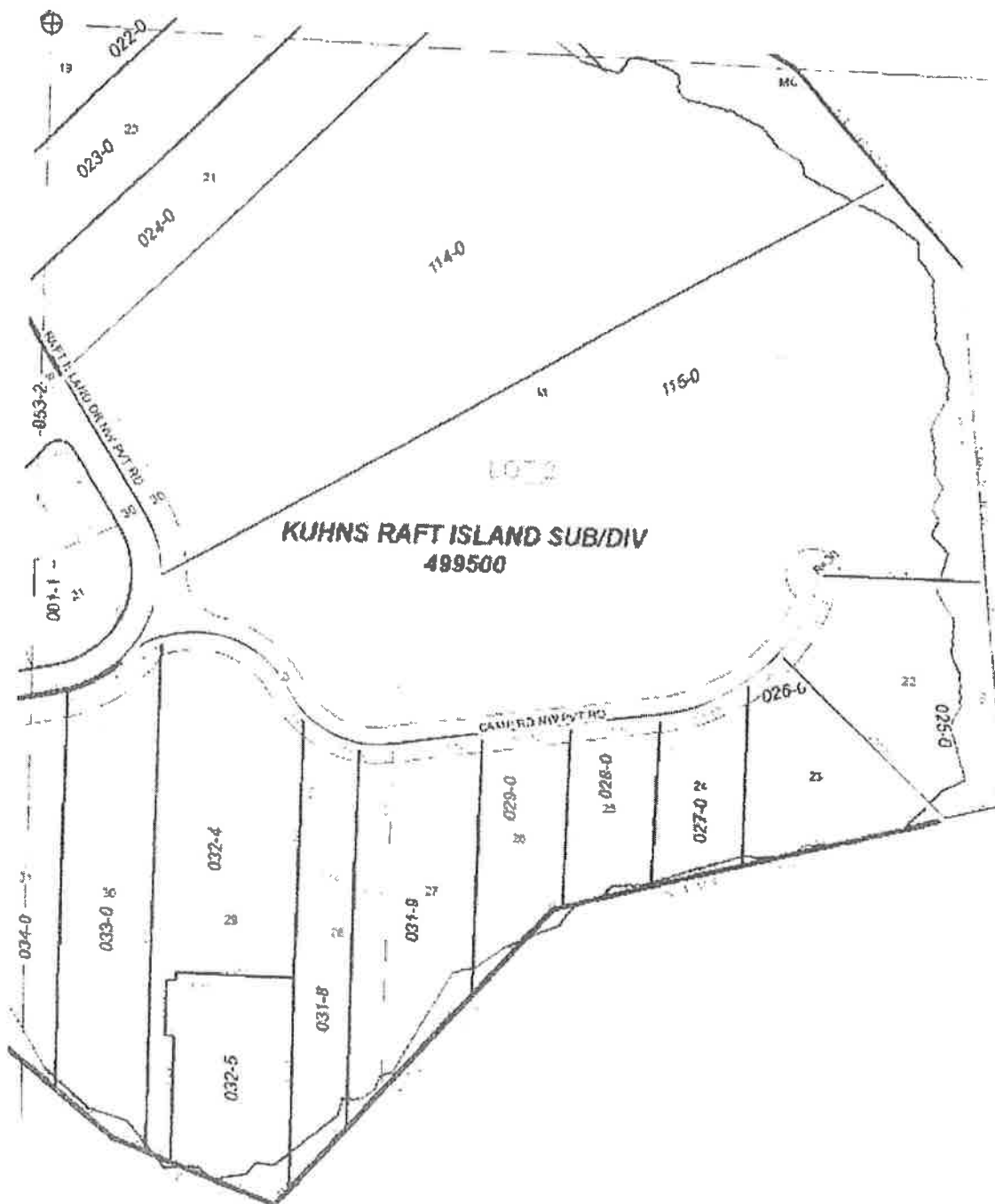
as I telegraphed you the whole consideration was \$4000 - \$2500 cash subject to a mortgage of \$1500 at 10% interest which is outrageously high for this country, but is payable at any time and, if you are willing, we will take this up first and save so much. However it will be just as you say but it would seem to me good business. (Crossed out after "we will take this up first and" is "let the whole \$4000 stand on the 6% basis you telegraphed Mr. Albertson to close on. It would save us considerable money and would seem to me" and then we go on "good business".) I enclose a contract for deed for Ames Higgins to execute, leaving (scratched out "blank the amount to be paid depending on whether it is to be the \$2,500 already advanced on this or \$4,000 if you take up the mortgage also") blank the period of time in which we may make the payment. We would like it to be at two years at least, though we may be able to do it in two months, but leave it entirely to you.

Lizzie probably has told you something of our boys. We have four to be proud of. Edwin, the oldest, is a genius, somewhat eccentric like geniuses, and, as one of his former teachers told Anna last Saturday, with a possibility of becoming "great". Last year, after graduating, he was taken back into the High School as a General Assistant, teaching anything he was called on for and winning most remarkable commendations. This year he is in Stanford University, financially backed by two gentlemen in Tacoma who became interested in him and are advancing whatever he may need beyond whatever he is earning out of college hours.

Luther is quiet and very reliable. He graduates next year. Carleton in two years. David in three. They are all very capable. The little daughter, eight years old, is also very bright. We are blessed in our children.

Again thanking you for your help. Kittie and Mother moved last week, and we had to help them get packed up etc. which prevented me from writing. Mother is not nearly as well, is getting old.

Edwin More



This map/plan is being furnished as an aid in locating the herein described land in relation to existing aerial photographs, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a portion of the insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distance, location of easements, acreage or other matters shown thereon.

Francis Host Rylands, my great grand mother, in front of Mr. Master's fireplace on Ratt Island

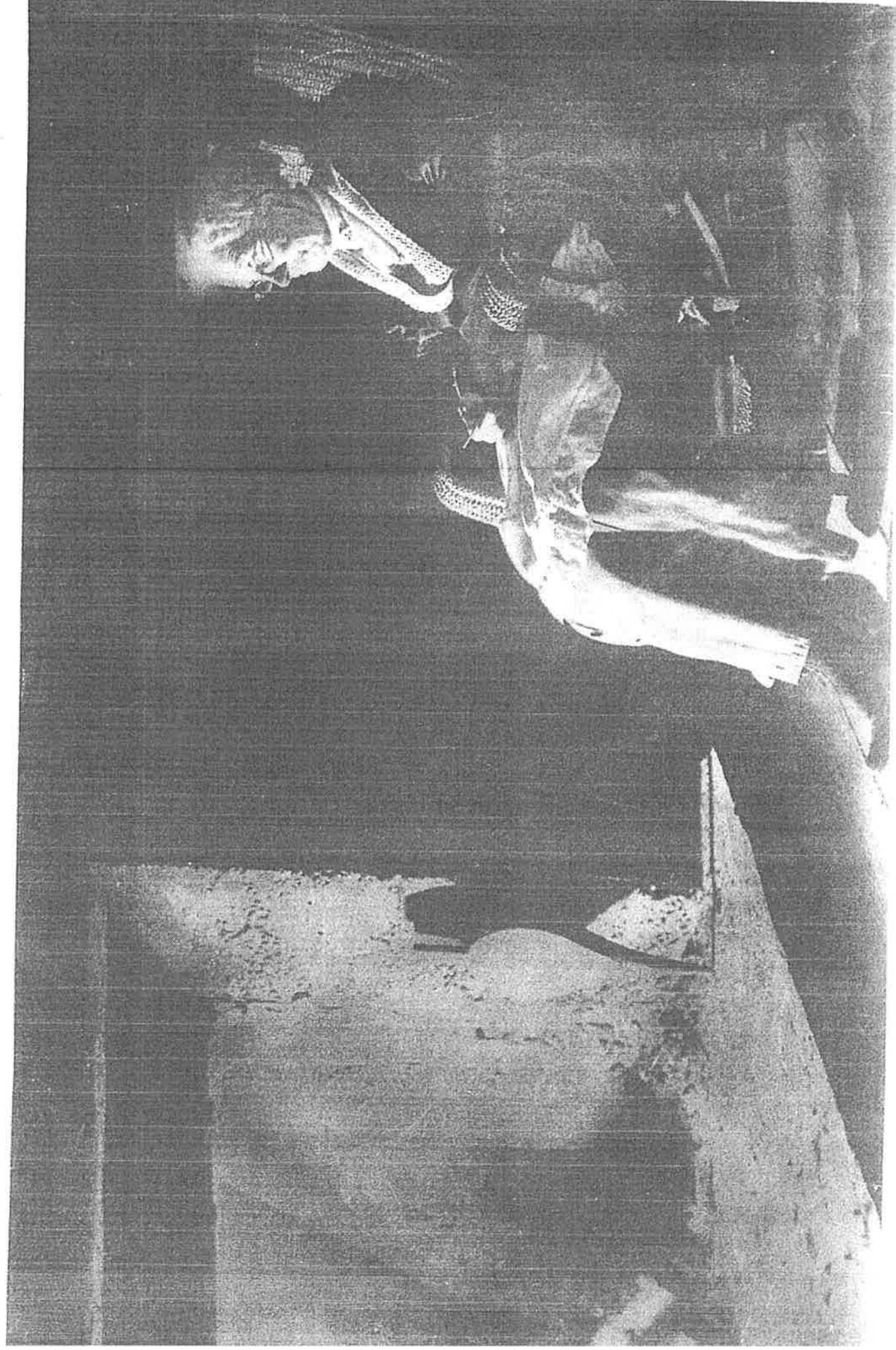


Photo by Elmore W. Master

PROPERTY HISTORY

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:



**TICOR TITLE
COMPANY**

Guarantee Number:

70143676

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company,

GUARANTEES

the Assured named in Schedule A, against actual loss not exceeding the liability stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect, or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Ticor Title Company
10840 SE 208th Street
Kent, WA 98031

Countersigned By:

Authorized Officer or Agent



Commonwealth Land Title Insurance
Company

By:

President

Attest:

Secretary

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Your Property History Guarantee is enclosed.

(continued)

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

SPECIAL EXCEPTIONS

1. Deed
Grantor: Mary Mulbey
Grantee: Ella Hosford
Recording Date: February 14, 1911
Recording No.: 333672
2. Quit Claim Deed
Grantor: Agnes Mulbey
Grantee: O. J. Hosford
Recording Date: February 14, 1911
Recording No.: 333673
- X 3. Deed
Grantor: Ella Hosford
Grantee: Amos Higgins
Recording Date: October 3, 1911
Recording No.: 347536
4. Deed
Grantor: H.F. Strebe
Grantee: Howard E. Strebe
Recording Date: February 20, 1913
Recording No.: 376576
5. Warranty Deed
Grantor: Christo P. Balabanoff and Ella A. Balabanoff
Grantee: Otto L. Luther
Recording Date: July 15, 1913
Recording No.: 385105

6. Deed
Grantor: Ella Licht
Grantee: Lief Hagman
Recording Date: April 2, 1914
Recording No.: 400428
7. Deed
Grantor: Franc Pepper
Grantee: William L. Meservey
Recording Date: March 7, 1916
Recording No.: 436992
8. Deed
Grantor: John P. Cass
Grantee: Lizzie F. Cass
Recording Date: May 15, 1917
Recording No.: 464625
9. Deed
Grantor: John B. Flett
Grantee: A. F. Plant
Recording Date: April 11, 1924
Recording No.: 706431
10. Deed
Grantor: Amos Higgins and Florence I. Higgins, his wife
Grantee: Fred E. Reynolds
Recording Date: June 3, 1924
Recording No.: 713236
11. Deed
Grantor: Treasurer
Grantee: Carl Roy Christoferson
Recording Date: August 18, 1924
Recording No.: 722050
12. Deed
Grantor: Fred E. Reynolds and Maud S. Reynolds
Grantee: George O. Noble
Recording Date: September 17, 1925
Recording No.: 770769
13. Deed
Grantor: Otto L. Luther and Adah Helen Luther, his wife
Grantee: George O. Noble
Recording Date: October 15, 1925
Recording No.: 774506
14. Deed
Grantor: Lizzie F. Cass and Margaret Cass
Grantee: George O. Noble
Recording Date: October 30, 1925
Recording No.: 776535

(continued)

15. Deed
Grantor: Otto Lorenz
Grantee: George O. Noble
Recording Date: October 30, 1925
Recording No.: 776536
16. Deed
Grantor: William L. Meservey
Grantee: George O. Noble
Recording Date: October 30, 1925
Recording No.: 776537
17. Deed
Grantor: Frances E. Reynolds
Grantee: George O. Noble
Recording Date: November 9, 1925
Recording No.: 777770
18. Deed
Grantor: H.F. Strebe and Martha J. Strebe, his wife
Grantee: George O. Noble
Recording Date: March 3, 1926
Recording No.: 778115
19. Deed
Grantor: Grace E. Bigford, etal
Grantee: George O. Noble
Recording Date: January 14, 1926
Recording No.: 786341
20. Deed
Grantor: Minnie Bigford
Grantee: George O. Noble
Recording Date: January 14, 1926
Recording No.: 786342
21. Deed
Grantor: A. F. Plant and Inez L. Plant, his wife
Grantee: George O. Noble
Recording Date: March 3, 1926
Recording No.: 792865
22. Deed
Grantor: G. E. McMaster
Grantee: George O. Noble
Recording Date: August 1, 1928
Recording No.: 912233
23. Deed
Grantor: Carl Roy Christoferson and Ruth Christoferson
Grantee: George O. Noble
Recording Date: November 7, 1928
Recording No.: 924464

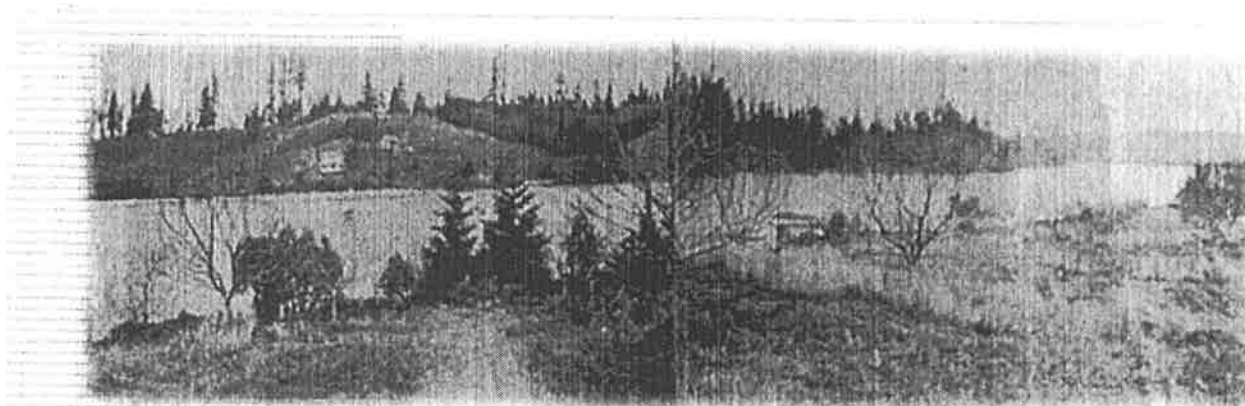
(continued)

24. Agreement to sell
Grantor: State of Washington
Grantee: George O. Noble
Recording Date: September 13, 1929
Recording No.: 963616
25. Quit Claim Deed
Grantor: George O. Noble
Grantee: Katherine D. Noble, his wife
Recording Date: February 15, 1930
Recording No.: 980961
26. Deed
Grantor: State of Washington
Grantee: George O. Noble
Recording Date: October 15, 1937
Recording No.: 1223608
27. Warranty Deed
Grantor: George C. Noble and Katherine D. Noble, his wife
Grantee: Jess Kuhns
Recording Date: May 2, 1946
Recording No.: 1403921
28. Plat
Grantor: Jess Kuhns and Laura Kuhns
Grantee: The Public
Recording Date: August 12, 1946
Recording No.: 1421131
29. Warranty Deed
Grantor: Jess Kuhns and Laura B. Kuhns, husband and wife
Grantee: J. Leo Gallagher and Kathrine J. Gallagher
Recording Date: October 17, 1950
Recording No.: 1572460
30. Warranty Deed
Grantor: Jess Kuhns and Laura B. Kuhns, husband and wife
Grantee: J. Leo Gallagher and Katherine J. Gallagher
Recording Date: October 17, 1950
Recording No.: 1572461
31. Warranty Deed
Grantor: J. Leo Gallagher and Kathrine J. Gallagher, husband and wife
Grantee: Corporation of the Catholic Archbishop of Seattle, a corporation sole
Recording Date: May 14, 1953
Recording No.: 1653045
32. Warranty Deed
Grantor: J. Leo Gallagher and Kathrine J. Gallagher, husband and wife
Grantee: Corporation of the Catholic Archbishop of Seattle, a corporation sole
Recording Date: October 4, 1955
Recording No.: 1735391

(continued)

33. Real Estate Contract
Grantor: Jess Kuhns and Laura B. Kuhns, husband and wife
Grantee: Archie L. Matthew and Mabel Matthew, husband and wife
Recording Date: May 14, 1957
Recording No.: 1787191
34. Statutory Warranty Deed
Grantor: Jess Kuhns and Laura B. Kuhns, husband and wife
Grantee: Archie L. Matthew and Mabel Matthew, husband and wife
Recording Date: May 14, 1958
Recording No.: 1817815
35. Real Estate Contract
Grantor: Corporation of the Catholic Archbishop of Seattle, a corporation sole
Grantee: Northwest Orthodox Foundation, a Washington non-profit corporation
Recording Date: July 22, 1980
Recording No.: 3004072
36. Notice of intention to forfeit and cancel Real Estate Contract
Recording Date: February 26, 1987
Recording No.: 8702260144
37. Statutory Warranty Deed (Fulfillment)
Grantor: Corporation of the Catholic Archbishop of Seattle, a corporation sole
Grantee: Northwest Orthodox Foundation, a Washington non-profit corporation
Recording Date: September 11, 1987
Recording No.: 8709110194

RIIA ROAD COMMITTEE



Raft Island

Gig Harbor, Washington

Road Summary

Date: March 20, 2016

Prepared for: RIIA Board

Prepared by: **Scott Wood**, Road Committee Chair

1986.07	Cedar Lane paved, lot owners pay 60% and RIIA 40%. Coordinated by Ross Buffington
1984-1985	Gas line installed on Fir Lane
1970's	"ring road" currently Raft Island Drive completed
1960's mid	RIIA authorizes and implement coating all existing roads with an oil mat.
1964.10.13	Date filed, Surveyor J. J. Sleauw (sp?). Eastern side of plot N divided into blocks 1, 2, 3. Volume 28, pages 5,6,7 Auditors #2074680. © 1991 Drunkard's Dream Public Co.
1960.12.20	date filed, Surveyed by J. J. Sifauin (sp?). Blocks 1, 2, 3, 4 included into plot N. Volume 21, page 3 Auditors # 1909780, [Covenants #1thru 11] 10 ft. walkways included in plan © 1991 Drunkard's Dream Public Co. Note: Several of the larger parcels, (including tract "L" where Cedar lane is located) were sub-divided into individual lots, served by Cedar, Maple, and Alder lanes, those roads were not and are not part of the Raft Island roads. The C.C.&R.s, "Recitals" refer to the three plats, and Article II refers to the "common areas" owned by R.I.I.A., including the roads, again specifically referring to the plats. The Statutory Warranty Deed referred to was when the then Island association bought the bridge and ring road from McDonald and Parrish, the developers who then owned the remaining unsold parts of the island.
1960.12	McDonald and Parish founded the RIIA
1959.03.20	Island sold to Graham and Blodwyn McDonald and Merrill and Alta Parish for \$348,000
1958.08.1	First bridge completed
1956.03	Robert L. Healy sold the bridge and properties to Archie L. Matthew
1956	Robert L. Healy applied for a permit to build a bridge
1950's	Norman and Eva Anderson purchase one lot, the Catholic Youth Organization purchased 17 lots (current camp property). Robert L. Healy and associates purchased the remaining lots.
1949	Roadways roughed in by Pod Perish as dirt and gravel surface
1946.04.26	Surveyor, Leo C. Willey, exterior waterfront plots (1-39, open A, B, C, D, E, F, G, H, I, J, K, L, M). Center island plot N. [Covenants "1946 Plat" #'s 1-8], © 1991 Drunkard's Dream Public Co. First layout of the "ring road" now Raft Island Drive.
1946	Jess Kuhns purchased the island for \$30,000 and created the first island restrictions. Island renamed Kuhns' Raft Island
1928	George O. Noble a wealthy engineer from Pasadena purchased the island, builds a home at the current camp property. His vision for the island was to establish a hunting sanctuary, importing exotic animals for the hunt.
1915	Island divided into 14 plots, used for apples and strawberries.
1900	The 205 acres of the Island trees clear-cut
1889	The Steven brother claim island. F. Steven – 27 acres on the western side, Jacob Steven – 133 acres of the remaining acreage.
1842	During the United States Exploring Expedition (1838-1842) on the U.S.S. Vincennes Lieutenant, Charles Wilks left Hawaii April 5 with the Vinvennes and Porpoise, arriving at Cape Flattery on April 29th. His crew explored Puget Sound, naming places such as Gig Harbor, Fox and McNeil Islands, leaving for California on July 17th. Allshouse Island, at the head of Carr Inlet was named by Allshouse probably in honor of Joseph Allshouse a member of one of Wilks crews. Allshouse was renamed Raft Island on maps because people thought the island resembled a raft.

1792

Lieutenant Peter Puget of the Vancouver Expedition may have stayed on Cutts or Raft Island