

77442

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Bonneville Loop & Dam  
Project Second Reservoir

Tract No. 2406

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FORTY THOUSAND SEVEN HUNDRED AND NO/100

DOLLARS

(\$ 40,700.00 ) in hand paid, receipt of which is hereby acknowledged

We, Ted M. Cole and Opal E. Cole, Husband and Wife

have/had 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 Skamania 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 \$40,700.00

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

WITNESS our hands and seals this 1<sup>st</sup> day of MAY, 1974.

No. 2506  
TRANSACTION EXCISE TAX

MAY 2 1974

Amount Paid \$40,700.00

By *Shamalia County Treasurer*By *Shamalia County Treasurer*

TED M. COLE

OPAL E. COLE

STATE OF WASHINGTON )  
COUNTY OF SKAMANIA )

On the 14<sup>th</sup> day of MAY, 1974, personally came  
before me, as Notary Public in and for said County and State, the  
within named TED M. COLE and OPAL E. COLE, 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. Salvendy*

Notary Public in and for the  
State of Washington

My Commission Expires SEPT. 21, 1977

28 February 1974

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### SCHEDULE "A"

#### Tract 2406

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 Northeast corner of said Section 22; thence South 1,257.00 feet; thence West 38.93 feet to the Southerly right-of-way line of the Evergreen Highway (State Highway No. 24); thence South 81°00'00" East along said right-of-way 800.00 feet to the point of beginning; thence South 09°00'00" West 50.00 feet; thence South 81°00'00" East 25.00 feet; thence South 09°00'00" West 50.00 feet; thence North 81°00'00" West 225.00 feet; thence North 09°00'00" East 50.00 feet; thence South 81°00'00" East 53.70 feet; thence North 09°00'00" East 50.00 feet to a point on the Southerly line of the Evergreen Highway; thence South 11°00'00" East along said right-of-way 137.00 feet to the point of beginning, said tract being designated as Lots 10 and 11 and portions of Lots 9, 12 and 13 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 0.81 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED  
OWNER(S) FOR TRACT 2406,  
BONNEVILLE LOCK AND DAM  
(LAKE BONNEVILLE)

Ted M. Cole and  
Opal E. Cole

## 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.

Excepting and Reserving to the Vendor the right to remove the following buildings and improvements:

Garage-Equipment Storage Structure (1008 sq. ft.)

on or before 25 April 1975. In the event that the said buildings and improvements are not completely removed on or before said date, the right of removal shall terminate automatically and the United States shall have a good and indefeasible title to said buildings and improvements which remain, without notice to the Vendor. Together with a right to set off from reserved building value, the cost of cleaning up portions of said buildings or improvements not removed.

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 25 April 1975 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 90 days notice in writing to the occupant if possession of the property is required by the United States prior to the expiration of the occupancy date above set forth.