

106107

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SK-14777

WARRANTY DEED

The Grantor, BOISE CASCADE CORPORATION, a Delaware corporation, of One Jefferson Square, city of Boise, county of Ada, state of Idaho, for and in consideration of \$10.00 and other good and valuable consideration in hand paid, conveys and warrants to Grantee, LONGVIEW FIBRE COMPANY, P.O. Box 667, city of Longview, county of Cowlitz, state of Washington, the real property, more particularly described on Exhibit A attached hereto and by this reference made a part hereof as if set forth herein at length, situated in the county of Skamania, state of Washington.

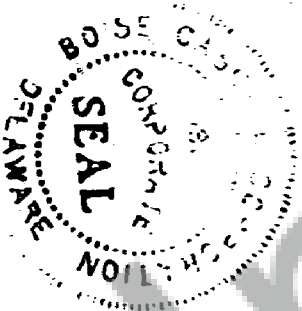
This conveyance is made subject to all real estate taxes and assessments for the second half of the current year; all encumbrances, reservations, restrictions, and other matters listed on Exhibit B attached hereto and by this reference made a part hereof as if set forth herein at length; easements, encroachments, and rights of persons in possession, and all other similar and dissimilar matters which a detailed inspection of the property described on Exhibit A and a survey (including discussions with the adjoining owners) would disclose; and exceptions and reservations contained in United States patents.

Dated this 31st day of October, 1988.

BOISE CASCADE CORPORATION

By *R. B. Lavinish*

Vice President



FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE
Nov 3 9 55 AM '88
GARY E. OLSON
AUDITOR

12349

REAL ESTATE EXCISE TAX

NOV 5 1988

PAID 4346.43

W. D. DePuy
SKAMANIA COUNTY TREASURER

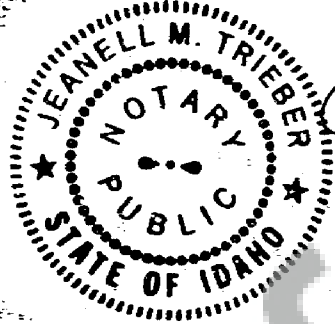
L68112F/4

Registered ☒
Indexed, Dir ☒
Indirect ☒
Filmed ☒
Mailed ☒

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 31st day of October, 1988, before me personally appeared R. B. Parrish, to me known to be the Vice President of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and he stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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



Jeanell M. Triebel
Notary Public in and for
the State of Idaho

My Commission expires: 10/1/91

L68112F/4

EXHIBIT A

SKAMANIA COUNTY, WASHINGTON

PARCEL 1: 2-5-100

Township 2 North, Range 5 East, W.M.

Section 1: All Fractional

PARCEL 2: 2-5-500

Township 2 North, Range 5 East, W.M.

Section 3: SE $\frac{1}{4}$

PARCEL 3: 2-5-1400

Township 2 North, Range 5 East, W.M.

Section 9: S $\frac{1}{2}$

PARCEL 4: 2-5-1200

Township 2 North, Range 5 East, W.M.

Section 11: NE $\frac{1}{4}$ of SE $\frac{1}{4}$
S $\frac{1}{2}$ of SE $\frac{1}{4}$

PARCEL 5: 2-5-1100
1200

Township 2 North, Range 5 East, W.M.

Section 12: SW $\frac{1}{4}$ of NE $\frac{1}{4}$
NW $\frac{1}{4}$ of SW $\frac{1}{4}$
S $\frac{1}{2}$ of SW $\frac{1}{4}$
NE $\frac{1}{4}$ of SE $\frac{1}{4}$
S $\frac{1}{2}$ of SE $\frac{1}{4}$

PARCEL 6: 2-5-1200

Township 2 North, Range 5 East, W.M.

Section 13: All

PARCEL 7: 2-5-1200

Township 2 North, Range 5 East, W.M.

Section 14: E $\frac{1}{2}$

SW $\frac{1}{4}$ of NW $\frac{1}{4}$

NW $\frac{1}{4}$ of SW $\frac{1}{4}$

E $\frac{1}{2}$ of SW $\frac{1}{4}$

E $\frac{1}{2}$ of NW $\frac{1}{4}$

EXCEPT THEREFROM a tract of land located in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, described as follows:

Beginning at the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 14; thence South 88°27'37" East, 210 feet, more or less, to the northwesterly right-of-way line of County Road No. 1106 designated as the Washougal River Road; thence in a southwesterly direction following the northerly right-of-way line of said road to intersection with the West line of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 14; thence North 01°14'54" East, 200 feet, more or less, to the point of beginning.

PARCEL 8: 2-5-20-301

Township 2 North, Range 5 East, W.M.

Section 20: NW $\frac{1}{4}$ of NW $\frac{1}{4}$

PARCEL 9: 2-5-1200

Township 2 North, Range 5 East, W.M.

Section 23: E $\frac{1}{2}$ of NE $\frac{1}{4}$

N $\frac{1}{2}$ of SE $\frac{1}{4}$

PARCEL 10: 2-5-1200

Township 2 North, Range 5 East, W.M.

Section 24: N $\frac{1}{2}$ of N $\frac{1}{2}$

PARCEL 11: 2-5-25-100

Township 2 North, Range 5 East, W.M.

Section 25: E $\frac{1}{2}$ of NE $\frac{1}{4}$

EXCEPT THEREFROM that portion of E $\frac{1}{2}$ of NE $\frac{1}{4}$,
described as follows:

Beginning at the Southwest corner of the NE $\frac{1}{4}$
of NE $\frac{1}{4}$ of said Section 25; thence North
02°13'07" East a distance of 140.00 feet;
thence North 65°30'34" East a distance of
890.32 feet; thence South 02°13'07" West a
distance of 632.00 feet; thence South
70°58'30" West a distance of 853.24 feet;
thence North 02°13'07" East a distance of
401.00 feet to the point of beginning. Said
parcel is also known as Lot 1 of Boise Cascade
Short Plat as recorded in Book 3 of Short Plats
on page 22, Skamania County records.

PARCEL 12: 2-6-1000
1001

Township 2 North, Range 6 East, W.M.

Section 7: Government Lots 2, 3 and 4

E $\frac{1}{2}$ of SW $\frac{1}{4}$

SE $\frac{1}{2}$ of SE $\frac{1}{4}$

PARCEL 13: 2-6-1500

Township 2 North, Range 6 East, W.M.

Section 8: NW $\frac{1}{4}$

PARCEL 14: 2-6-1002

Township 2 North, Range 6 East, W.M.

Section 18: All Fractional

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EXHIBIT A
SKAMANIA COUNTY

PARCEL 15: 2-6-1282
2-6-4113

Township 2 North, Range 6 East, W.M.

Section 19: Government Lots 1, 3 and 4

NE $\frac{1}{4}$ of NW $\frac{1}{4}$

E $\frac{1}{2}$ of SW $\frac{1}{4}$

N $\frac{1}{2}$ of NE $\frac{1}{4}$

PARCEL 16: 2-6-4113

Township 2 North, Range 6 East, W.M.

Section 30: Fractional NW $\frac{1}{4}$

EXCEPT THEREFROM a strip of land 300 feet in width over, across, and through said Fractional NW $\frac{1}{4}$ acquired by the United States of America by Judgment on the Declaration of Taking entered on December 20, 1938, in Cause No. 26 in the District Court of the United States for the Western District of Washington, Southern Division, a copy of which judgment was recorded on February 6, 1939, at page 319 of Book 27 of Deeds, records of Skamania County, Washington.

PARCEL 17: 2-7-563

Township 2 North, Range 7 East, W.M.

Section 5: Government Lot 2

EXHIBIT B

SKAMANIA COUNTY EXCEPTIONS TO TITLE

GENERAL EXCEPTIONS

1. Easement, including its terms, covenants and provisions as disclosed by instrument,
In Favor of: Division of Forestry of the state of Washington
Recorded: July 13, 1937
Recording No.: Book G of Miscellaneous Records at page 237
For: Right to construct and maintain a road for forest protection purposes
(Affects Parcels 1, 5, 6, 9, 10, 11, 12, 13, 14 and 15)
2. Reservation of minerals, including the terms and provisions thereof
In Favor of: Leon P. Montchalin, et al.
Recorded: October 30, 1950
Recording No.: Book 33 at page 293 and Book 33 at page 294
(Affects Parcels 1, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15 and 16)
3. Reservation of minerals, including the terms and provisions thereof
In Favor of: Marie Montchalin
Recorded: October 30, 1950
Recording No.: Book 33 at page 296
(Affects Parcel 2)
4. Easement, including its terms, covenants and provisions as disclosed by instrument,
In Favor of: John R. Montchalin, et al.
Recorded: October 9, 1953
Recording No.: 44906 in Book 36 at page 110
For: Roadways
(Affects Parcels 1, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15 and 16)
5. Easements acquired by the United States of America for rights of way, power line, telephone lines, access roads, and the right to cut brush, etc., by deeds dated June 22, 1942, and recorded November 24, 1942 at pages 327 and 329 respectively of Book 29 of deeds.
(Affects Parcels 6, 7 and 14)

6. Easement, including its terms, covenants and provisions as disclosed by instrument,
In Favor of: United States of America and its assigns
Recorded: October 13, 1954
Recording No.: Book 38 at page 441
For: Transmission lines
(Affects Parcel 14)
7. Easement, including its terms, covenants and provisions as disclosed by instrument,
In Favor of: State of Washington, Department of Natural Resources
Recorded: June 20, 1961
Recording No.: Book 49 at page 1
For: Road and firebreak right of way
(Affects Parcel 2)
8. Easement, including its terms, covenants and provisions as disclosed by instrument,
In Favor of: State of Washington, Department of Natural Resources
Recorded: January 21, 1963
Recording No.: Book 51 at page 70
For: Access for forest protection, reforestation, development and utilization
(Affects Parcel 3)
9. Easement, including its terms, covenants and provisions as disclosed by instrument,
In Favor of: State of Washington
Recorded: December 2, 1974
Recording No.: Book 67 at page 955
For: Roadways
(Affects Parcels 1, 2, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14 and 15)
10. Easement, including its terms, covenants and provisions as disclosed by instrument,
In Favor of: The Washington State Department of Natural Resources
Recorded: March 7, 1981
Recording No.: 92129 in Book 79 at page 443
For: Use, maintenance and repair of water intake tank and water pipeline facility.
(Affects Parcel 4)

11. Easement, including its terms, covenants and provisions as disclosed by instrument,
In Favor of: United States of America and its assigns
Recorded: July 7, 1981
Recording No.: 92733 in Book 79 at page 943
For: Roadways
(Affects Parcels 3, 4 and 7)
12. Easement, including its terms, covenants and provisions as disclosed by instrument,
In Favor of: State of Washington, acting by and through the Department of Natural Resources
Recorded: February 10, 1987
Recording No.: 102606 in Book 104 at page 100
For: Roadway
(Affects Parcel 11)
13. Any question that may arise due to shifting or change in the course of the Washougal River, Duncan Creek and McCloskey Creek or due to said river and creeks having shifted or changed their course, and rights of the state of Washington in and to that portion of said premises, if any, lying in the beds or former beds of said river and creeks, if they are navigable.
(Affects Parcels 1, 4, 5, 14 and 15)
14. 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 to use, control or regulation by the United States of America in exercise of power under navigation.
(Affects Parcels 1, 4, 5, 14 and 15)
15. The rights of the public in that portion of the above-described real estate lying within Washougal River Road as to Parcel 7 and McCloskey Creek Road and spur road as to Parcel 11.
16. Memorandum of Road use Agreement, including the terms and provisions thereof,
By & Between: Crown Zellerbach Corporation, a Nevada corporation, and Boise Cascade Corporation, a Delaware corporation
Dated: June 28, 1968
Recorded: September 19, 1969, in Book 61, page 188, Records of Skamania County, Washington
For: Roads
(Affects all Parcels)

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EXHIBIT B
SKAMANIA COUNTY

Restatement of Easement as to above Road Use Agreement,
By & Between: Cavenham Forest Industries, Inc., a
Delaware corporation, and Boise
Cascade Corporation, a Delaware
corporation

Dated: OCTOBER 20, 1988
Recorded: OCTOBER 31, 1988, in Book 111,
page 420, Records of Skamania
County, Washington