

## WARRANTY DEED

SC 20026 BOUNDARY LINE ADJUSTMENT

The Grantors, TOM PRICE, aka THOMAS WILLIAM PRICE, and M. REBECCA PRICE, husband and wife, for and in consideration of the sum of One Hundred Twenty Eight Thousand and 00/100 Dollars (\$128,000.00), the receipt of which is hereby acknowledged, do hereby convey and warrant to the UNITED STATES OF AMERICA and its assigns, all of the real property with tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Skamania, State of Washington, to wit:

The following described tract of land is located in Skamania County, Washington, situate approximately 1.0 miles southwest of the town of Skamania, Washington, and being a part of the land described in the Quit Claim Deed from John L. Price to Tom Price recorded in the Official Records of Skamania County, Washington, September 23, 1982 in Book 81, Page 545, said tract being more particularly described as follows;

All bearing are based on the Washington State Plane Coordinate System, South zone, NAD 83. Distances are true ground distances.

Section 4, T. 1 N., R. 6 E., Willamette Base and Meridian:

BEGINNING at the Section Corner common to Sections 33, 34, 3, & 4, Township 1 and 2 North, Range 6 East, Corner 370, a found 3/4" Iron Pipe;

thence, along the section line of Sections 3 and 4, and lands, now or formerly, of the United States (Tract 12a),

South 1° 08' 07" West, 1000.00 feet  
to lands, now or formerly, of the United States (Tract 10), and Corner 466, a found standard Fish and Wildlife Service aluminum cap on rebar.

thence, along said lands of the United States, and parallel to the north line of said Section 4,

North 89° 04' 10" West 1500.00 feet,  
to Corner 467, a found standard Fish and Wildlife Service aluminum cap on rebar;

thence parallel to the east line of said Section 4,

North 1° 08' 07" East 250.00 feet;  
to Corner 345;

thence leaving said lands of the United States and bisecting said lands of Tom Price,

South 89° 04' 10" East 645.00 feet, to Corner 346,  
North 1° 08' 07" East 390.34 feet, to Corner 347, and  
North 68° 08' 49" East 928.75 feet, more or less,  
to the point of BEGINNING; containing 19.80 acres, more or less.

LA/WA; Franz Lake NWR; Price (12)

Examined  
Indexed, Dir  
Indexed  
Filed  
Willed

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

MAY 30 1 13 PM '96  
O'Leary  
AUDITOR  
GARY M. OLSON

REAL ESTATE EXCISE TAX  
18087

MAY 30 1996

PAID, exempt  
W. J. Olson, Deputy  
SKAMANIA COUNTY TREASURER

SUBJECT TO existing rights of way of record for roads, pipelines, ditches, conduits, telephone and electrical transmission lines, on, over and across said premises; and

TOGETHER WITH all water, water rights, water appropriations, ditches, ditch rights-of-way and ditch rights as heretofore used and enjoyed in connection with the above-described lands.

As part of the agreement to convey this property, Grantors have entered into an agreement on this date to grant to the United States of America the right of first refusal on other property owned by Grantors adjacent to the land conveyed by this Warranty Deed.

The land is being acquired by the Department of the Interior, U.S. Fish and Wildlife Service.

The Grantor hereby covenants to and with the United States and its assigns, that Grantor is lawfully seised in fee simple of the above granted premises, has a good and lawful right and power to sell and convey the same, that the same are free and clear of all encumbrances, and that grantor will warrant and forever defend the title thereto and quiet possession thereof against demands of all persons whomsoever.

TO HAVE AND TO HOLD, the above granted and described premises, with all of its appurtenances, unto the UNITED STATES OF AMERICA and its assigns forever.

The purpose of this deed is to affect a boundary line adjustment between parcels of land owned by Grantors; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 52.17 and Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

IN WITNESS WHEREOF, we have hereunto executed this instrument this 29th day of MAY, 1996.

By: Tom Price  
Tom Price AKA Thomas William Price

By: M. Rebecca Price  
M. Rebecca Price

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
 County of SKAMANIA ) ss.

On MAY 29, 1996, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared TOM PRICE AKA THOMAS WILLIAM PRICE and M. REBECCA PRICE, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Debi J. Barnum DEBI J. BARNUM  
 (Signature)

