

78214

Bonneville Lock & Dam
Project Second Powerhouse

Tract No. 2645

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWELVE THOUSAND FIVE HUNDRED AND NO/100

DOLLARS

(\$ 12,500.00) in hand paid, receipt of which is hereby acknowledged

We, GEORGE L. NYGAARD AND VIOLET P. NYGAARD, Husband and Wife,

have/has granted, bargained, and sold and by these presents do/~~grant~~ 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
\$12,500.00

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

No. 2857

TRANSACTION EXCISE TAX

WITNESS our hands and seals this 1: day of Sept. , 1974

SEP 11 1974

Amount paid, \$12,500.00
 Skamania County Treasurer

By _____

George L. Nygaard

GEORGE L. NYGAARD

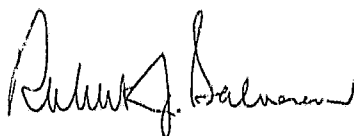
VIOLET P. NYGAARD

STATE OF WASHINGTON)
COUNTY OF SKAGWANIA)

On the 11 day of September, 1974, personally came before me, as Notary Public in and for said County and State, the within named GEORGE L. NYGAARD & VIOLET P. NYGAARD, 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.



Notary Public in and for the
State of Washington

(SEAL)

My Commission Expires 9/21/77

SCHEDULE "A"

Tract 2645

A tract of land situated in Section 21, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

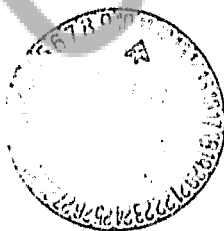
Commencing at the Northeast corner of said Section 21; thence South 441.14 feet; thence West 924.76 feet to a point as set and described by a survey made in March, 1937, by Clark A. LaBarre and F. W. Lawrence; thence South 79°45'00" East 31.62 feet to the Westerly line of the Hattie L. Brown tract; thence North 00°48'00" West along the Westerly line of said Brown tract 163.00 feet; thence North 79°45'00" West 100.00 feet; thence South 00°48'00" East 55.00 feet to the point of beginning; thence South 79°45'00" East 90.00 feet; thence South 00°48'00" East parallel with the Westerly line of said Brown tract 108.00 feet; thence North 79°45'00" West 90.00 feet; thence North 00°48'00" West 108.00 feet.

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

The tract of land herein described contains 0.26 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2645,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

George L. Nygaard and
Violet P. Nygaard



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 19 August 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.