

55600

EASEMENT DEED

Tract WS-163E

FOR AND IN CONSIDERATION of the sum of FIFTY and NO/100 DOLLARS (\$50.00) in hand paid, receipt of which is hereby acknowledged, we, CLYDE M. COULTER and BESSIE F. COULTER, husband and wife, BERNARD NEWBY and DOROTHY NEWBY, husband and wife, and WM. H. RUETTIGERS and EDITH RUETTIGERS, husband and wife, have granted, bargained, and sold and by these presents do 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, over and through, under, along and across all the following bounded and described real property situate in the County of Skamania in the State of Washington, to-wit:

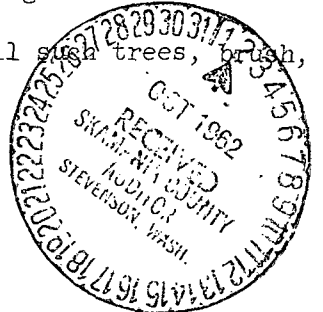
TRACT WS-163E

A parcel of land lying in the Henry Shepard Donation Land Claim No. 43 in Section 36, Township 3 North, Range 7-1/2 East of the Willamette Meridian in Skamania County, Washington, said parcel being more particularly described as follows:

Commencing at the intersection of the east line of the Henry Shepard Donation Land Claim No. 43 with the meander line of the Columbia River; thence S. 65° 30' W. 8.95 chains; thence west 9.205 chains to the more northerly northeast corner of the grantor's property; thence west 265.87 feet to the true point of beginning of this description; thence west 105.0 feet; thence S. 19° 00' W. 192.86 feet; thence N. 89° 38' W. 133.48 feet; thence N. 74° 05' W. 20 feet, more or less, to a point 5 feet southeasterly from the southeast side of a house; thence S. 53° 00' W. parallel to the southeast side of house, a distance of 15.0 feet; thence N. 37° 00' W., parallel to and 5 feet southwesterly from the southwest side of house a distance of 20.0 feet; thence N. 74° 05' W. 56.77 feet; thence N. 43° 12' W. 16 feet, more or less, to the southeast boundary of the right of way of the Spokane, Portland and Seattle Railway Company; thence southwesterly following the boundary of said right of way a distance of 99.0 feet; thence S. 6° 38' E. 120.0 feet; thence N. 83° 22' E. 346.0 feet to a point that bears S. 22° 51' W. from the point of beginning; thence N. 22° 51' E. 302.9 feet to the point of beginning.

The parcel of land above described contains 1.54 acres.

Said easement and right of way are for the following purposes, namely: A perpetual and assignable right to enter upon Tract WS-163E and to construct, reconstruct, maintain, repair, operate, and patrol a bank protection project including all appurtenances thereto, together with any enlargement or reconstruction thereof, and to trim, cut, fell, and remove all such trees, brush,



and other natural growth and obstructions as are 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 right of way.

It is expressly understood and agreed that in granting the easement and right of way hereinabove described, there is included as an appurtenance the right of access thereto over and across other lands of the Grantors.

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

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

1. Existing easements for public roads and highways, public utilities, railroads and pipelines.
2. Matters relating to water rights and mining rights, if any.

TO HAVE AND TO HOLD the said easement and right of way unto the UNITED STATES OF AMERICA and its assigns forever. We covenant to and with the above named grantee and its assigns that we are lawfully seized and possessed of the land aforesaid; that the easement hereinabove described is free and clear of all encumbrances except as above noted, and that we will and our heirs, executors and administrators, shall warrant and forever defend the title thereto and possession thereof against the lawful claims and demands of all persons whomsoever.

Dated this 14th day of August, 1962.

Clyde M. Coulter
Clyde M. Coulter

Bessie F. Coulter
Bessie F. Coulter

Bernard Newby
Bernard Newby

Dorothy Newby
Dorothy Newby

Wm. H. Ruettgers
Wm. H. Ruettgers

Edith Ruettgers
Edith Ruettgers

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

ss.

BOOK

50 396

I, Donald C. Nibert a Notary Public in and for the
said State, do hereby certify that on this 14th day of
August, 1962, personally appeared before me CLYDE M. COULTER
and BESSIE F. COULTER, 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 purposes therein mentioned.

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

Donald C. Nibert

Notary Public in and for the State of

Washington, residing at Stevenson WA

STATE OF WASHINGTON)
COUNTY OF CLARK)

ss.

I, **James R. Carmack** a Notary Public in and for the
said State, do hereby certify that on this **17th** day of
August, 1962, personally appeared before me BERNARD NEWBY
and DOROTHY NEWBY, 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
purposes therein mentioned.

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

James R. Carmack

Notary Public in and for the State of

Washington, residing at **Camas, therein**

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I, **James R. Carmack** a Notary Public in and for the
said State, do hereby certify that on this **17th** day of

August, 1962, personally appeared before me WM. H. RUETTIGERS
and EDITH RUETTIGERS, 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 purposes therein mentioned.

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



Notary Public in and for the State of
Washington, residing at **Camas, therein**