

560-2.011633

Document No. 35557

WARRANTY DEED

GRANTOR, BURLINGTON NORTHERN RAILROAD COMPANY, a Delaware corporation qualified to do business and doing business in the State of Washington, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants to SWIFT CREEK ESTATES, a Washington non-profit corporation, Grantee of Suite 606, 620 S.W. 5th Avenue, Portland, Oregon 97204, its successors and assigns, the following described real estate, situated in the County of Skamania, State of Washington:

That portion of the E1/2 of the SE1/4 of Section 27, Township 7 North, Range 6 East, W.M., as recorded in Skamania County on November 3, 1987 in Book 3 of Short Plat Book 125, Auditor's File No. 104203, more particularly described as follows:

Beginning at a 1/2 inch iron rod on the East line of Section 27, that bears North 00°00'00" East 530.00 feet from a concrete monument at the Southeast corner of said Section 27; thence North 00°00'00" East along said East line 800.00 feet to a 1/2 inch iron rod; thence South 67°40'15" West 523.00 feet to a 1/2 inch iron rod (set in the top of a 48 inch fir stump); thence South 21°33'31" East 647.15 feet to a 1/2 inch iron rod; thence North 89°51'54" East 245.98 feet to the POINT OF BEGINNING.

Excepting and reserving, however, to the Grantor, for itself, its successors and assigns, forever:

All right, title and interest legal and equitable, whatsoever, however derived, reserved or held, in and to all geothermal heat and all ores and minerals of any nature whatsoever, including but not limited to oil, gas, other hydrocarbons, carbon dioxide, coal, iron, gas occurring in coal formation, industrial minerals, metallic minerals, aggregates, sand, gravel, clay, uranium, rock including but not limited to rock of a unique character (hereinafter "minerals") in and under or which may be produced from the real property above described (called "premises").

Together with the right to enter upon the premises for the purposes of prospecting and exploring for minerals by geophysical, geochemical or other means, and for the purposes of drilling, extracting, opening, developing and processing said minerals and erecting, operating and working any extraction and processing facilities by any procedures whatsoever, and the taking out, removing, carrying away, transporting and storing all such minerals, together with the tenements, hereditaments and appurtenances. Provided, however, that Grantee and its successors and assigns, shall be paid just and reasonable compensation for any actual physical injury or damage to the surface of said above described land and its water and water table, and to growing crops and timber thereon caused by the exercise of any rights herein reserved. The exercise of such rights by Grantor shall not be postponed or delayed pending reasonable efforts to agree upon, or have determined, such just and reasonable compensation.

The above-described lands contain approximately 6.14 acres, more or less, and are located as shown on Exhibit A, attached hereto and made a part hereof.

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Christine L. King*

FEB 17 9 33 AM '88

Registered  
Indexed, or  
Indirect  
Filmed  
Mailed

2/19/88

Said conveyance shall be subject also to all additional easements, reservations and restrictions, if any, of record.

The above-described lands shall be transferred by Grantor to Grantee together with all right, title and interest in water rights, permits and claims held by Grantor.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 6<sup>th</sup> day of January, 1988.

BURLINGTON NORTHERN RAILROAD COMPANY

By David D. Leland  
David D. Leland  
Vice President, Timber and Land

ATTEST:

By Susanna N. Lyman  
Susanna N. Lyman  
Assistant Secretary

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF KING ) ss

I certify that I know or have satisfactory evidence that David D. Leland and Susanna N. Lyman signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Vice President, Timber and Land and Assistant Secretary, respectively, of Burlington Northern Railroad Company to be the free and voluntary acts of such parties for the uses and purposes mentioned in the instrument.

Dated this 6<sup>th</sup> day of January, 1988.

Marguerite Reed  
Notary Public for the  
State of Washington, Residing at Seattle  
My Commission expires 3/22/88

11823

REAL ESTATE EXCISE TAX  
FEB 10 1988

PAID \_\_\_\_\_

SEASIDE COUNTY TREASURER

NGTON

HERN

ROAD  
CO.

REMAINING PARCEL ACREAGE  
633.86 AC.

2592 ROAD  
(PRIVATE)

SPUR  
(PRIVATE)

FOUND 2 1/4" AL  
WITH ALUMIN  
(L.S. 16337,

LOT 1  
6.14 AC.

N 67° 40' 15" E  
523.00'

N 21° 33' 15" W  
647.15'

SPRING

D.W.  
CONC.  
TUNKS

245.98  
S 89° 51' 54" W

800.00' W  
S 0° 00' 00" W

APPROXIMATE  
LOCATION  
PIPELINE

SPUR  
(PRIVATE)

"90 ROAD"

FOUND CONCRETE  
MONUMENT WITH  
BRASS CAP

P.P.I.L.  
CAMPGROUND

(PRIVATE)

SWIFT C  
ESTAB

Exhibit 'A'



Land Deeded

Land within this subdivision shall not be further subdivided for a period of 5 years unless a fire  
pursuant to Skamania County Code, Title 17, Subdivisions Chapter 17.04 through 17.60 includes