

97719

BOOK 83 PAGE 538

WI-564

02-05-26-0-0-1700-00

02-05-27-0-0-0400-00

02-05-34-2-0-0100-00

BARGAIN AND SALE DEED

The Grantor, INTERNATIONAL PAPER COMPANY, a New York Corporation, having its principal office at International Paper Plaza, 77 West 45th Street, New York, New York 10036, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, bargains, sells, and conveys to International Paper Realty Corporation, a Delaware corporation, having its principal office at International Paper Plaza, 77 West 45th Street, New York, New York 10036, the following-described real estate situated in Skamania County, Washington, to-wit:



Those lands described in Exhibit "A" attached hereto and by this reference incorporated herein, SUBJECT, however, to those exceptions and reservations set forth in said Exhibit "A".



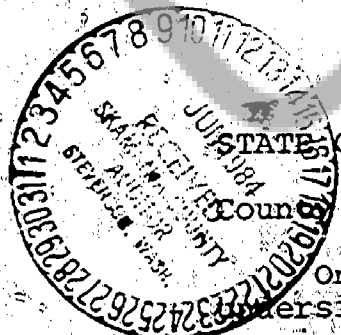
DATED this 29th day of February, 1984.



INTERNATIONAL PAPER COMPANY

By [Signature] Vice-President

By Brent Bullock Assistant Secretary



STATE OF NEW YORK )  
County of New York ) ss.

On this 29th day of February, 1984, before me, the undersigned Notary Public in and for the State of New York, duly commissioned and sworn, personally appeared J. P. Melican and Brent Bullock, to me known to be the Vice-President and Assistant Secretary, respectively, of INTERNATIONAL PAPER COMPANY, a New York Corporation, and the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereunto affixed the day and year first above written.

No. 851

TRANSACTION EXCISE

JUN 1 1984

Amount Paid \$476.80

By Reverly J. Bailey Dep.

[Signature]  
Notary Public in and for the State of New York, residing at \_\_\_\_\_

SHERBY WEINBERG  
Notary Public, State of New York  
No. 01463693552  
Commission Expires March 30, 1985

Transaction in compliance with County sub-division ordinances.  
Skamania County Assessor - By: [Signature]

EXHIBIT "A"

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PARCEL A

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF A LINE 250 FEET DISTANT IN A SOUTHEASTERLY DIRECTION FROM THE EASTERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

EXCEPT: AN UNDIVIDED UNDETERMINATE INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE DESCRIBED PARCELS A, B & C, AS GRANTED BY INSTRUMENT DATED JULY 11, 1966, RECORDED JULY 29, 1966 IN BOOK 56 OF DEEDS AT PAGES 157-158, UNDER AUDITOR'S FILE NO. 67253, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

PARCEL B

ALL THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 2 NORTH OF RANGE 5 EAST OF THE WILLAMETTE MERIDIAN LYING SOUTHERLY OF A LINE 250 FEET DISTANT IN A SOUTHERLY DIRECTION FROM THE SOUTHERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

EXCEPT: AN UNDIVIDED UNDETERMINATE INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE DESCRIBED PARCELS A, B & C, AS GRANTED BY INSTRUMENT DATED JULY 11, 1966, RECORDED JULY 29, 1966 IN BOOK 56 OF DEEDS AT PAGES 157-158, UNDER AUDITOR'S FILE NO. 67253, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

PARCEL C

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 IN TOWNSHIP 2 NORTH OF RANGE 5 EAST OF THE WILLAMETTE MERIDIAN LYING EASTERLY OF A LINE 250 FEET DISTANT IN A EASTERLY DIRECTION FROM THE EASTERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

EXCEPT: AN UNDIVIDED UNDETERMINATE INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE DESCRIBED PARCELS A, B & C, AS GRANTED BY INSTRUMENT DATED JULY 11, 1966, RECORDED JULY 29, 1966 IN BOOK 56 OF DEEDS AT PAGES 157-158, UNDER AUDITOR'S FILE NO. 67253, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH A PERPETUAL NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS A, B AND C DESCRIBED ABOVE, TO USE FOR ANY AND ALL PURPOSES A ROAD 60 FEET IN WIDTH AND TO MAINTAIN AND RECONSTRUCT SAID ROAD. IN THE WEST HALF OF THE WEST HALF OF SECTION 23 IN TOWNSHIP 2 NORTH IN RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, THE CENTERLINE OF SAID ROAD BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE TRACT OF LAND CONVEYED TO THE STATE OF WASHINGTON (DEPARTMENT OF FISHERIES) BY DEED DATED JUNE 3, 1954 AND RECORDED JUNE 16, 1954 AT PAGE 185 OF BOOK 38 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON SAID POINT BEING 200 FEET SOUTH AND 850 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 45° 20' WEST 290 FEET; THENCE SOUTH 38° 50' WEST 90 FEET; THENCE SOUTH 9° 20' EAST 170 FEET; THENCE SOUTH 31° EAST 225 FEET; THENCE SOUTH 15° 40' WEST 270 FEET; THENCE SOUTH 5° EAST 480 FEET; THENCE SOUTH 20° 30' WEST 790 FEET; THENCE SOUTH 2° EAST 515 FEET; THENCE SOUTH 5° EAST 1200 FEET; THENCE SOUTH 1° 40' WEST 870 FEET TO THE END OF THE EXIST-

ING ROAD; AND A PERPETUAL NONEXCLUSIVE EASEMENT TO USE FOR ANY AND ALL PURPOSES A ROAD 60 FEET IN WIDTH, AND TO MAINTAIN AND RECONSTRUCT SAID ROAD, IN THE SOUTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 2 NORTH OF RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, THE CENTERLINE OF SAID ROAD BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF AN EXISTING COUNTY ROAD, SAID POINT BEING 2450.29 FEET NORTH AND 1116.95 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 26° 57' 20" EAST 275.61 FEET; THENCE SOUTH 10° 36' 20" EAST 166.97 FEET; THENCE SOUTH 36° 50' WEST 568.35 FEET; THENCE SOUTH 36° EAST 75 FEET; THENCE SOUTH 40° WEST 350 FEET; THENCE SOUTH 250 FEET; THENCE SOUTH 45° WEST 280 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SAID POINT BEING APPROXIMATELY 250 FEET SOUTHERLY FROM THE MEAN HIGH WATER LINE OF THE WASHOUGAL RIVER. (EXCEPT PARCEL D DESCRIBED BELOW.)

PARCEL D

AN UNDIVIDED UNDETERMINATE INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE DESCRIBED PARCELS A, B & C, AS GRANTED BY INSTRUMENT DATED JULY 11, 1966, RECORDED JULY 29, 1966, IN BOOK 56 OF DEEDS AT PAGES 157-158, UNDER AUDITOR'S FILE NO. 67253, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

SUBJECT TO:

1. RIGHTS OF INGRESS, EGRESS AT ALL TIMES FOR THE PURPOSE OF MINING, DRILLING EXPLORING, OPERATING AND DEVELOPING SAID LANDS FOR OIL, GAS AND OTHER MINERALS AND STORING, HANDLING, TRANSPORTING AND MARKETING THE SAME, TOGETHER WITH THE RIGHT TO REMOVE ALL OF SAID MINERALS, AS GRANTED BY DEED DATED JULY 11, 1966 AND RECORDED JULY 29, 1966 IN BOOK 56 OF DEEDS PAGES 157 AND 158 UNDER AUDITOR'S FILE NO. 67253, RECORDS OF SKAMANIA COUNTY, WASHINGTON.
2. WATER RIGHTS AND MINERAL RESERVATIONS RESERVED BY THE UNITED STATES OF AMERICA IN PATENTS ISSUED PURSUANT TO THE ACT OF CONGRESS APPROVED MAY 20, 1862, DATED MARCH 19, 1904, RECORDED SEPTEMBER 2, 1904 AT PAGE 69 BOOK "B" OF PATENTS; PATENT DATED JULY 15, 1899, RECORDED MARCH 18, 1911 AT PAGE 185 OF BOOK "B" OF PATENTS; RECORDS OF SKAMANIA COUNTY, WASHINGTON, WHICH PATENTS RECITE:

"SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND ALSO SUBJECT TO THE RIGHTS OF THE PROPRIETOR OF A VEIN OR LODE, TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW, AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.



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3. The lien of ad valorem taxes hereafter falling due, which are hereby prorated and payment of which is expressly assumed by Grantee.

STATE OF WASHINGTON } ss  
COUNTY OF SKAMMIA }

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Shirley C. Little  
OF Thurston

AT 12-18 1984

WAS RECORDED IN BOOK 983

Acad AT PAGE 538

RECORDS OF SKAMMIA COUNTY WITH

Harry M. Olsen  
COUNTY CLERK

E. Wierford  
DEPUTY