

maintain an action at law for damages therefor against such guardian or tenant or sub-tenant; in which action, if the plaintiff prevails, there shall be judgment for treble damages, or for fifty dollars (\$50), whichever is greater, and the court, in addition may decree forfeiture of the estate of the party committing or permitting the waste, and of eviction from the property. The judgment, in any event, shall include as part of the costs of the prevailing party, a reasonable attorney's fee to be fixed by the court. But judgment of forfeiture and eviction shall only be given in favor of the person entitled to the reversion against the tenant in possession, when the injury to the estate in reversion is determined in the action to be equal to the value of the tenant's estate or unexpired term, or to have been done or suffered in malice.

Treble damages.

Forfeiture and eviction.

Attorney fee.

Passed the House February 5, 1943.

Passed the Senate February 17, 1943.

Approved by the Governor February 23, 1943.

CHAPTER 23.

[H. B. 60.]

RECORDING OF INSTRUMENTS CONCERNING REAL PROPERTY.

AN Act relating to the recording of instruments concerning real property and amending section 10 of chapter 278 of the Laws of 1927 (section 10596-10 of Remington's Revised Statutes).

Be it enacted by the Legislature of the State of Washington:

SECTION 1. That section 10 of chapter 278 of the Laws of 1927, being section 10596-10 of Remington's Revised Statutes, be amended to read as follows:

Amendments.

Section 10. A recording officer, upon payment or tender to him of the lawful fees therefor, shall record in his office any instrument authorized or

Officer shall record.

permitted to be so recorded by the laws of this state or by the laws of the United States.

Passed the House February 2, 1943.

Passed the Senate February 17, 1943.

Approved by the Governor February 23, 1943.

CHAPTER 24.

[H. B. 61.]

CIVILIAN DEFENSE.

AN ACT relating to wartime civilian defense in cities and towns; authorizing the creation of civilian defense systems, and the making of expenditures therefor; and declaring that this act shall take effect immediately.

Be it enacted by the Legislature of the State of Washington:

SECTION 1. During any period when the United States is at war any city or town is hereby authorized:

Civilian Defense system authorized.

(1) To provide for a system of civilian defense and to prescribe the units, officers and personnel thereof, and their powers and duties.

Commission.

(2) To provide for the appointment and removal, and prescribe the powers and duties of a war commission or board or commission of civilian defense: *Provided*, That the members of such commission of defense shall receive no salary.

Non-salaried.

Cooperate with other units.

(3) To permit or require civilian defense officials and employees to cooperate to the extent that it shall deem necessary, advisable or convenient with the national, state or any county or city civilian defense system or unit and with the military and naval authorities of the United States.

Make expenditures.

(4) To incur indebtedness and make expenditures for salaries, wages, supplies, material and equipment for civilian defense when authorized by