

80917

Bonneville Lock and Dam  
Project Second PowerhouseTract No. 2544 Subtract 46

## BARGAIN &amp; SALE DEED

FOR AND IN CONSIDERATION OF THE SUM OF THREE THOUSAND FIVE HUNDRED  
AND NO/100 DOLLARS

(\$ 3,500.00 ) in hand paid, receipt of which is hereby acknowledged

We, Albert J. Nelson and Grace L. Nelson, husband and wife,

have ~~has~~ granted, bargained, and sold and by these presents do ~~does~~  
hereby (grant, bargain, sell and convey unto the UNITED STATES OF AMERICA  
and its assigns all the bounded and described real property situate in  
the County of Skamania in the State of Washington as shown on Schedule  
"A" attached hereto and made a part hereof, together with all improvements  
thereon including but not limited to those described on Schedule "C"  
attached hereto and made a part hereof and do ~~do~~ well and assign all  
our ~~my~~ right, title and interest to the said United States in and to  
that certain recorded ~~unrecorded~~ lease dated the tenth day of  
July, 19 74 (recorded at Page 493, Book 5,  
Book of Agreements and Leases, under Auditors File No. 78135,  
records of Skamania County, Washington).

Subject only to rights outstanding in third parties and reservations,  
as shown on schedule "B" attached hereto, and made a part hereof together  
with all and singular the tenements, hereditaments and appurtenances  
thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described and granted premises unto the  
UNITED STATES OF AMERICA and its assigns, forever.

AND FURTHER, for the consideration aforesaid, we, the grantor(s)  
above named hereby convey ~~(s)~~ and quitclaim unto the said UNITED STATES  
OF AMERICA and its assigns, all right, title and interest which we  
may have in and to the banks, beds and waters of any streams opposite  
to or fronting upon the lands above described and in any alleys, roads,  
streets, ways, strips, gores or railroad rights-of-way abutting or  
adjoining said land and in any means of ingress or egress appurtenant  
thereto.



3539

No. \_\_\_\_\_  
TRANSACTION EXCISE TAX

SEP 17 1975

Amount Paid 3539

Skamania County Treasurer

By Albert J. Nelson

The true and actual consideration for  
this transfer is \$3,500.00.

The foregoing recital of consideration  
is true as I verily believe.

WITNESS our hands and seals this 16<sup>th</sup>  
day of SEPTEMBER, 19 75.

Albert J. Nelson  
ALBERT J. NELSON  
Grace L. Nelson  
GRACE L. NELSON

STATE OF WASHINGTON }  
COUNTY OF SKAMANIA }

On the 16<sup>th</sup> day of SEPTEMBER, 1975, personally  
came before me, as Notary Public in and for said County and State, the  
within named Albert J. Nelson and Grace L. Nelson, husband and wife,

to me personally known to be the identical persons described in and who  
executed the within and foregoing instrument and acknowledged to me  
that they executed the same as their free and  
voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last  
above written.

*Robert J. Salonen*

Notary Public in and for the  
State of Washington

My Commission Expires SEPT. 21, 1977

(SEAL)

20 December 1974

## SCHEDULE "A"

## Tract 2544

A tract of land situated in Section 21 and the Southeast quarter of the Southeast quarter of Section 16, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14), said point being 320.00 feet West of the East line of said Section 21; thence North 1,650.00 feet; thence West 548.00 feet; thence South to the Northerly right-of-way line of said highway; thence Easterly along the Northerly right-of-way line of said highway to the point of beginning.

Also including one-half of the adjacent streets and alleys.

The tract of land herein described contains 20.51 acres, more or less.

NAME AND ADDRESS OF PURPORTED  
OWNER(S) FOR TRACT 2544,  
BONNEVILLE LOCK AND DAM  
(LAKE BONNEVILLE)

D. A. Brown, et al

SCHEDULE "C"

NONE

## SCHEDULE "B"

Subject only to the following rights outstanding in third parties, namely:

Existing easements for public roads and highways, public utilities, railroads and pipelines, and

Reservations contained in patents from the United States of America.

Excepting and Reserving to the Vendor the right to remove the following buildings and improvements:

Corrugated aluminum roofing  
Shed (Approx 8' x 16')  
Shed (Approx 4' x 4')

on or before 1 January 1976. In the event that the said buildings and improvements are not completely removed on or before said date, the right of removal shall terminate automatically and the United States shall have a good and indefeasible title to said buildings and improvements which remain, without notice to the Vendor. Together with a right to set off from reserved building value, the cost of cleaning up portions of said buildings or improvements not removed.

Also, reserving to the Vendor, now in possession of the property, in consideration of the protection and maintenance of the land, to which the Vendor hereby agrees, reserves the right to occupy until 1 January 1976 that portion of the lands herein described upon which said buildings and improvements are now situated. Such occupancy is subject to revocation by the District Engineer, Portland District, or his authorized representative, at anytime upon giving 90 days' notice in writing to the occupant if possession of the property is required by the United States prior to the expiration of the occupancy date above set forth.