

## EASEMENT DEED

Tract WS-174E

FOR AND IN CONSIDERATION of the sum of FIFTY and NO/100 DOLLARS (\$50.00) in hand paid, receipt of which is hereby acknowledged, COY-CATLIN POST NO. 137 OF THE AMERICAN LEGION, a corporation, has granted, bargained, and sold and by these presents 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, over 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-174E

A parcel of land lying in Government Lots 1 and 5 and in the Jos. Robbins Donation Land Claim No. 38, all in Section 35, Township 3 North, Range 8 East of the Willamette Meridian in Skamania County, Washington, said parcel being more particularly described as follows:

Commencing at a point on the southerly line of Spokane, Portland and Seattle Railway Company's right of way that is 134 feet due west of the east line of the Jos. Robbins Donation Land Claim No. 38; thence south, parallel to and 134 feet west of the east line of said donation land claim, a distance of 320 feet to the point of beginning of this description; thence S. 88° 40' E. 126.36 feet; thence 76° 13' E. 232.36 feet; thence S. 80° 23' E. 601.32 feet; thence N. 84° 40' E. 42.99 feet to a point on the south line of the Spokane, Portland and Seattle Railway Company's right of way; thence southeasterly, along said right of way boundary, a distance of 143.80 feet to a point on the east line of said Government Lot 5; thence south along the east line of Government Lots 5 and 1 a distance of 156 feet to the southeast corner of the grantor's property; thence west on the south line of the grantor's property a distance of 95 feet; thence N. 76° 31' W. 1,035 feet; thence N. 83° 44' W. 103 feet, more or less, to a point on a line that is parallel to and distant 134 feet west of the east line of said donation land claim; thence north, parallel to the east line of said donation land claim a distance of 140 feet to the point of beginning.

The parcel of land above described contains 4.32 acres.

Said easement and right of way are for the following purposes, namely: A perpetual and assignable right to enter upon Tract WS-174E 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 hereinbefore described, there is included as an appurtenance the right of access thereto over and across other lands of the Grantor.

The consideration above mentioned is hereby 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, and matters relating to water rights and mining rights, if any.
2. Reservations contained in patents from the United States of America.
3. Reservations, restrictive covenants and easements as set forth in those certain deeds recorded December 19, 1949, in Book 35, page 36, and recorded December 22, 1952, in Book 36, page 91, Deed Records of Skamania County, Washington.

TO HAVE AND TO HOLD the said easement and right of way unto the UNITED STATES OF AMERICA and its assigns forever. Coy-Catlin Post No. 137 of the American Legion covenants to and with the above named grantee and its assigns 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 above noted, and that it will and its successors and assigns, shall warrant and forever defend the title thereto and possession thereof against the lawful claims and demands of all persons whomsoever.

Dated this 1<sup>st</sup> day of NOVEMBER 1962.

COY-CATLIN POST NO. 137 OF THE AMERICAN LEGION

By Richard C. McGrew  
Richard C. McGrew, Commander

(SEAL)

By Gunnar Johnson  
Gunnar Johnson, Adjutant

STATE OF WASHINGTON )  
 )  
COUNTY OF SKAMANIA ) ss.

On this 1<sup>st</sup> day of Nov., 1962 before me, the under-  
signed, a Notary Public in and for the State of Washington, duly commissioned  
and sworn, personally appeared RICHARD C. MCGREW and GUNNAR JOHNSON to me known  
to be the Commander and Adjutant, respectively, of the COY-CATLIN POST NO. 137  
OF THE AMERICAN LEGION, a corporation, that executed the 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 they are authorized to execute the said instrument and that the  
seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year in this  
certificate above written.

(SEAL)

B. M. Wright  
Notary Public in and for the State of  
Washington, residing at Stevenson

