

TO

SAFECO TITLE
INSURANCE COMPANY

106342

SK-15040/ES-705
02-07-01-0-0-1300-00
02-07-01-0-0-1301-00
02-07-02-0-0-3100-00

BOOK 112 PAGE 310

SPECIAL WARRANTY DEED

THE GRANTOR WORLD FORESTRY CENTER, A NON-PROFIT OREGON CORPORATION

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars

(S), in hand paid, grant S, bargain S, sell S, convey S, and confirm to SKAMANIA COUNTY,
A WASHINGTON MUNICIPAL CORPORATION
the following described real estate, situated in the County of SKAMANIA, State of
Washington:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

12416

REAL ESTATE EXCISE TAX

DEC 27 1988

PAID *Example*
*County of Skamania*FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

DEC 27 9 35 AM '88

Grantor for ITSELF and for ITS successors in interest do ES by these presents
expressly admit the covenants of the deed to those herein expressed, and exclude S all covenants arising or to
arise by statutory or other implication, and do ES hereby covenant that against all persons whomsoever lawfully claim-
ing or to claim by, through or under said Grantor and not otherwise, IT will forever warrant and
defend the said described real estate.Dated DECEMBER 19th, 1988

(Individual)

(Individual)

WORLD FORESTRY CENTER, INC.
A NON-PROFIT OREGON CORPORATIONBy *John L. Blackwell* (President) ASST. SEC.
By *Samuel C. Wheeler* (Secretary) CHAIRMAN OF BOARDSTATE OF WASHINGTON
COUNTY OF

{ ss.

On this day personally appeared before me _____

to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that _____
signed the same as _____
free and voluntary act and deed, for the uses and purposes
therein mentioned.GIVEN under my hand and official seal this _____
day of _____, 19 _____Notary Public in and for the State of Washington, residing
at _____Registered ☒
Indexed ☒
Indirect ☒
Filed ☒
Mailed ☒OREGON
STATE OF WASHINGTON
COUNTY OF MULTNOMAH

{ ss.

On this 19th day of DECEMBER,
1988, before me, the undersigned, a Notary Public in and
for the State of Washington, duly commissioned and sworn,
personally appeared JOHN L. BLACKWELL, ASST.Secretary
and DEAN DECHANE SAMUEL C. WHEELER,
to me known to be the CHAIRMAN President
and ASST SEC Secretary, of
WORLD FORESTRY CENTERthe corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and volun-
tary act and deed of said corporation, for the uses and pur-
poses therein mentioned, and on oath stated that
THEY ARE authorized to execute the said
instrument and that the seal affixed is the corporate seal of
said corporation.Witness my hand and official seal hereto affixed the day and
year first above written.Notary Public in and for the State of Washington, residing
at _____ OREGON

MY COMMISSION EXPIRES: 7-1-90

Glenda J. Kimmel, Skamania County Assessor
By: *DM* Parcel # 2-7-1-1300-0001 and
2-7-2-2-3100

PARCEL I

THAT PORTION OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, BOUNDED AS FOLLOWS:
 ON THE NORTH BY THE SOUTH LINE OF GOVERNMENT LOTS 7 AND 8;
 ON THE EAST BY THE WEST BANK OF THE WESTERLY OUTLET OF ROCK CREEK;
 ON THE SOUTHEASTERLY AND SOUTHERLY SIDE BY THE NORTHERLY LINE OF STATE HIGHWAY 14;
 ON THE WEST BY THE WEST LINE OF SECTION 1 AND THE EASTERLY LINE OF SECOND STREET EXTENSION.
 EXCEPTING THEREFROM THAT PARCEL DEEDED TO J.J. HOUSER BY DEED RECORDED JULY 8, 1943 IN BOOK 29 OF DEEDS ON PAGE 482.

PARCEL II

A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, BOUNDED AS FOLLOWS:
 ON THE SOUTH BY THE NORTHERLY LINE OF STATE HIGHWAY 14;
 ON THE WEST BY THE EASTERLY LINE OF SECOND STREET EXTENSION;
 ON THE NORTH BY THE DIVISION LINE BETWEEN THE NORTHERLY AND SOUTHERLY PARTS OF THE BAUGHMAN DONATION LAND CLAIM;
 ON THE EAST BY THE EAST LINE OF SAID SECTION 2.
 EXCEPTING THEREFROM THAT PARCEL CONVEYED TO GAR R. KLINGER BY DEED RECORDED FEBRUARY 18, 1946 IN BOOK 30 OF DEEDS ON PAGE 617, AND THAT PARCEL DEEDED TO THE STATE OF WASHINGTON BY DEED RECORDED AUGUST 15, 1956 IN BOOK 42 ON PAGE 149.

PARCEL III

A TRACT OF LAND LOCATED IN SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EAST LINE OF THE SAID SECTION 2, SOUTH 334.67 FEET FROM THE INTERSECTION OF THE NORTH LINE OF THE BAUGHMAN D.L.C. AND THE EAST LINE OF THE SAID SECTION 2; THENCE SOUTH 77° 25' WEST 691.56 FEET; THENCE SOUTH 23° 45' EAST 76.35 FEET; THENCE SOUTH 52° 22' EAST 187.35 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE SOUTH 52° 22' EAST 68.35 FEET; THENCE SOUTH 21° 08' EAST 471.95 FEET TO INTERSECTION WITH THE DIVISION LINE BETWEEN THE NORTHEASTERLY AND SOUTHWESTERLY HALVES OF THE BAUGHMAN D.L.C.; THENCE SOUTH 64° 10' EAST FOLLOWING THE SAID DIVISION LINE 301.32 FEET TO INTERSECTION WITH THE EAST LINE OF THE SAID SECTION 2; THENCE NORTH FOLLOWING THE EAST LINE OF THE SAID SECTION 2 TO A POINT NORTH 77° 25' EAST OF THE INITIAL POINT; THENCE SOUTH 77° 25' WEST TO THE INITIAL POINT;
 EXCEPTING, HOWEVER, THAT PORTION THEREOF LYING WITHIN SECOND STREET EXTENSION.

SUBJECT TO:

- EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR FLOWAGE IN BOOK "Z" ON PAGE 121.
- EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR FLOWAGE IN BOOK "Z" ON PAGE 208.
- EASEMENT IN FAVOR OF J.J. HOUSER FOR ACCESS BY BOAT OR OTHER WATER CRAFT AND ROADWAY IN BOOK 29 ON PAGE 482.
- EASEMENT IN FAVOR OF S.P. & S. RAILWAY CO. FOR RUN-AROUND TRACK AND SET-OUT TRACK IN BOOK 44 ON PAGE 12.
- EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR FLOWAGE IN BOOK 75 ON PAGE 214.
- ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF ROCK CREEK OR DUE TO SAID CREEK 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 CREEK, IF IT IS NAVIGABLE.
- 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 OR REGULATION BY THE UNITED STATES OF AMERICA IN EXERCISE OF POWER OVER NAVIGATION.