

FILED FOR RECORD
SKAMANIA COUNTY, WASH
BY CLARK COUNTY TITLE

SEP 30 11 20 AM '99

Olson
GARY E. OLSON

20456

RE Excise Tax
Sept 30 1999
Pd 1920.00

SW

SAUNDRA WILLIAMS
TREASURER OF SKAMANIA COUNTY

WHEN RECORDED RETURN TO:
The Nature Conservancy
Western Satellite Office
2060 Broadway, Suite 230
Boulder, Colorado 80302
Attention: Regional Attorney

SEND TAX NOTICES TO:
The Nature Conservancy
217 Pine Street, Suite 1100
Seattle, WA 98101

Statutory Warranty Deed

Grantor: Mid-Valley Resources, Inc., an Oregon corporation
Grantee: The Nature Conservancy, a District of Columbia non-profit corporation

Legal Description

Abbreviated form: #100 & #101 Sec 30 T7N R5E, W.M.
Additional legal at Exhibit A. on Page 3

Assessor's tax Parcel Numbers: 07-05-30-0-0-0100-0 and 07-05-30-0-0-0101-0

FOR VALUE RECEIVED, THE GRANTOR, MID-VALLEY RESOURCES, INC., an Oregon corporation, conveys and warrants to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, whose address is 4245 North Fairfax Dr., Arlington, Virginia 22203-1606, GRANTEE, the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all mineral rights; 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; and all other surface and subsurface rights associated with or appurtenant to the above-described lands.

SUBJECT TO the following:

Gary H. Martin, Skamania County Assessor

Date 9-30-99 Parcel # 7-5-30-100 & 101

See Exhibit B attached hereto and incorporated herein by reference.

WITH WARRANTY COVENANTS.

Supervised ☒
Indexed ☒
Abstracted ☒
Filed ☒
Noted ☒

TO HAVE AND TO HOLD the said property, with its appurtenances, unto the Grantee, its heirs (or successors) and assigns forever.

Grantor covenants and warrants that it is lawfully seized and possessed of the real property aforesaid and has the full right, power and authority to execute this conveyance, and that said real property is free and clear of all liens, claims or encumbrances, except as shown above, and that it will defend the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Dated September 23rd, 1999.

GRANTOR:

Mid-Valley Resources, Inc., an Oregon corporation

By: ATYR

Its: VICE-PRESIDENT

STATE OF OREGON)

COUNTY OF Washington) ss.

On this 24th day of September, 1999, before me personally appeared Steven T. Zika, to me known to be the Vice President of MID-VALLEY RESOURCES, INC., an Oregon corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation.

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

Victoria L. Shaylor

Notary Public

My commission expires on 9/03/2000

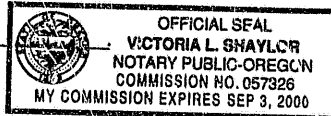


EXHIBIT A

LEGAL DESCRIPTION

All that real property located in the County of Skamania, State of Washington, more particularly described as follows:

That portion of the South half of the Northeast quarter and that portion of the Southeast quarter of the Northwest quarter, all in Section 30, Township 7 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, lying South of the North line of that certain right of way granted to Pacific Power and Light Company by instrument recorded in Book 48, page 503.

EXCEPT BEGINNING at the Northeast corner of Section 30, Township 7 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; thence South $01^{\circ} 10' 00''$ West along the East line of said Section 30, a distance of 1965.54 feet to the TRUE POINT OF BEGINNING of this description; thence South $64^{\circ} 23' 34''$ West, a distance of 1473.17 feet to the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 30; thence South $89^{\circ} 00' 08''$ East, along the South line of said Southeast quarter of the Northeast quarter a distance of 1315.25 feet, to the East quarter corner of said Section 30, thence North $01^{\circ} 10' 00''$ East, along said East line of Section 30, a distance of 656.30 feet to the True Point of Beginning of this description.

As shown in that certain Survey recorded in Book 3 of Surveys, page 314 records of Skamania County, Washington.

Gary H. Martin, Skamania County Assessor

Date 2-30-77 Parcel # 7-5-30-100 #101
474

EXHIBIT B

TITLE EXCEPTIONS

1. Easement and the terms and conditions thereof granted to Pacific Power & Light Company, a corporation, for electric transmission and distribution line by instrument dated August 12, 1957 and recorded August 28, 1957 in Book 44, page 99, Auditor's File No. 52658 in the Skamania County, Washington records.
2. Matters set forth by survey recorded October 23, 1995 in Book 3, page 203 in the Skamania County, Washington records. Said survey was amended under Survey recorded under Book 3 of Surveys, page 314.
3. Reservation of all coal and minerals and the terms and conditions thereof contained in deed from International Paper Company, a New York corporation recorded July 25, 1986 in Book 101, page 997, Auditor's File No. 101525 and Book 85, page 466 in the Skamania County, Washington records. EXCEPT those minerals conveyed to I.P. Timberlands Operating Company under Auditor's File No. 124946, Book 156, page 375.
4. Easement and the terms and conditions thereof granted to Pacific Power & Light Company, a corporation, for electric transmission and distribution line by instrument dated May 25, 1961 and recorded June 15, 1961 in Book 48, page 503 in the Skamania County, Washington records.
5. Covenants, conditions and restrictions imposed by instrument recorded under Patent No. 58145.
6. Matters set forth by survey dated December 30, 1983 and recorded in Book 7, page 110 in the Skamania County, Washington records. Said survey was amended under Survey recorded under Book 3 of Surveys, page 317.
8. No recorded means of ingress and egress from the property to a public road.