

Project Bonneville Lock and Dam
Second Powerhouse

Tract No. 2463

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-FIVE THOUSAND ONE HUNDRED FIFTY AND NO/100

DOLLARS

(\$45,150.00) in hand paid, receipt of which is hereby acknowledged

We, JOHN FRANCKOWIAK and FLORENCE A. FRANCKOWIAK, Husband and Wife

have ~~hereby~~ granted, bargained, and sold and by these presents ~~do hereby~~ grant, 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 Skagitua in the State of Washington and shown as a whole on the map attached hereto and made part hereof.

Subject only to rights outstanding in third parties and reservations now 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 covenant, sell and with the above named grantee and its assigns that we and our lawful heirs and possessors of the above granted premises in law 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.

ALL FURTHER, for the consideration aforesaid, we the grantor(s) above named hereby convey and quitclaim unto the said UNITED STATES OF AMERICA and its assigns, all right, title and interest which we now 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.

3330

The true and actual consideration for this transfer is FORTY-FIVE THOUSAND ONE HUNDRED FIFTY AND NO/100. The foregoing recital of consideration is true as I verily believe.

No. _____
TRANSACTION EXCISE TAX

JUN 4 1975

Amount \$45,150.00
 Skagitua County Treasurer
 by _____

WITNESS our hands and seals this 4 day of JUNE, 1975

JOHN FRANCKOWIAK

FLORENCE A. FRANCKOWIAK

STATE OF WASHINGTON)

COUNTY OF SKAGHANAWAY)

On the 4th day of JUNE, 1975, personally came before me, as Notary Public in and for said County and State, the within named JOHN FRANCKOWIAK and FLORENCE A. FRANCKOWIAK, Husband and Wife

to me personally known to be the identical persons 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.

Ruth J. Salonen

Notary Public in and for the
State of WASHINGTON

My Commission Expires 9/21/77

(SEAL)

SCHEDULE "A"

Tract 2463

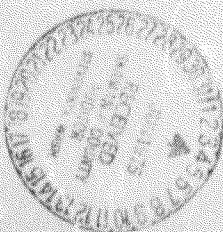
A tract of land situated in Section 22, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of BENSON'S ADDITION TO THE TOWN OF NORTH BONNEVILLE according to the official plat thereof on file and of record at page 94 of Book "A" of Plats, Records of Skamania County, Washington, said point being located on the Northerly line of the Evergreen Highway at the Southwest corner of a tract of land conveyed to George H. Scammon by deed recorded at page 611 of Book "B" of Deeds, Records of Skamania County, Washington; thence North $81^{\circ}00'00''$ West along said highway 281.91 feet to the Southwest corner of Lot 6 of Block 1 of BENSON'S ADDITION TO THE TOWN OF NORTH BONNEVILLE aforesaid; thence North $00^{\circ}48'00''$ West 100.00 feet; thence South $81^{\circ}00'00''$ East 25.31 feet; thence North $87^{\circ}45'00''$ West 20.00 feet; thence North $81^{\circ}00'00''$ West 50.62 feet; thence North $00^{\circ}48'00''$ West 80.00 feet; thence South $81^{\circ}00'00''$ East 30.22 feet, more or less, to the East line of said plat at a point on the West line of said tract conveyed to George H. Scammon; thence South $00^{\circ}48'00''$ East 200.00 feet to the point of beginning, said tract including Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14 of Block 1 and the South 60.00 feet of Lots 3, 4, 5, 6, 7 and 8 of Block 2 of BENSON'S ADDITION TO THE TOWN OF NORTH BONNEVILLE aforesaid and that portion of Benson Street as shown on said plat vacated by Ordinance of the Board of County Commissioners of Skamania County, Washington, dated November 2, 1953. Also including one-half of the adjacent streets and alleys.

The tract of land herein described contains 1.81 acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2463,
BONNEVILLE LOCK AND DAM
(LAKS BONNEVILLE)

John Franchowiak and
Florence M. Franchowiak



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 Oak Trees within 120 feet of Highway 14 until 22 May 1976.

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 22 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.