

WARRANTY DEED

THE GRANTORS, LEON P. MONTCHALIN and YVONNE MONTCHALIN, husband and wife, for and in consideration of the sum of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby convey and warrant unto PRINDLE MOUNTAIN QUARRY CO., INC., a Washington corporation, the Grantee, the following described real property situated in Skamania County, State of Washington, to-wit:

PARCEL NO. 1

The Northwest quarter of the Southwest quarter; the South half of the Southwest quarter; and the Southwest quarter of the Southeast quarter of Section 1, Township 1 North, Range 5 East of the Willamette Meridian;

EXCEPT that portion thereof lying Southerly of the right of way acquired by the State of Washington for Primary State Highway No. 8;

AND EXCEPT the following described tract conveyed to Wright Harris by deed dated January 16, 1934;

Beginning at the Southwest corner of Section 1, Township 1 North, Range 5 East of the Willamette Meridian; thence East 2,000 feet; thence North 248.3 feet; thence North 56°20' East 625.2 feet to the initial point of the tract hereby described; thence North 51°33' East 131.6 feet; thence South 57°33' East 76.2 feet; thence South 46°14' East 67.2 feet; thence South 29°30' East 88 feet to the North line of Primary State Highway No. 8; thence South 57°20' West along the North line of said highway 307.93 feet; thence North 248.3 feet to the initial point; together with water rights and easements for water pipelines appurtenant thereto;

AND EXCEPT the following described tract conveyed to George H. Perry by deed dated February 10, 1948; Beginning at the Southwest corner of Section 1, Township 1 North, Range 5 East of the Willamette Meridian; thence East 2,000 feet; thence South 23 feet to the Northerly line of Primary State Highway No. 8; thence North 57°20' East along the Northerly line of said highway 993.13 feet to the initial point of the tract hereby described; thence North 29°30' West 93.5 feet; thence North 46°14' West 82 feet; thence North 57°35' West 82.7 feet; thence North 22°05' East 145 feet; thence North 52°00' East 100 feet; thence North 62°42' East 275 feet; thence North 84°10' East 94 feet; thence South 33°06' East 196.92 feet to County Road; thence following the Northerly line of said County Road 30°15' West 128 feet to the Northerly line of Primary State Highway No. 8; thence South 57°20' West 389.07 feet to the initial point; together with water rights and easements for water pipelines appurtenant thereto;

AND EXCEPT the following described tract acquired by Loyd O.



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Ward described as follows: Beginning at a point on the Northerly line of Primary State Highway No. 8 East 2,000 feet and South 23 feet from the Northwest corner of Section 12, Township 1 North, Range 5 East of the Willamette Meridian; thence Following the Northerly line of said highway North  $57^{\circ}20'$  East 625.2 feet; thence North to intersection with the Southerly line of the access road easement granted to the United States of America by deed dated April 2, 1942, and recorded at page 45 of Book 29 of Deeds, records of Skamania County, Washington; thence following the Southerly line of said access road in a Westerly direction to a point North of the point of beginning; thence South to the point of beginning; together with water rights and easements for water pipelines appurtenant thereto; AND EXCEPT a tract of land acquired by Skamania County described as follows: Beginning at the intersection of the North line of Government Lot 1 of Section 1, Township 1 North, Range 5 East of the Willamette Meridian, with the Northerly right of way line of Primary State Highway No. 8, said point being 251.5 feet East of the Northeast corner of the Southwest quarter of the Southeast quarter of the said Section 1; thence West 668.7 feet; thence South 428.82 feet to the Northerly right of way line of said highway; thence in a Northeasterly direction following the Northerly right of way line of said highway to the point of beginning.

Parcel No. 2

The Southeast quarter of Section 2, Township 1 North, Range 5 East of the Willamette Meridian.

Parcel No. 3

All that portion of the Northwest quarter of the Northeast quarter and of Government Lot 4 of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, lying Northerly of the right of way acquired by the State of Washington for Primary State Highway No. 8;

EXCEPT a tract of land conveyed to J. J. Ryan by deed dated July 9, 1923, described as follows: Beginning at a point on the Northerly line of Primary State Highway No. 8 South  $85^{\circ}52'$  West 195.5 feet from the Northwest corner of the property owned by School District No. 9; thence along the old Gunther-Gattanini Road North  $38^{\circ}03'$  West 116 feet; thence North  $08^{\circ}01'$  West 150 feet; thence South  $81^{\circ}59'$  West 200 feet; thence South  $16^{\circ}21'$  East along creek at a distance of 6 feet from the center thereof 100 feet; thence South  $32^{\circ}01'$  East along said creek and 6 feet from the center thereof 166 feet to the Northerly line of said highway; thence North  $83^{\circ}29'$  East along said highway 170 feet to the point of beginning; said tract containing 1 acre, more or less; together with water rights appurtenant thereto.

Parcel No. 4

All that portion of Government Lots 1 and 2 of Section 12, Township 1 North, Range 5 East of the Willamette Meridian, lying Northerly of the right of way acquired by the State of Washington for primary State Highway No. 8.

Parcel No. 5

A strip of land 40 feet in width located in Government Lot 4 of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, more particularly described as follows: Beginning at a point 190 feet North of the meander corner common to Sections 11 and 12, Township 1 North, Range 5 East of the Willamette Meridian, said point being on the Southerly line of the Spokane, Portland and Seattle Railway Company's right of way; thence South  $68^{\circ}24'$  West following the Southerly line of said right of way 490 feet to the initial point of the tract hereby described; thence South  $43^{\circ}$  West 200 feet; thence South  $15^{\circ}31'$  East 150 feet to intersection with the meander line of the Columbia River; thence Westerly following the meander line of the Columbia River to a point 40 feet distant, measured at right angle, from the last described course; thence Northerly along a line 40 feet distant from, and parallel to, the first two courses of the tract hereby described to intersection with the Southerly line of the aforesaid railway right of way; thence North  $68^{\circ}24'$  East to the initial point, TOGETHER WITH the tide or shorelands, if any, owned by Seller abutting said parcel.

TOGETHER WITH all rights, privileges and benefits appurtenant to and enjoyed with said property, including all rights reserved by Grantors in the real estate contract mentioned below, and the aforesaid lands are conveyed hereby subject to the following:

1. Easements and rights of way for public roads lying within or over the aforesaid lands, including the right of way acquired by the State of Washington for Primary Highway No. 8.
2. An easement and a right of way for an electric power transmission line granted to the Northwestern Electric Company, a corporation.
3. A transmission line easement 100 feet in width granted to the United States of America for the Bonneville Power Administration's electric power transmission lines by deed dated September 26, 1941, and recorded October 7, 1941, at page 451 of Book 28 of Deeds, under Auditor's File No. 30927, records of Skamania County, Washington.
4. An access road easement over and across portions of Sections 1, 2, and 11, Township 1 North, Range 5 East of the Willamette Meridian, granted to the United States of America for the use of the Bonneville Power Administration by deed dated April 2, 1942, and recorded April 13, 1942, at page 45 of Book 29 of Deeds, under Auditor's File No. 31508, records of Skamania County, Washington.
5. An access road easement over and across a portion of Section 1, Township 2 North, Range 5 East of the Willamette Meridian, granted to the United States of America for the use of the Bonneville Power Administration by deed dated August 6, 1942, and recorded August 6, 1942, at page 212 of Book 29 of Deeds, under Auditor's File No. 31911, records of Skamania County, Washington.

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6. Easements and rights of way for existing water pipelines and water rights including a surface water right for 0.1 cubic feet per second for water for a swimming pool and for domestic use in five dwelling houses granted to Ernest J. Swigert by the State of Washington by an instrument dated October 12, 1964, and recorded October 14, 1964, at page 77 of Book "J" of Miscellaneous Records, under Auditor's File No. 64060, records of Skamania County, Washington.
7. An unrecorded quarry lease dated November 16, 1959, covering approximately 26.5 acres in the Southwest quarter of the Southwest quarter of Section 1 and in the Southeast quarter of the Southeast quarter of Section 2, Township 1 North, Range 5 East of the Willamette Meridian, wherein Leon P. Montchalin and Yvonne Montchalin, husband and wife, are lessors and Skamania County, Washington, a municipal corporation, is lessee; and an extension thereof dated February 24, 1965.

This deed is delivered in performance of a Real Estate Contract between Grantors and Grantee bearing date of May 6, 1966, and the warranties of title herein relate to the date of said contract.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 25<sup>th</sup> day of July, 1967.

TRANSACTION EXCISE TAX

AUG 7 1967

Amount Paid Paid Rec Ex Rec 5092

Skamania County Treasurer

By STATE OF WASHINGTON )

SS

COUNTY OF CLARK )

Leon P. Montchalin  
Leon P. Montchalin

Yvonne Montchalin  
Yvonne Montchalin

On this day personally appeared before me LEON P. MONTCHALIN and YVONNE MONTCHALIN, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25<sup>th</sup> day of July, 1967.

