

106058

BOOK III PAGE 390

SK-14711
02-06-34-0-0-1400-00

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 Forty Thousand Dollars (\$340,000.00), 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

PARCEL IT. 2 N., R. 6 E., W.M.

Sec. 34, portion of NW1/4SE1/4.

Parcel more particularly described as follows:

BEGINNING at a point South 39° East 650 feet from the center of said Section 34, thence South 28° East 168 feet; thence South 13° 40' East 200 feet; thence South 29° 40' East 268 feet; thence South 23° East 268 feet to the North line of Government Lot 2 of said section 34; thence West 760 feet; thence North to the Southerly line of the S.P. & S. Railway Company's Right-of-Way; thence Northeasterly along said Right-of-Way to the point of beginning.

PARCEL IIT. 1 N., R. 6 E., W.M.

Sec. 3, Lot 1.

T. 2 N., R. 6 E., W.M.

Sec. 34, Lots 2 and 3 and the NE1/4SW1/4.

TOGETHER WITH all of our interest in Shore Lands of the Second class fronting upon said tract of land; EXCEPTING THEREFROM the following described 5 tracts of land, to-wit:

1. That portion thereof lying Northerly of the Southerly Railroad right-of-way-line.

2. Beginning at the Northeast corner of said Government Lot 2; thence West 330 feet; thence South to an iron pipe marking the Southerly right-of-way line of County Road No. 1016 leading to Woodard Marina Estates and designated as the Skamania Landing Road; thence South 116.5 feet; thence South 15° 30' East to the Meander line of the Columbia River; thence in a Northeasterly direction following the meander line of the Columbia River to a point south of the point of beginning thence North 380 feet, more or less, to the point of beginning; TOGETHER WITH the shorelands of the Second Class fronting and abutting said tract.

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REAL ESTATE EXCISE TAX

PAID *County*
County of Skamania

Glenda J. Kimmel, Skamania County Assessor
By: *DM* Parcel # 2-6-34-1400

3. Beginning at the Northeast corner of Government Lot 2, of said Section 34; thence West 330 feet; thence South to a point on the Southerly Right-of-Way line of the County Road leading to the real property platted as Woodard Marina Estates, said point being marked by an iron pipe; thence South 116.5 feet to an iron pipe marking a point on the West line of a tract of land conveyed to Jim Attwell and Pauline K. Attwell, husband and wife, by deed recorded in Book 57, Page 478, Skamania County Deed Records; thence South 15°30' East along said West line to a point North 15°30' West of, and 216 feet distant from the Meander line of the Columbia River; said point being the true point of beginning of the tract to be described herein; thence South 15°30' East 216 feet to the Meander line of the Columbia River; thence in a Southwesterly direction following the Meander line of the Columbia River, a distance of 400 feet; thence North 15°30' West 216 feet; thence in a Northeasterly direction 400 feet to the true point of beginning.

4. All Oils, Gases, Coal, Minerals and Fossils of every name, kind of description, including the terms and provisions thereof, on that portion of the Second Class Shorelands situate in front of, adjacent to or abutting upon Lot 1, Section 3, T. 1 N., R. 6 E., W.M., as reserved in deed from the State of Washington, recorded April 15, 1963, in Book 51, Page 220, Skamania County Deed Records.

5. A tract of land located in Government Lot 2 Section 34, T. 2 N., R. 6 E., W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 2; thence West 330 feet; thence South to a point on the Southerly Right-of-Way line of the County Road leading to the real property platted as Woodard Marina Estates, said point marked by an iron pipe and being the initial point of the tract hereby described thence South 116.5 feet to an iron pipe; thence Northwesterly 104 feet more or less to the Southerly line of said County road, said point being Westerly 30 feet more or less from the initial point; thence Northeasterly along the Southerly Right-of-Way line of said County Road 30 feet more or less to the true point of beginning.

Said parcel contains 70.47 acres of land, more or less.

SUBJECT TO:

1. The rights of the public in that portion of the above described real estate lying within Skamania Landing Road.
2. Easement for erecting, maintaining and operating transmission line in favor of Northwestern Electric Company, a corporation, recorded June 21, 1912, Book "N" at Page 615, Skamania County Records.
3. Easement for underground electric transmission line system, in favor of Public Utility District No. 1 of Skamania County, a municipal corporation, recorded February 9, 1971, in Book 62, at Page 610, under Recording No. 73140, Skamania County Records.

4. Reservations as in instrument, in favor of State of Washington recorded April 15, 1963, in Book 51, at Page 220, under Recording No. 61398, Skamania County Records.

5. Private Driveway Easement as shown on the Hazard Short Plat No. 1 as recorded in Book 3 of Short Plats on page 20.

6. 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 if it is navigable.

7. 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.

8. Any question that may arise as to the location of the lateral boundaries of the tidelands or shorelands described herein.

9. Easement for power line in favor of Public Utility District No. 1 of Skamania County, recorded September 8, 1988, in Book 110, Page 786, Recording No. 105746.

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

Dated this 18th day of October, 1988.

THE TRUST FOR PUBLIC LAND
A Nonprofit California
Public Benefit Corporation.

By: Ralph W. Benson
Title: Executive Vice President

ATTEST:

BY: Nelson J. Lee
Title: Secretary

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

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A. New, Rep.
AUDITOR
GARY M. OLSON

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF San Francisco) ss.

On this 18th day of October, 1988, before me the undersigned, a Notary Public, in and for the State of California, personally appeared Ralph W. Benson and Nelson J. Lee, known to me to be the Executive Vice President and Secretary, of the Trust For Public Land, a nonprofit California public benefit corporation, the Corporation that executed the within instrument, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above-written.



Eileen V. Meehan
Notary Public for the State of California
Residing at Berkeley, CA
My commission expires 1/17/89 1

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

Dated this 24th day of October 1988)

Paul J. Gini, LAND FORBSTER