

DEED RECORD No. 32

SKAMANIA COUNTY, WASHINGTON

PROVIDED that if before any construction shall have been begun upon the premises here-
by conveyed the grantee or successors in interest in said premises may desire to substitute
for a Development Area or Areas as above described, the use of which shall not prior to
that time have been begun in whole or in part by the grantor, its successors or assigns,
a Development Area or Areas upon said premises of like area and lying adjacent to or
otherwise having access to a public street or highway, then if such new locations be
approved by the grantor, its successors or assigns, the substitution may be made. Such
substitution shall be evidenced by an appropriate written instrument duly signed,
acknowledged and delivered by the interested parties, and from and after the date thereof
the right of the grantor, its successors and assigns, to use the Development Area or
Areas above described, for which substitution is made, shall terminate.

This conveyance does not include any improvements not owned by the grantor.

This conveyance and any covenants (as to the property warranted) herein implied by
law shall be and are subject to the following:

(1) The railroad right of way of Spokane, Portland and Seattle Railway Company,
a corporation.

(2) The flowage easement conveyed to the United States of America by Union Pacific
Railroad Company by instrument dated September 10, 1937, recorded in Book 27, page 114,
deed records of Skamania County, Washington.

(3) The right of Northwestern Electric Company, its successors and assigns
(including Pacific Power & Light Company) to construct, maintain and operate an
electric power line and appurtenances thereof upon, over and across said property,
which right was granted by instrument dated February 17, 1913.

(4) The right of West Coast Power Company, a corporation, its successors and
assigns (including Public Utility District No. 1 of Skamania County, Washington)
to construct, maintain and operate an electric power transmission line upon, along
and across the property hereinbefore described, under and by virtue of an instrument
in writing between Oregon-Washington Railroad & Navigation Company, Union Pacific
Railroad Company and said West Coast Power Company, dated June 13, 1938, and amend-
ments thereof and supplements thereto.

(5) Any and all roads and highways, whether public or private.

(6) The rights, if any, of the United States to maintain and operate a navigation
beacon as now located on said property.

(7) The rights of Oregon-Washington Railroad & Navigation Company, a corporation,
its successors and assigns, by virtue of reservations contained in deed from said
company to the grantor, dated the 30th day of September, 1949, recorded the 3rd day
of November 1949, at page 554 of Volume "32", deed records of Skamania County, Washington.

(8) Any and all liens and encumbrances caused or permitted by the grantee, his
heirs or assigns, including, but not limited to, liens for taxes, assessments and
governmental charges which the grantee agreed to pay in the contract hereinafter
mentioned.

This conveyance is made and accepted in full performance of the obligations of the
under contract of sale between the grantor
grantor and grantee, dated April 26, 1948.

Dated this 30th day of September, 1949.

UNION PACIFIC RAILROAD COMPANY

By A. E. Stoddard
President

Attest:

L J Backman
Assistant Secretary

(Corporate seal affixed)

STATE OF NEBRASKA)
) ss.
County of Douglas)

On this 30th day of September, 1949, before me personally appeared A. E. Stoddard
to me known to be the President of UNION PACIFIC RAILROAD COMPANY, 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 on oath stated that he was authorized to execute said instrument and that
the seal affixed is the corporate seal of said corporation.