

54098

Bonneville Dam Project
Tract No. B-203E

EASEMENT DEED

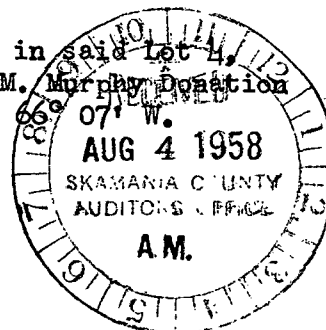
FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars (\$1.00), in hand paid, receipt of which is hereby acknowledged, INTERNATIONAL PAPER COMPANY, a Corporation organized and existing under the laws of the State of New York, does hereby grant, bargain, sell and convey unto the UNITED STATES OF AMERICA and its assigns, a perpetual easement and right-of-way for the purposes hereinafter stated, in, upon, under, over and across that certain parcel of land situate in the County of Skamania, State of Washington, described as follows, to-wit:

A parcel of land lying in Government Lots 1 and 4 in Section 27, Township 3 North, Range 8 East of the Willamette Meridian in Skamania County, Washington, and being a portion of the following described property:

Beginning at a point in the center of the County Road commonly known as the Berge Road on the north line of the William M. Murphy DLC #37 Notification No. 837 located in Sections 27 and 34, Township 3 North, Range 8 East, Willamette Meridian, said point being easterly 789 feet from the northwest corner of said Murphy DLC; thence along the center line of the Berge Road N. 18° 00' E. 136.5 feet; thence N. 20° 58' W. 216.9 feet; thence N. 49° 15' E. 325.1 feet; thence S. 84° 18' E. 165.4 feet; thence leaving said road N. 28° 07' E. 319.5 feet; thence N. 3° 31' W. 333.6 feet to a point in the center of the old County Road leading to Wind River; thence following the center line of said County Road N. 66° 21' W. 78.5 feet; thence N. 51° 43' W. 185.3 feet; thence N. 70° 40' W. 344.7 feet; thence N. 47° 31' W. 364.9 feet; thence N. 41° 38' W. 389.9 feet; thence N. 24° 49' W. 175.3 feet; thence N. 67° 25' W. 127.3 feet to a point on the west line of Lot 1 of Section 27, said point being 467.7 feet south of the Northwest corner of said Lot 1; thence South 681.5 feet more or less along the west boundary of said Lot 1 to the Government Meander line on the East side of Wind River; thence southerly along said Meander line a distance of 1851 feet more or less to the Northwest corner of said Murphy DLC; thence easterly along the north boundary of the Murphy DLC 789 feet to the point of beginning, containing 30.52 acres, more or less, and being situated in Lots 1 and 4 of Section 27, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington.

The said parcel is all that part of the foregoing described property included within a strip of land 60 feet in width, 30 feet on each side of the following described center line:

Beginning at a point in the center of Berge Road in said Lot 4, from which point the northwest corner of the William M. Murphy Donation Land Claim No. 37 in said township and range bears S. 66° 07' W.



1,273.4 feet; thence in a northerly and northwesterly direction, leaving Berge Road and following the center of an existing road a distance of 2,330 feet, more or less, to a point on the west boundary of Lot 1 in said Section 27 from which point the northwest corner of said Lot 1 bears north 467.7 feet. a.H

There is excepted therefrom all that part thereof included within the rights of way of Berge Road and the Bonneville-Grand Coulee Transmission Line.

The parcel of land described above contains a net area of 0.75 of an acre, more or less.

Subject only to the following rights outstanding in third parties, namely:

Existing easements for public roads and highways, for public utilities and pipe lines.

There is reserved to the grantor, its successors and assigns, the right of joint use of, and access in, upon, over and across the premises herein described.

The easement and right-of-way hereby conveyed are for the following purposes, namely: The perpetual right to enter upon the aforescribed land and to construct, maintain, repair, operate, patrol, replace and/or remove a public access road including all appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees and underbrush and obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way and for such distance beyond said limits and adjacent thereto as is necessary to provide adequate clearance and to eliminate interference with, or hazards to the structures or utilities placed or constructed on, over, or under said land within the limits of said easement.

The consideration above mentioned is accepted as full compensation for all damages incidental to the exercise of the rights above granted.

TO HAVE AND TO HOLD the said easement and right-of-way unto the UNITED STATES OF AMERICA and its assigns forever.

The Grantor covenants with the UNITED STATES OF AMERICA that it is lawfully seized and possessed of the land aforesaid; that the easement

hereinabove described is free and clear of all encumbrances, except as ^{BR} above noted, and that it will forever warrant and defend the title thereto and quiet possession thereof against the lawful claims of all persons whomsoever.

DATED this 21st day of July 1958.

INTERNATIONAL PAPER COMPANY

(CORPORATE SEAL)

By J. D. Leland Vice President. ^{dk}
By R. T. Frost Asst. Secretary. ^{ags}

STATE OF Washington)
COUNTY OF Cowlitz) ss.

On this 21st day of July, 1958, before me appeared

J. D. Leland and R. T. Frost

both to me personally known, who being duly sworn, did say that he, the said J. D. Leland is the Vice President, and he, the said R. T. Frost is the Asst. Secretary of INTERNATIONAL PAPER COMPANY, the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and J. D. Leland and R. T. Frost acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

(SEAL)

Ali J. Sandoy
Notary Public for Washington
My Commission Expires 8/8/59