

97026

BOOK 83 PAGE 105

SK-13236

WARRANTY DEED

02-06-25-0-0-0400-00

02-07-00-0-0-4700-00

L. H. Pierce Auto Service and Farm, a Partnership, consisting of Lena L. Pierce, general partner, and Lena L. Pierce, executrix of the estate of L. H. Pierce, deceased, general partner, grantor, does hereby donate, grant, and convey to the UNITED STATES OF AMERICA and its assigns, grantee, as a gift, to be administered as a part of the National Wildlife Refuge System, the following described real property situate in the County of Skamania, State of Washington, to-wit:

All that portion of the hereafter described property which lies southerly of the south right-of-way line of the Burlington Northern Railway, formerly S.P. & S. Railway;

PARCEL A:

Beginning at a point on the east line of the Elizabeth Snooks Donation Land Claim No. 37, 600 feet south of the northeast corner of the said D.L.C.; thence north $42^{\circ} 43'$ west to intersection with the southerly line of the state road No. 8, said road being described as the Evergreen Highway; thence in a southwesterly direction following the southerly line of the said road to a point 1,000 feet west of the east line of the said D.L.C.; thence south parallel to the east line of the said D.L.C. to intersection with the southerly line of the S.P. & S. Railway right-of-way; thence in a southwesterly direction along the southerly line of the said railroad right-of-way to intersection with the west line of the said D.L.C.; thence south along the west line of the said D.L.C. to the southwest corner of the said D.L.C.; said point being on the meander line of the Columbia River; thence north $53^{\circ} 00'$ east 4.93 chains; thence north 1.50 chains; thence north $69^{\circ} 00'$ east 4.95 chains; thence south $58^{\circ} 00'$ east 3 chains; thence east 1.50 chains; thence north $76^{\circ} 30'$ east 1.50 chains; thence east 9.50 chains; thence north $86^{\circ} 15'$ east 14.50 chains; thence south 0.50 chains; thence south $85^{\circ} 45'$ east 10.40 chains; thence east 9.00 chains; thence south $86^{\circ} 45'$ east 6.86 chains; thence north along the east line of said D.L.C. 2,733 feet to the point of beginning;

Including all shorelands of the second class situated and lying south and in front of the Elizabeth Snooks D.L.C. No. 37, in section 25, Township 2 North, Range 6 East of the Willamette Meridian;

Excepting therefrom right-of-way of the S.P. & S. Railway on, over and through the said real property.

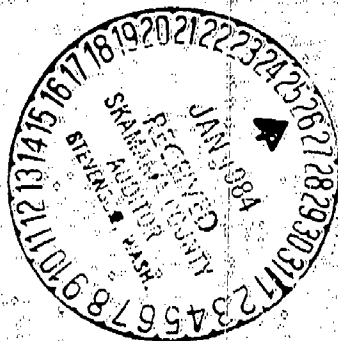
In accordance with County sub-division ordinances,
Skamania County Assessor - By: *[Signature]*

TRANSACTION

JAN 23 1984

Amount Paid

Skamania County Treasurer
By: *[Signature]*



Warranty Deed
Pierce, Lena L.
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PARCEL B:

That portion of the E. C. Hardy Donation Land Claim No. 41, situated in section 30, Township 2 North, Range 7 East of the Willamette Meridian and of E. C. Hardy D.L.C. No. 38, situated in section 25, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the west line of the S. M. Hamilton Donation Land Claim No. 40 and the north line of said section 30; thence west along said section line to the intersection with the southerly right-of-way line of the Spokane, Portland & Seattle Railway Company; thence southwesterly along said right-of-way to the west line of the said E. C. Hardy D.L.C. No. 38; thence south along said west line to the ordinary high water line of the Columbia River; thence northeasterly along said highwater line to the intersection with the highwater line of Hamilton Slough; thence northeasterly along said highwater line of Hamilton Slough to the east line of said section 30; thence north along said section line to the intersection with the west line of said Hamilton Donation Land Claim; thence northwest along said D.L.C. line to the point of beginning;

Including all shorelands of the second class conveyed by the State of Washington fronting and abutting said tract;

Except therefrom the following described tract of land:

A tract of land situated in E. C. Hardy D.L.C. No. 41 in the northeast quarter of section 30, Township 2 North, Range 7 East, of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at the northeast corner of the E. C. Hardy Donation Land Claim No. 41; thence south $89^{\circ} 31' 02''$ west along the north line of said D.L.C. 1,643.07 feet; thence south $29^{\circ} 58' 55''$ west, 119.59 feet; thence south $18^{\circ} 27' 10''$ east 1,452.91 feet; thence south $67^{\circ} 00' 00''$ east to the ordinary highwater meander line of Hamilton Slough; thence northeasterly along said meander line to the east line of the said E. C. Hardy D.L.C.; thence northwesterly along the said east line to the point of beginning;

Including within said exception all shorelands of the second class fronting and abutting upon the above described tract of land.

Together with all water, water rights, water appropriations, ditches, ditch rights-of-way and ditch rights as heretofore used and enjoyed in connection with the above described lands and all other rights and appurtenances thereunto belonging or in anywise pertaining.

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As a right appurtenant to the property conveyed herein, the Grantor does hereby grant and convey to the United States of America and its assigns, a perpetual easement and right-of-way for ingress and egress over, upon and across a 30-foot strip of land located in the northeast 1/4 of section 25, Township 2 North, Range 6 East, W.M., lying parallel with, adjacent to, and 15 feet on each side of the center line of the existing access road shown as Access Road BCV-AR-31 on the Bonneville Power Administration map of the Bonneville-Vancouver Transmission line drawing #14138 across the remainder of the L. H. Pierce and Lena L. Pierce property and between the southerly right-of-way line of Washington State Highway #14 (Evergreen Highway) and the southerly right-of-way line of the Burlington Northern Railway.

RESERVING TO THE GRANTOR, for the life of Lena L. Pierce, all rents and other receipts from the following leases or any extensions thereof:

The leasehold interest of Karl and Karen Kneedler, husband and wife, as evidenced by an unrecorded farming lease dated 1-1-83, and the month to month residential leases with Craig Tomco, Clifford Warner and Karl Kneedler.

THE GRANT OF THE PROPERTY conveyed herein is subject to:

1. An easement for electrical transmission line in favor of Northwestern Electric Co. recorded in Volume N of Deeds, page 593, and Book W of Deeds, pages 574 & 575, Skamania County Records;
2. An easement for electrical transmission lines in favor of the Bonneville Power Administration recorded in Book 31 of Deeds, page 63, Skamania County Records; and;
3. An easement for access road in favor of the Bonneville Power Administration recorded in Book 48 of Deeds, page 436, Skamania County Records.

TO HAVE AND TO HOLD the above described property to the United States of America and its assigns so long as said property is used for wildlife refuge, recreation or park purposes. When the said property or any portion thereof is no longer so used, the said property or any portion thereof shall automatically revert to the Trust created by Lawrence H. Pierce under his Will, The Bank of California, N.A., as Trustee, to be used by the trustee only for the charitable purposes designated in his Will, their successors or assigns within six months of receipt of a notice from the United States of America or its assigns that the property or portions thereof is no longer being used for wildlife refuge, recreation or park purposes. Upon request said notice given by the United States or its assigns, will be in the form of a recordable instrument. The United States or its assigns may at its election remove any salvageable structures, improvements or materials from said property within six months after the notice of non-use has been given to The Bank of California, N.A., its successors or assigns.

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The Grantor does hereby covenant with the United States of America and its assigns that Grantor will forever warrant and defend the title to the above described lands against all lawful claims whatsoever and that the same are free and clear of all liens and encumbrances, except as herein stated.

The property is being acquired by the Department of the Interior, Fish and Wildlife Service.

Dated this 31st day of December 1983.

L. H. Pierce and Lena L. Pierce,
Husband and Wife, d/b/a L. H. Pierce
Auto Service and Farm, a Partnership.

Lena L. Pierce
Lena L. Pierce, general Partner

Lena L. Pierce
Lena L. Pierce, Executrix of the
Estate of Lawrence H. Pierce, deceased,
general partner.

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ACKNOWLEDGEMENT

STATE OF OREGON)
County of Multnomah) ss

On this 31st day of December, in the year 1983,
before me personally appeared Lena L. Pierce, general Partner, and Lena L.
Pierce, Executrix of the Estate of Lawrence H. Pierce, deceased, general
partner, known to me to be the person described in and who executed the
foregoing instrument and acknowledged to me she executed the same as her
free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal the day and year in this certificate above written.

Gary E. Brown
Notary Public for Oregon

My Commission expires: 2/12/1986

STATE OF WASHINGTON) cs
COUNTY OF SKAMIA)
I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Shirley Co. Little Co.

OF *Stevenson*

AT *12:00* *1-26* 19 *84*

WAS RECORDED *83*

Deed *105*

RECORDS OF SKAMIA COUNTY WITH

Gary M. Olson

COUNTY AUDITOR

E. Mayfield DEPUTY

Registered *E*
Indexed *E*
Filed *E*
Mailed *X*

Warranty Deed
Pierce, Lena L.
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