

78821

BOOK # PAGE 216

Bonneville Lock & Dam
Project Second Powerhouse

Tract No. 721

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY ONE THOUSAND AND NO/100

(\$ 31,000.00) DOLLARS, I, in hand paid, receipt of which is hereby acknowledged,

We, JOHN C. BAXTER & HARRIET IRENE BAXTER, Husband and

have hereby granted, bargained, and sold unto the other party or parties hereinabove named its assigns all the bargains, sell and convey unto them the following described real property situated in the County of Skamania bounded and described real property as follows: Schedule "A" attached hereto and in the County of Skamania, State of Washington.

Subject only to rights of tenants in common, easements and reservations as shown on Schedule "B" attached hereto and made part hereof together with all rights under the documents, instruments and agreements thereto between us and our heirs, executors, administrators and personal representatives pertaining.

IT IS AGREED that the above-described and granted land unto the other party or parties hereinabove named is sold and delivered as an entire fee simple, and that we, the above-named grantors, do hereby grant, sell and convey the above-described fee, having full power and authority to make all covenants, warranties, restrictions, conditions, stipulations, terms, or more or less, as may be required, and that we will warrant our heirs, executors and administrators, their heirs, against the lawful claims and demands of all persons whatsoever.

And further, for the consideration aforesaid, we, the grantors aforesaid, do hereby convey and quitclaim to the other party or parties hereinabove named all right, title and interest which we have in and to the lands above described and waters of any streams opposite to or flowing upon the lands above described in any alleys, roads, streets, ways, strips, gobs or paths, right-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
\$31,000.00
The foregoing recital of consideration is true as I verily believe.

WITNESS our hands and seals this 27th day of FEB., 1975.

John C. Baxter
JOHN C. BAXTER
Harrriet Irene Baxter
HARRIET IRENE BAXTER

No. 3101
TRANSACTION EXCISE TAX

FEB 27 1975

Am. 1 Paid
Shamania County Treasurer

NRP RS-147
Ap. 72

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

On the 27th day of FEBRUARY, 1975, personally came before me, as Notary Public in and for said County and State, the within named JOHN G. BAXTER & HARRIET IRENE BAXTER

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. Salazar

Notary Public in and for the
State of Washington

My Commission Expires 9/21/1977



SCHEDULE "A"

Tract 2721

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 a point on the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14) which is 1,574.00 feet West of the East line of said Section 21; thence North 250.00 feet; thence South 79°51'00" East 6.10 feet to the point of beginning; thence North 100.00 feet; thence South 79°51'00" East to the West line of the public street; thence South 100.00 feet; thence North 79°51'00" West to the point of beginning.

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.

NAMES AND ADDRESS OF PURPORTED OWNER(S) FOR TRACT 2721
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

John C. Baxter and
Harriet Irene Baxter

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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 23 February 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.

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