

Borneville Lock and Dam
Project Second PowerhouseTract No. 2544 (Subtract 12)

79370

BARGAIN & SALE DEED

FROM CORPORATION

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-NINE THOUSAND AND NO/100

DOLLARS

(\$ 49,000.00) in hand paid, receipt of which is hereby acknowledged

BEACON ROCK HOMES, INC., a Corporation

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 Skamania in the State of Washington as shown on Schedule "A" attached hereto and made a part hereof, together with all improvements thereon including but not limited to those described on Schedule "C" attached hereto and made a part hereof and do/does sell and assign all our/its right, title and interest to the said United States in and to that certain recorded/unsold lease dated the first day of July, 1973 (recorded at Page 413, Book 5, Book of Agreements and Leases, under Auditors File No. 76903, records of Skamania County, Washington).

Subject only to rights outstanding in third parties and reservations, as shown on Schedule "B" attached hereto and made a 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.

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 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

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

WITNESS our hands and seals this day of 19

3329

FBI
TRANSACTION EXCISE TAX

JUN 4 1975

Amount Paid \$
By *Beacon Rock Homes, Inc.*
Skamania County Treasurer

The true and actual consideration for this transfer is \$49,000.00.

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

IN WITNESS WHEREOF, Beacon Rock Homes, Inc., has caused these presents to be signed in its name by its President and its corporate seal to be affixed, attested by its Secretary this 4 day of JUNE 1975.

BEACON ROCK HOMES, INC.

By John C. Baxter
President

ATTEST:

Secretary

STATE OF WASHINGTON)
COUNTY OF Skamania) ss.

On this 4th day of June, 1975, before me personally appeared John C. Baxter and Jerry L. Ziegler, to me known to be the president and secretary, respectively of BEACON HOMES, INC., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Robert J. Salomon

Notary Public in and for the State of Washington, residing at Stevenson, Washington.

My Commission Expires: 9/21/77



20 December 1974

SCHEDULE "A"

Tract 2544

A tract of land situated in Section 21 and the Southeast quarter of the Southeast quarter of Section 16, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14), said point being 320.00 feet West of the East line of said Section 21; thence North 1,650.00 feet; thence West 548.00 feet; thence South to the Northerly right-of-way line of said highway; thence Easterly along the Northerly right-of-way line of said highway to the point of beginning.

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

The tract of land herein described contains 20.51 acres, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2544,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

D. A. Brown, et al

Bonneville Lock and Dam
Project Second powerhouse

Tract No. 2544 (Subtract 12)

75870

BARGAIN & SALE DEED

FROM CORPORATION

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-NINE THOUSAND AND NO/100

DOLLARS

(\$ 49,000.00) in hand paid, receipt of which is hereby acknowledged

BEACON ROCK HOMES, INC., a Corporation

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 Skamania in the State of Washington as shown on Schedule "A" attached hereto and made a part hereof, together with all improvements thereon including but not limited to those described on Schedule "C" attached hereto and made a part hereof and do/does sell and assign all our/right, title and interest to the said United States in and to that certain recorded/~~unrecorded~~ lease dated the first day of July, 19 73 (recorded at Page 410, Book 5, Book of Agreements and Leases, under Auditors File No. 76903, records of Skamania County, Washington).

Subject only to rights outstanding in third parties and reservations, as shown on Schedule "B" attached hereto and made a 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.

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 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

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

WITNESS our hands and seals this day of , 19

3325

TRANSMITTAL TAX

JUN 4 1975

Beacon Rock Homes, Inc.
Beacon Rock Homes, Inc.
Beacon Rock Homes, Inc.

The true and actual consideration for this transfer is \$49,000.00.

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

IN WITNESS WHEREOF, Beacon Rock Homes, Inc., has caused these presents to be signed in its name by its President and its corporate seal to be affixed, attested by its Secretary this 4 day of JUNE 1975.

BEACON ROCK HOMES, INC.

By John C. Baxter
President

ATTEST:
SECRETARY

Secretary

STATE OF WASHINGTON)
COUNTY OF Skamania) ss.

On this 4th day of June, 1975, before me personally appeared John C. Baxter and Jerry L. Ziegler, to me known to be the president and secretary respectively of BEACON HOMES, INC., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Robert G. Salmon
Notary Public in and for the State
of Washington, residing at
Stevenson, Washington.

My Commission Expires: 9/2/77



20 December 1974

SCHEDULE "A"

Tract 2544

A tract of land situated in Section 21 and the Southeast quarter of the Southeast quarter of Section 16, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14), said point being 320.00 feet West of the East line of said Section 21; thence North 1,650.00 feet; thence West 548.00 feet; thence South to the Northerly right-of-way line of said highway; thence Easterly along the Northerly right-of-way line of said highway to the point of beginning.

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

The tract of land herein described contains 20.51 acres, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2544,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

D. A. Brown, et al

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: Approximately 4,160 square foot building, machinery and equipment more particularly set forth as follows:

1-6"x30", 3 inserted tooth saws, double shift edger. Complete with 22' steel infeed and out feed tables.

Powered by a 4 cylinder Butane Gas motor on steel frame, complete with clutch and 4 sheave V-belt drive system.

1-18" Sumner swing out-off saw w/table, electric powered, installed and wired.

30' sawlust conveyor, wood trough, light steel chain - electric motor drive

170'-15" roller conveyor on steel frame.

36' wood frame roller conveyor.

20'-12" skate wheel conveyor, steel frame.

17' green chain, wood construction, double light steel chain, electric gear motor drive Est. 2 H.P.

1-250 gal steel fuel tank

1-wood work bench

1 steel truss binder

220-3 phase wiring and conduit and switches

1 wood log deck made from logs

1-9' wood frame carriage, 2 axle trucks, Corley had operated set works and dogs, 36' carriage truck

1-flat belt, friction, drum carriage drive, under a single saw wood arbor with a 52" inserted tooth, circle saw

Powered by a 6 cylinder gas Ford industrial engine, mounted on a steel frame, with clutch and 6 sheave V-belt drive system to saw arbor

on or before 20 May 1976. 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 20 May 1976 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.

SCHEDULE "C"

No improvements.

Unofficial
Copy