

SK-14640

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01-06-05-0-0-0400-00

01-06-06-0-0-0200-00 & 06

BOOK 108 PAGE 928

WARRANTY DEED

THE TRUST FOR PUBLIC LAND, a nonprofit California public benefit corporation of the City and County of San Francisco, State of California, Grantor, for and in consideration of Three Hundred Thirty Five Thousand Dollars (\$335,000.00), paid by Grantee pursuant to the Columbia River Gorge National Scenic Area Act of November 17, 1986 (100 Stat. 4274; 16 U.S.C. 544g), the receipt of which is hereby acknowledged, does hereby convey and warrant unto the United States of America, Grantee, and its assigns, all of the following described real property situate in the County of Skamania, State of Washington:

WILLAMETTE MERIDIAN

T. 1 N., R. 6 E.,

Sec. 5, portions of Lot 5;

Sec. 6, portions of Lots 1 and 2, NE1/4NW1/4, W1/2NE1/4, and NE1/4NE1/4.

THE PARCELS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I That portion of the Northeast Quarter of the Northwest Quarter; the West half of the Northeast quarter; the Northeast quarter of the Northeast quarter; and Government Lots 1 and 2 of Section 6, T. 1 N., R. 6 E., W.M., more fully described as follows: Beginning at a set 1/2" iron rod at a point of the North line of said Section 6 that is North 88°11'16" West 341.22 feet from the North quarter corner of said Section 6; thence South 25°51'28" East, a distance of 2,081.00 feet to a found rebar; thence continuing South 25°51'28" East along the aforementioned line, 161.84 feet to a set 1/2" iron rod; thence South 81°09'13" West, 35.71 feet to a found 1/2" iron pipe; thence continuing South 81°09'13" West, 155.18 feet to a found 1/2" iron pipe; thence South 66°08'58" West, 168.13 feet to a found 1/2" iron pipe; thence South 01°11'30" West, 433.36 feet to a set 1/2" iron rod at a point on the North line of Primary State Highway No. 8; thence North 59°02'48" East along said highway, 195.76 feet to a set 1/2" iron rod; at the Southwesterly corner of the parcel conveyed to the State of Washington for Highway purposes by Deed recorded in Book 35 of Deeds at page 427, Skamania County Records; thence along the boundaries of said parcel the following three courses: North 30°57'12" West, 250.00 feet to a set 1/2" iron rod; North 59°02'48" East, 350.00 feet to a set 1/2" iron rod; and South 30°57'12" East, 250.00 feet to a set 1/2" iron rod at a point on the North line of said Primary State Highway No. 8 thence North 59°02'48" East along said highway, 392.70 feet to the beginning of a 2,915 foot radius curve to the right; thence along said curve to the right, through a central angle of 09°54'06" an arc distance of 503.76 feet to a set 1/2" rod; thence leaving said State Highway No. 8 and running North 01°10'36" East 509.92 feet to a found 1/2" iron bar; thence North 37°11'24" West 431.91 feet to a set 1/2" iron rod in the East line of the West half of the Northeast quarter of said section 6; thence North 01°10'36" East along said line, 975.20 feet to a found 1/2" iron rod on the North line of said Section 6; thence North 89°44'23" West, along said North line 1,312.19 feet to the North quarter corner thereof; thence North 88°11'16" West along the North line of said section 6, 341.22 feet to the point of beginning. As shown on survey by Thomas H. Bickford, Professional Land Surveyor, Recorded in Book 2 of Surveys at page 152, Skamania County Records.

11881

REAL ESTATE EXCISE TAX

MAR 2 1987

PAID 226.00

J. J. Bickford
SKAMANIA COUNTY TREASURER

-1-

Glenda J. Kimmel, Skamania County Assessor
Parcel Number 1-6-5-400
1-6-6-200506 By: DM

PARCEL II: That portion of the West half of the Northeast quarter and Government lot 2 of Section 6, T. 1 N., R. 6 E., W.M. more fully described as follows: Commencing as at a set 1/2" iron rod at a point on the North line of said Section 6 that is North $88^{\circ}11'16''$ West 341.22 feet from the North quarter corner of said Section 6; thence South $25^{\circ}51'28''$ East, a distance of 2,081.00 feet to a found rebar; thence continuing South $25^{\circ}51'28''$ East along the aforementioned line, 161.84 feet to a set 1/2" iron rod; thence South $81^{\circ}09'13''$ West 35.71 feet to a found 1/2" iron pipe; thence continuing South $81^{\circ}09'13''$ West, 155.18 feet to a found 1/2" iron pipe; thence South $66^{\circ}08'58''$ West, 168.13 feet to a found 1/2" iron pipe; thence South $01^{\circ}11'30''$ West, 551.46 feet to a set 1/2" iron rod at a point in the South line of a Primary State Highway No. 8, said point being the True Point of Beginning of the herein described parcel; thence South $01^{\circ}11'30''$ West, 254.28 feet to a set 1/2" iron rod at a point in the North line of a 100 foot strip of land owned by Burlington Northern Railroad (Formerly the Spokane, Portland & Seattle Railway Company); thence along said North line, North $44^{\circ}34'52''$ East, 714.86 feet to the beginning of a 1,956.52 foot radius curve to the right; thence along said curve to the right, through a central angle of $5^{\circ}14'30''$ a distance of 178.99 feet to a set 1/2" iron rod at a point in the South line of Primary State Highway No. 8; thence along said line, South $59^{\circ}02'48''$ West, 732.01 feet to the point of beginning. As shown on survey by Thomas H. Bickford, Professional Land Surveyor, recorded in Book 2 of Surveys at page 152, Skamania County Records.

PARCEL III: That portion of Government Lot 5 of Section 5, T. 1 N., R. 6 E., W.M., more fully described as follows: Commencing at a found Department of Natural Resources Monument at the Northwest corner of said Section 5; thence along the North line of said section 5, South $89^{\circ}10'27''$ East 1,317.05 feet to the Northeast corner of Government Lot 5; thence along the East line of said lot 5, South $01^{\circ}08'51''$ West, 2,091.17 feet to a set 1/2" iron rod at a point in the South line of Primary State Highway No. 8; said point being the True Point of Beginning of the herein described parcel; thence continuing, South $01^{\circ}08'51''$ West, 54.33 feet to a set 1/2" iron rod at a point in the North line of a 100' strip of land owned by the the Burlington Northern Railroad (Formerly the Spokane, Portland, & Seattle Railway Company); thence along said North line, from a tangent which bears South $80^{\circ}50'19''$ West, along a curve to the right with radius of 2,034.26 feet, through a central angle of $18^{\circ}56'00''$ an arc distance of 672.22 feet thence North $80^{\circ}13'41''$ West, 655.82 feet to a point in the West line of said Section 5; thence along said line, North $01^{\circ}09'44''$ East, 22.95 feet to a point in the South line of Primary State Highway No. 8; thence along said line the following seven courses: South $81^{\circ}36'05''$ East, 33.01 feet to the beginning of a 1,482.51 foot radius curve to the left; thence along said curve to the left, through a central angle of $16^{\circ}28'07''$ an arc distance of 426.12 feet; thence North $81^{\circ}55'48''$ East, 141.80 feet to the beginning of a 1,382.50 foot radius curve to the right; thence along said curve to the right, through a central angle of $19^{\circ}22'00''$, an arc distance of 467.30 feet; thence South $78^{\circ}42'12''$ East 125.98 feet to a set 1/2" iron rod; thence South $11^{\circ}17'47''$ West, 50.00 feet to a set 1/2" iron rod; thence from a tangent which bears South $78^{\circ}42'13''$ East, along a 577.50 foot radius curve to the left, through a central angle of $13^{\circ}56'17''$, an arc distance of 140.48 feet to the point of beginning. As shown on Survey by Thomas H. Bickford, Professional Land Surveyor, recorded in Book 2 of surveys at page 152, Skamania County Records.

PARCEL IV: That portion of the West half of the Northeast quarter and of Government Lots 1 and 2 of Section 6 and of Government Lot 5 of Section 5, T. 1 N., R. 6 E., W.M., more fully described as follows: Commencing at a set 1/2" iron rod at a point on the North line of said Section 6 that is North 88°11'16" West 341.22 feet from the North quarter corner of said said Section 6; thence South 25°51'28" East, a distance of 2,081.00 feet to a found rebar; thence continuing South 25°51'28" East along the aforementioned line, 161.84 feet to a set 1/2" iron rod; thence South 81°09'13" West, 35.71 feet to a found 1/2" iron pipe; thence continuing South 81°09'13" West 155.18 feet to a found 1/2" iron pipe; thence South 66°08'58" West, 168.13 feet to a found 1/2" iron pipe; thence South 01°11'30" West, 951.31 feet to a set 1/2" iron rod at a point in the South line of a 100' strip of land owned by the Burlington Northern Railroad (Formerly the Spokane Portland & Seattle Railway Company); said point being the True Point of Beginning of the herein described parcel; thence along said South line following four courses: North 44°34'52" East 820.64 feet to the beginning of an 1,856.52 foot radius curve to the right; thence along said curve to the right, through a central angle of 55°11'27", an arc distance of 1,788.32 feet; thence South 80°13'41" East, 738.49 feet to the beginning of a 2,134.26 foot radius curve to the left, thence along said curve to the left, through a central angle of 18°26'44" an arc distance of 687.09 feet to a set 1/2" iron rod in the East line of said Government Lot 5, Section 5; thence along said East line, South 01°08'51" West 590 feet, more or less, to the boundary between uplands and tidelands along the North bank of the Columbia River; thence Westerly along said boundary to a line which bears South 01°11'30" West, from the point of beginning; thence North 1°11'30" East, 205 feet, more or less, to the point of beginning. As shown on survey by Thomas H. Bickford, Professional Land Surveyor, recorded in Book 2 of Surveys, at page 152, Skamania County Records. Except from the above described Parcel IV, that portion lying within Government Lot 4 in Section 5, T. 1 N., R. 6 E., W.M., Skamania County, Washington.

PARCEL V: Tidelands of the second class as conveyed by the State of Washington by Deed recorded in Book "Q" of Deeds, at page 103, fronting and abutting upon that portion of the above described real estate lying within Section 6, T. 1 N., R. 6 E., W.M.

Said parcels contain 110.40 acres of land, more or less.

SUBJECT TO:

1. Easement for a transmission line in favor of Northwestern Electric Company recorded June 21, 1912, in Book "N" of Deeds at page 612, Skamania County Records.
2. Easement for transmission lines in favor of Northwestern Electric recorded September 24, 1930, No. 16803 in Book "W" at page 480, Skamania County Records.
3. Easement for transmission lines in favor of USA recorded December 10, 1941, No. 31138 in Book 28 at page 538, Skamania County Records.
4. Easement for access road in favor of USA recorded January 6, 1943, No. 32272 in Book 29 at page 355, Skamania County Records.

5. Any question that may arise due to shifting or change in the course of the Columbia River or due to said river having shifted or changed its course and rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of said river.
6. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control regulation by the United States of America in exercise of power over navigation.
7. Any question that may arise due to shifting or change of the line of high water of Arthur Lake or due to said lake having shifted or changed its line of high water and the possible ownership of the State of Washington of the bed of said lake.
8. Any question that may arise as to the location of the lateral boundaries of the tidelands or shorelands described herein.

The acquiring agency is the Forest Service, United States Department of Agriculture.

Dated this 26th day of February, 1988.

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

MAR 25 10 15 AM '88

A. J. Olson, Jr.
AUDITOR
GARY M. OLSON

THE TRUST FOR PUBLIC LAND
A California Nonprofit
Benefit Corporation.

By: Martin J. Rosen
Title: President

ATTEST:

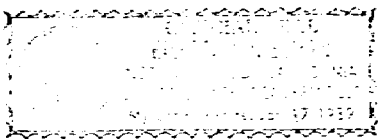
By: Nelson J. Lee
Title: Secretary

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN FRANCISCO)

On this 26th day of February, 1988, before me, Eileen V. Meekana
Notary Public, State of California, duly commissioned and sworn personally
appeared Martin J. Rosen known to me to be the President of the corporation
that executed the within instrument, and also known to me to be the person
who executed the within instrument on behalf of the corporation therein named,
and acknowledged to me that the corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the State of California, County of San Francisco, the day and year in
this certificate first above written.



Eileen V. Meekana
Notary Public, State of California

(Checked as to consideration, acreage, description, and conditions.

Dated this 3rd day of MARCH, 1988.)

ANNE B. LANDS FORESTER