

78821

BOOK 48 PAGE 416

Sonneville 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)

) in hand paid, receipt of which is hereby acknowledged

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

have/XXX granted, bargained, and sold unto the UNITED STATES OF AMERICA and its assigns all the bargain, sell and convey unto the UNITED STATES OF AMERICA and its assigns all the bounded and described real property situated 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 to 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 thereto 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, the grantor(s) and with the above named state and its assigns that we are lawfully seized in possession of the above granted premises and also; 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, 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 whatsoever.

AND FURTHER for the consideration aforesaid we, the grantor(s) above named hereby convey and quitclaim unto the UNITED STATES OF AMERICA and its assigns, all right, title and interest which we may have in and to the lands, water and waters of any streams opposite to or fronting upon the lands above described and in any alleys, roads, streets, ways, strips, acres or railroad 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.

No. 3104
TRANSACTION EXCISE TAX

FEB 27 1975

Amo. 1 Paid

Skamania County Treasurer

By

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



STATE OF WASHINGTON }
COUNTY OF SCAMANIA }

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 C. 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. Salvendy
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 103.09 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.

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

John C. Baxter and
Harriet Irene Baxter

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.