

77355

Bonneville Lock and Dam
Project Second Powerhouse

Tract No. 2401

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FOURTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100

DOLLARS

(\$ 14,350.00) in hand paid, receipt of which is hereby acknowledged

We, J.J. Truelove and Virginia Truelove, Husband and Wife

have/has granted, bargained, and sold and by these presents do/does hereby grant, bargain, sell and convey unto the UNITED STATES OF AMERICA and its assigns all the bounded and described real property situate in the County of Skemania in the State of Washington as shown on Schedule "A" attached hereto and made part hereof.

Subject only to rights outstanding in third parties and reservations, as shown on Schedule "B" attached hereto and made part hereof together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described and granted premises 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 above granted premises in fee; have a good and lawful right and power to sell and convey the same; that the same are 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 above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

AND FURTHER, for the consideration aforesaid, we the grantor(s) above named hereby convey(s) and quitclaim unto the said UNITED STATES OF AMERICA and its assigns, all right, title and interest which we may have in and to the banks, beds and waters of any streams opposite to or fronting upon the lands above described and in any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land and in any means of ingress or egress appurtenant thereto.

The true and actual consideration for this transfer is
\$14,250.00

The foregoing recital of consideration is true as I verily believe.

No. 2465
TRANSACTION EXCISE TAX

APR 17 1974

Amount Paid *11*
Skemania County Treasurer

BY *J. J. Truelove* PPT

NPP FL 167
Apr. 72

WITNESS our hands and seals this 17 day of *April*, 1974

J. J. Truelove
J. J. TRUELOVE

VIRGINIA TRUELOVE
Virginia Truelove

STATE OF WASHINGTON

COUNTY OF SKAMIA

On the 17 day of April, 1974, personally came before me, as Notary Public in and for said County and State, the within named J. J. TRUELOVE AND VIRGINIA TRUELOVE, Husband and Wife

to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that they executed 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. Salonen

Notary Public in and for the State of Washington

My Commission Expires SEPT. 21, 1977



SCHEDULE "A"

Tract 2401

A tract of land situated in Section 22; Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Section 22; thence South 1335.21 feet; thence East 454.89 feet to the Southerly right-of-way line of the Evergreen Highway (State Highway No. 14); thence South 81°00'00" East along said right-of-way line 675.00 feet to the point of beginning; thence North 81°00'00" West along said right-of-way line 75.00 feet; thence South 09°00'00" West 86.00 feet; thence South 81°00'00" East to a point which is South 00°45'00" West from the point of beginning, thence North 00°45'00" East to the point of beginning, said tract being designated as portions of Lot 2-A and Lot 3 of Block 1 of the unrecorded plat of the Town of North Bonneville, Washington.

Also including one-half of the adjacent streets and alleys.

The tract of land herein described contains 0.22 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2401,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

J. J. Truelove and
Virginia Truelove

SCHEDULE "B"

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

Existing easements for public roads and highways, public utilities, railroads and pipelines, and

Reservations contained in patents from the United States of America.

Also, reserving to the vendor, or his tenant now in possession of the property, in consideration of the protection and maintenance of the land, to which the vendor hereby agrees, reserves the right to occupy until 1 October 1974 that portion of the lands herein described upon which said buildings and improvements are now situated. Such occupancy is subject to revocation by the District Engineer, Portland District, or his authorized representative, at any time upon giving 60 days notice in writing to the vendor if possession of the property is required by the United States prior to the expiration of the occupancy date above set forth.