

WARRANTY DEED

The Grantors, ESSON H. SMITH and HAZEL VIRGINIA SMITH, husband and wife, and HAZEL VIRGINIA SMITH as trustee of the Terry Esson Smith Trust, all of Stevenson, in Skamania County, State of Washington, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid convey and warrant to COLUMBIA-PACIFIC TOWING CORPORATION, a Washington corporation, the following described real property located in Skamania County, State of Washington:

PARCEL NO. 1
(Pierce Island)

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

ALSO all shorelands of the second class situate in front of, adjacent to or abutting upon Government Lot 1 of Section 36, Township 2 North, Range 6 E. W. M. with a frontage of 31.79 lineal chains measured along the meander line.

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

PARCEL NO. 2
(Hamilton Island)

Commencing in Section 29, Township 2 North, Range 7 E. W. M., at a point in the line dividing the D. L. C. of 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 D. L. C., 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 D. L. C., which said intersection last aforesaid is the initial point of this description; running from thence south 18° west 2,300 feet, more or less, to the northern boundary line of land heretofore on the 27th day of July, 1863, conveyed by S. M. Hamilton and wife to the 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 30 feet distant therefrom 200 feet to the southwest corner of S. B. Jone's lot; thence northerly at right angles with the last line 200 feet to the northwest corner of said Jone's 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

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of the present railroad; thence westerly parallel with the center line of the main railroad track and 30 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 1,340 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...upstream 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° 30' west along the dividing line between said Donation Land Claims 22.50 chains, more or less, to the place of beginning;

EXCEPT easements for a channel improvement project acquired by the United States of America in Civil Cause No. 2554 in the United States District Court for the Western District of Washington, Southern Division, the declaration of taking therein having been filed on June 9, 1960.

PARCEL NO. 3
(Rock Creek Moorage)

A tract of land lying within the boundaries of the Daniel Baughman 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 1,027.2 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;

EXCEPT right of way acquired by the Spokane, Portland & Seattle Railway Company; AND EXCEPT easement for a drainage ditch and pipeline reserved by Steve J. Melonas et al. in deed dated December 26, 1952, recorded at page 69 of Book 37 of Deeds, Records of Skamania County, Washington.

PARCEL NO. 4
(Office Building and adjacent lots)

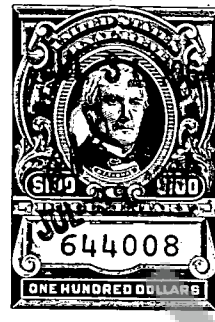
Lots 1 to 14 inclusive and Lots 18 to 32 inclusive of Block One of RIVERVIEW ADDITION TO THE TOWN OF STEVENSON according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington;

EXCEPT a certain cemetery 40' x 60' in size reserved by R. N. Shepard et al. in deed dated October 23, 1900, recorded at page 154 of Book G of Deeds, Records of Skamania County, Washington.

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PARCEL NO. 5
(Aalvik Parcel, Stevenson)

Lots 3, 4, 5, 6, 7, and 8 of Block Three 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;

EXCEPT that portion thereof which lies within the right of way of the Spokane, Portland & Seattle Railway Company.

PARCEL NO. 6
(Kanaka Creek Tract)



A tract of land located in Section 36, Township 3 North, Range 7 1/2 E. W. M. described as follows:

Beginning at a point marking the intersection between the east boundary of Kanaka Creek Road and the south line of Block Three 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 Spokane, Portland & Seattle Railway Company 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.

PARCEL NO. 7
(Foss view property lots, Stevenson)

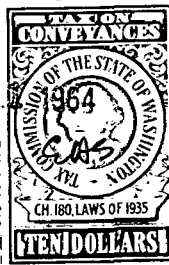
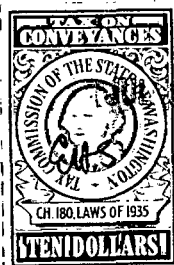
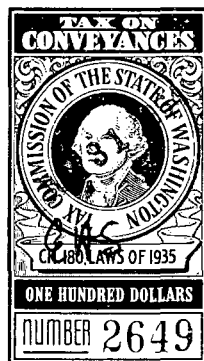
Lots 3, 4, 5, 6, 7 and 8 of Block Two of the FIRST ADDITION TO HILL CREST ACRE TRACTS according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington;

SUBJECT TO restrictive covenants set forth in agreement dated February 16, 1956, and recorded at page 143 of Book 4 of Agreements & Leases, Records of Skamania County, Washington, relating to the keeping of animals, cost of construction, and building limitations.

PARCEL NO. 8
(Rock Creek Acreage)

All that portion of the West Half of the East Half of the Southeast Quarter (W 1/2 E 1/2 SE 1/4) of Section 35, Township 3 North, Range 7 E. W. M. lying southerly of the tract of land acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines, and lying northerly and easterly of the center of Rock Creek;

EXCEPT an easement for a road right of way 20 feet in width granted to Amos J. Royse; AND EXCEPT an easement for a pipeline for the transportation of natural gas, oil, and the products thereof granted to the Pacific Northwest Pipeline Corporation, a Delaware corporation, by right of way contract dated December 16, 1955, and recorded at page 169 of Book 42 of Deeds, Records of Skamania County, Washington.

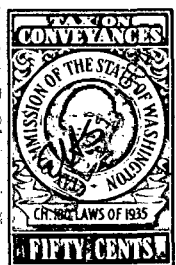


PARCEL NO. 9
(Log Dump, Wind River)

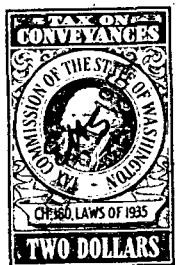
Government Lot 3 of Section 27, Township 3 North, Range 8 E. W. M.

PARCEL NO. 10
(Storage area, Wind River)

All that portion of the following described real property lying northerly of the right of way acquired by the Spokane, Portland & Seattle Railway Company;



Beginning at the southwest corner of Section 27, Township 3 North, Range 8 E. W. M.; thence north 48° east 186 feet; thence north 24° east 330 feet; thence north 78° east 458 feet; thence north 89° east 175 feet; thence south 71° east 164 feet; thence south 76° east 95 feet; thence south 78° east 151 feet; thence north 86° east 212 feet; thence north 37° east 127 feet; thence north 08° east 289 feet; thence north 44° west 44 feet; thence north 15° west 50 feet; thence north 11° east 140 feet; thence north 34° east 68 feet; thence north 26° east 100 feet; thence north 02° west 200 feet; thence north 07° east 100 feet; thence north 01° east 150 feet; thence north 02° east 100 feet; thence north 24° west 142 feet; thence north 14° west 60 feet; thence north 23° west 93 feet; thence north 26° west 100 feet; thence north 44° west 200 feet; thence north 47° west 116 feet; thence north 43° west 100 feet to oak tree standing near the southwest corner of Hatchery Building; thence west 80 feet to southwest corner of Hatchery grounds; thence west 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, Township 3 North, Range 8 E.W. M.; thence south on said section line to the point of beginning; EXCEPTING therefrom 5.2 acres heretofore deeded to the State of Washington for Fish Hatchery;



SUBJECT TO a right of way for Primary State Highway No. 8 granted to the State of Washington by deed dated December 17, 1954, and recorded at page 176 of Book 39 of Deeds, Records of Skamania County, Washington; and relinquishment of rights of access to said highway and of light, view, and air as set forth in the aforesaid deed.

PARCEL NO. 11
(Drano Lake)

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

ALSO all shorelands of the second class situate in front of, adjacent to or abutting upon Government Lot 2 of Section 26, Township 3 North, Range 9 E. W. M. with a frontage of 22.13 lineal chains, more or less.

PARCEL NO. 12
(Underwood)

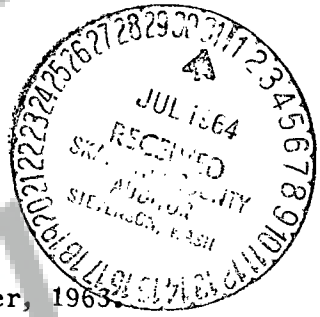
Lots 8, 9 and 10 of Block Two of the FIRST ADDITION TO THE TOWN OF UNDERWOOD according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; EXCEPT that portion thereof which lies within the right of way acquired by the Spokane, Portland and Seattle Railway Company;

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A tract of land in Government Lot 1 in 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 and Seattle Railway Company with the west line of the said Section 23; thence south along the west line of said section to the meander line of the Columbia River; thence following said meander line upstream to the west line of Lot 10 of Block Two of the FIRST ADDITION TO THE TOWN OF UNDERWOOD according to the official plat thereof; thence following the west line of the said Lot 10 and its prolongation north 06° 49' west to intersection with the southerly line of said railroad right of way; thence following the southerly line of said railroad right of way in a westerly direction to the point of beginning.

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SUBJECT TO reservations, easements and rights of way of record.



Dated at Stevenson, Washington, this 27th day of December, 1963.

No. 4438
TRANSACTION EXCISE TAX
JUL 31 1964
Amount Paid 1224.40
Michael E. Donnell
Skamania County Treasurer
By

Esson H. Smith
ESSON H. SMITH

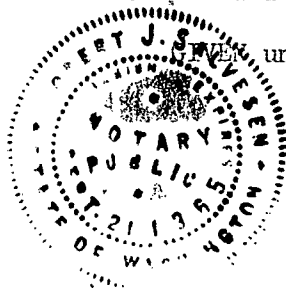
Hazel Virginia Smith
HAZEL VIRGINIA SMITH

Hazel Virginia Smith
HAZEL VIRGINIA SMITH
as trustee of the Terry Esson Smith Trust

STATE OF WASHINGTON)
) ss.
County of Skamania)

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 27th day of December, 1963, personally appeared before me ESSON H. SMITH and HAZEL VIRGINIA SMITH, husband and wife, and HAZEL VIRGINIA SMITH as trustee of the Terry Esson Smith Trust, to me known to be the individuals described in and who executed the foregoing 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.

Given under my hand and official seal the day and year last above written.



Robert J. Salmon
Notary Public in and for the State of Washington, residing at Stevenson therein.