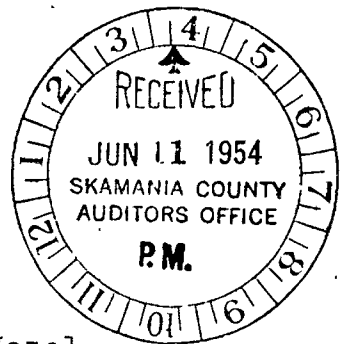


47094

BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH, That Esson H. Smith and Hazel Virginia Smith, husband and wife, parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars in lawful money of the United States of America, to them in hand paid by Hazel Virginia Smith, as Trustee of the Terry Esson Smith trust party of the second part, has GRANTED, BARGAINED and SOLD, and by these present do Grant, Bargain, Sell and Convey unto the said party of the second part, and to her heirs and assigns, an undivided one-third (1/3) interest in and to the following described real property, situate, lying and being in the County of Skamania, State of Washington, to-wit:

Parcel 1:

Lot 3, Section 27, Twp. 3 N. R. 8 E. W. M., subject to easement conveyed to the United States of America for flowage of backwater from the Bonneville Dam, and excepting compensation for damage caused by said backwater flowage as yet unpaid.

Parcel 2:

Tax Lot 4 of Section 27, Township 3 N. R. 8 E. W. M. described as follows: Commencing at the SW corner of Sec. 27, Twp. 3 N. R. 8 E., running thence N. 48° E. 186 feet, thence N. 24° E. 330 feet, thence N. 78° E. 458 feet, thence N. 89° E. 175 feet, thence S. 71° E. 164 feet, thence S. 76° E. 95 feet, thence S. 78° E. 151 feet, thence N. 86° E. 212 feet, thence N. 37° E. 127 feet, thence N. 8° E. 289 feet, thence N. 44° W. 44 feet, thence N. 15° W. 50 feet, thence N. 11° E. 140 feet, thence N. 34° E. 68 feet, thence N. 26° E. 100 feet, thence N. 2° W. 200 feet, thence N. 7° E. 100 feet, thence N. 1° E. 150 feet, thence N. 2° E. 100 feet, thence N. 24° W. 142 feet, thence N. 14° W. 60 feet, thence N. 23° W. 93 feet, thence N. 26° W. 100 feet, thence N. 44° W. 200 feet, thence N. 47° W. 116 feet, thence N. 43° W. 100 feet to oak tree standing near the SW corner of Hatchery Building, thence W. 80 feet to SW corner of Hatchery grounds, thence W. to East bank of Wind River, thence southwesterly along said east bank of Wind River to the intersection with the section line between Sections 27 and 28 of Twp. 3 N. R. 8 E., thence S. on said section line to place of beginning, excepting therefrom 5.2 acres heretofore deeded to the State of Washington for Fish Hatchery, the rights-of-way of the S. P. & S. Railway Company and the State Highway; easement conveyed to United States of America for flowage and right of way conveyed to West Coast Power Company; containing 48 acres more or less.

Parcel 3:

Commencing in Section 29, Twp. 2 N. R. 7 E. W. M., at a point in the line dividing the Donation Land Claim of the said S. M. Hamilton and George W. Johnson, which point is ascertained by running from the present intersection of the center line of the railroad

now in use with the said dividing line between said Donation Land Claim, a line north 27° , West 240 feet in length and from the northern point of said line running a line north 18° east until it shall intersect said dividing line between said donation land claim, which said intersection last aforesaid is the initial point of this description; running from thence South 18° West 2300 feet more or less to the northern boundary line of land heretofore on the 27th day of July, 1863, conveyed by the said S. M. Hamilton and wife to the said "Cascade Railroad Company", the said line being intended to run parallel with the general course of that part of the present line of the railroad and 240 feet distant therefrom; thence Westerly along the northern boundary line of said land as just hereinbefore referred to as conveyed by said S. M. Hamilton and wife to said Company, 475 feet more or less to the Northwest corner thereof; thence at right angles to said last described line Southerly 260 feet more or less to a point 30 feet distant from the center of the main track of the present railroad; thence Westerly parallel with the center of the main line of the railroad and thirty feet distant therefrom 200 feet to the Southwest corner of S. B. Jones' lot; thence Northerly at right angles with the last line 200 feet to the Northwest corner of said Jones' lot; thence westerly at right angles 206 feet to an intersection with the east line of Thomas Moffett's land extended northerly; thence southerly at right angles 200 feet on said Moffett's east line to a point 30 feet distant from the center line of the main track of the present railroad; thence westerly parallel with the center line of the main railroad track and thirty feet distant therefrom 500 feet more or less to the southwest corner of Thomas Moffett's land; thence at right angles northerly on said Moffett's western boundary line 85 feet; thence westerly parallel with the center line of the main track of the present railroad 1340 feet to a point 240 feet below the terminus of the present railroad track, thence at right angles to low water mark in the Columbia River up stream along said line to the meander Post thereon between the Donation Land Claims of the said S. M. Hamilton and George W. Johnson; thence north $17^{\circ} 30'$ west along the dividing line between said Donation Land Claims 22.50 chains more or less to the place of beginning.

Parcel 4:

Lots Twenty-two and Twenty-three (22 and 23) in Block One (1) of Riverview Addition to the Town of Stevenson, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, situated in the County of Skamania, State of Washington.

Parcel 5:

Beginning at a point 469 feet South of the center of Section thirty-six (36), Township Three (3) North, Range Seven (7) East of the Willamette Meridian, thence South 140.5 feet; thence West 310 feet; thence North 140.5 feet; and thence East 310 feet to the place of beginning.

Parcel 6:

A tract of land lying within the boundaries of the Daniel Bauchman D. L. C. and Government Lots 6 and 9 in Section 1, Township 2 North, Range 7 E. W. M.; more particularly described as follows:

A tract of land lying easterly of the center of the channel of Rock Creek, and southerly of the south boundary line of State

Highway No. 8 as presently located and established, and northerly of the Spokane, Portland & Seattle Railway Company's right of way, and westerly of the following described line: Commencing at a point on the southerly line of the said state highway right of way 1027.2 feet south as measured along the west line of the Henry Shepard D. L. C. and due west 385.7 feet from the intersection of the north line of Section 1, Township 2 North, Range 7 E. W. M. with the west line of the said Henry Shepard D. L. C.; thence south 58° 45' east to intersection with the northerly right of way line of the said Spokane, Portland & Seattle Railway Company's right of way.

EXCEPTING that portion thereof acquired by the said Spokane, Portland & Seattle Railway Company for right of way purposes.

SUBJECT to flowage easement granted to the United State of America, and SUBJECT to navigation rights on Rock Creek.

AND EXCEPTING and RESERVING to the grantors, their heirs and assigns, the right and privilege to construct and maintain a drainage ditch or pipe line for drainage purposes over and across the above described real property.

Parcel 7:

Lot six (6) of Block five (5) of Roselawn Extension Addition to the Town of Stevenson, Skamania County, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

SUBJECT to easement dated September 14, 1936, granted to the West Coast Power Co., a corporation.

Parcel 8:

All that portion of the West Half of the East Half of the Southeast Quarter ($W\frac{1}{2} E\frac{1}{2} SE\frac{1}{4}$) of Section 35, Township 3 North, Range 7 East, W. M., lying southerly of the southerly right of way line of the tract of land acquired by the United States of America for the Bonneville Power transmission line, and lying northerly and easterly of the center of Rock Creek;

TOGETHER WITH those certain rights and privileges granted by the Bonneville Power Administration to Lewis F. Iman and May Iman, husband and wife, by easement deed dated September 3, 1940, and recorded June 23, 1952 at page 283 of Book 35 of Deeds, Records of Skamania County, Washington;

EXCEPTING HOWEVER an easement for a road right of way 20 feet in width granted to Amos J. Royse by an instrument of even date herewith on, over and across that portion of the above described real property lying northerly of the county road designated as the Ryan-Allen Road;

AND SUBJECT TO county roads on, over and across the same.

Parcel 9:

Lots 1, 2 and 3 of Block 4 Upper Cascades Addition to the Town of Stevenson, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

Parcel 10:

Government Lot 2 of Section 26, Township 3 North, Range 9 E.W.M.

SUBJECT to easements and rights of way granted to the Northwestern

Electric Company and the Pacific Power & Light Company.

Parcel 11:

Beginning at a point marking the intersection between the east boundary of Kanaka Creek Road and the south line of Block 3 of Riverview Addition to the Town of Stevenson according to the official plat thereof extended north 55° 30' east; thence east to the center of Kanaka Creek; thence following the center of said creek northerly to the south boundary of S. P. & S. Ry. right of way; thence following said right of way westerly to east boundary of said Kanaka Creek Road; thence southerly along east boundary of said road to the point of beginning.

SUBJECT to flowage easement granted to the United States of America.

Parcel 12:

Lots 1, 2, 3, 30, 31, 32 of Block 1 of Riverview Addition to the Town of Stevenson, Skamania County, Washington, as shown by the official plat of said Addition of file and of record in the office of the Auditor in and for said county and state.

EXCEPTING therefrom the Cemetery described in that certain deed from R. M. Shepard et al to Peter Olson, recorded at page 154 book "G" of deed records of Skamania County, Washington; said cemetery being 40 feet by 60 feet in size.

Parcel 13:

Lots 18, 19, 20 and 21 Block 1 Riverview Addition to the Town of Stevenson according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington. Subject to flowage easement conveyed to the United States of America for overflow from Bonneville Dam.

Parcel 14:

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 24, 25, 26, 27, 28, and 29 in Block 1 of Riverview Addition to the Town of Stevenson according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

Commencing at the southeast corner of the Town of Stevenson, according to the plat thereof on file and of record in the office of the County Auditor of Skamania County, Washington; thence running north 55° 30' east 637 feet along the south line of Riverview Addition to the Town of Stevenson; thence south to the meander line of the Columbia River; thence following the meander line of the Columbia River in a westerly direction to intersection with the east line of Russell Street; thence northerly along the east line of Russell Street to intersection thereof with the south line of the Town of Stevenson; thence north 55° 30' east along the south line of the Town of Stevenson to the point of beginning, EXCEPTING however, right of way for a road heretofore granted to Skamania County.

That portion of the shore land in Section 1, Township 2 North, Range 7 E. W. M. covered by the Stevenson Wharf at the foot of Russell Avenue of the Town of Stevenson according to the plat thereof on file in the office of the Auditor of Skamania County, Washington, the said land hereby conveyed being a 48

foot frontage each side of said Russel Avenue, projected, and having a total frontage of 160 feet on the Columbia River and being the same property described in that certain deed from Francis W. Kale and Edith Kale, his wife, to Stevenson Wharf Company as described in Book H of Deeds, page 142, Records of Skamania County, Washington.

That part of Lot 1, Section 23, Township 3 North, Range 10 E. W. M. described as follows: Beginning at the intersection of the southerly right-of-way line of the Spokane, Portland & Seattle Railway and the west line of said Section 23; thence south along said section line to the Government meander line of the Columbia River; thence following said meander line upstream to the west line of Lot 10, Block 2 of the First Addition to the Town of Underwood; thence following said west line and its prolongation north $06^{\circ} 49'$ west to the southerly right-of-way line of the Spokane, Portland & Seattle Railway; thence following said right-of-way line in a westerly direction to the place of beginning. Containing 0.79 acres more or less.

Lot 10, Block 2, First Addition to the Town of Underwood, according to the official plat thereof recorded at page 19, Book A of Plats, Records of Skamania County, Washington, EXCEPTING a strip of land 100 feet in width conveyed to Portland & Seattle Railway Company (now Spokane, Portland & Seattle Railway Company) by warranty deed dated December 16, 1906, and recorded in Book I of Deeds, page 413, Deeds, Records of Skamania County, Washington, said strip of land being 50 feet in width on each side of the center line of said railroad as the same is now constructed and operated over and across the above described lands; and EXCEPTING the right of way of Skamania County, Washington, thirty feet in width, over and across said lands for the location and maintenance of a public highway.

SUBJECT to flowage easements on, over, and across each of the five foregoing parcels of real property granted to the United States of America for the backwater from the Bonneville Dam.

Parcel 15:

Lots Eight (8) and Nine (9), of Block Two (2), of the First Addition to the Town of Underwood, as shown by the official plat thereof now on file and of record in the office of the Auditor in and for said County.

Subject to flowage rights granted to the United States under date of April 23, 1938, as recorded December 29, 1938, in Book "27" of Deeds, at page 284-5, deed records of Skamania County, Washington, which rights are hereby excepted and reserved as well as the consideration therefor paid or to be paid by the United States.

Parcel 16:

Government Lots One (1) and Two (2) of Section 36, Township 2 North, Range 6 E. W. M.

ALSO that portion of the shorelands of the second class situate in front of, adjacent to or abutting upon Government Lot Two (2) of Section 36, Township 2 North, Range 6 E.W.M., lying southerly of a line running north $89^{\circ} 29'$ west along the north line of said Government Lot Two (2) produced from the meander corner on said north line, with a frontage of 47.91 lineal chains, more or less.

subject to:

1. Each and all of the conditions and reservations made, stated and reserved in or arising at law by virtue of that certain Deed dated June 2, 1913 and recorded June 18, 1913 at page 335 of Book 0 of Deeds, Records of Skamania County, Washington;
2. Each and all of the conditions and reservations made, stated and reserved in or arising at law by virtue of that certain Deed dated September 19, 1951 and recorded August 13, 1953 at page 97 of Book 37 of Deeds, records of Skamania County, Washington.
3. All general taxes which may be assessed against any of the above described land as omitted property.

TO HAVE AND TO HOLD, the said premises with all their appurtenances, unto the said party of the second part, and to her heirs and assigns forever.

WITNESS, our hands and seals this 1 day of June,
A.D. One Thousand Nine Hundred and 54.

NO. 1175
SKAMANIA COUNTY
TRANSACTION EXCISE TAX

PAID JUN 11 1954

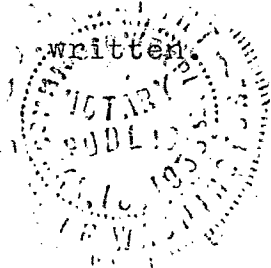
AMOUNT *Example*
COUNTY TREASURER

BY Annelle S. Hitchcock, reg.

STATE OF WASHINGTON,)
County of Skamania) ss

I, R. M. Wright a Notary Public in and
for the said State, do hereby certify that on this 1 day of
June, 1954, personally appeared before me Esson H.
Smith and Hazel Virginia Smith, husband and wife, to me known to
be the individuals described in and who executed the within
instrument, and acknowledged that they signed and sealed the same
as their free and voluntary act and deed, for the uses and pur-
poses therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above



R. M. Wright
Notary Public in and for the State
of Washington, residing at Skamania
in said County.