

79382

Bonneville Lock and Dam
Project Second Powerhouse

Tract No. 2437

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY FOUR THOUSAND FIFTY AND NO/100

DOLLARS

(\$64,050.00) in hand paid, receipt of which is hereby acknowledged

We, VERNON E. SEAGER and BEVERLY A. SEAGER, Husband and Wife

have ~~been~~ granted, bargained, and sold and by those presents do ~~hereby~~ 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 "E" 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 to and with the above named granted 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, 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 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.

3335

No. _____
TRANSACTION EXCISE TAX

JUN 5 1975

Amount Paid _____

Skamania County Treasurer

By _____

The true and actual consideration for this transfer is SIXTY FOUR THOUSAND FIFTY AND NO/100 (\$64,050.00)
The foregoing recital of consideration is true as I verily believe.

WITNESS our hands and seals this 5th day of June, 1975

VERNON E. SEAGER

BEVERLY A. SEAGER

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

On the 5th day of JUNE, 1975, personally came before me, as Notary Public in and for said County and State, the within named VERNON E. SEAGER and BEVERLY A. SEAGER, 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.

Robert J. Salmons

Notary Public in and for the
State of WASHINGTON

My Commission Expires SEPT. 21, 1977

(SEAL)

SCHEDULE "A"

Tract 2437

A tract of land situated in Section 22, Township 2 North, Range 7 East of the willamette Meridian, Skamania County, Washington, being designated as Lot 11 of Block 2 of BONNEVISTA ADDITION TO THE TOWN OF NORTH BONNEVILLE according to the official plat thereof on file and of record at page 92 of Book "A" of Plats, Records of Skamania County, Washington.

Also a tract of land situated in said Section 22 being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 9 of Block 2 of Bonneville Addition to the Town of North Bonneville; thence Northwesterly along the Northeasterly line of Lots 9, 10, 11, 12 and 13 of said Block 2 to the intersection with the Easterly line of Lot 15 of said Block 2; thence Northerly along the Easterly line of Lots 15, 16, 17 and 18 of said Block 2 to the Northeast corner of said Lot 18; thence continuing Northerly on the same course 31.00 feet; thence East to a point which is North of the point of beginning; thence South to the point of beginning.

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

The tract of land herein described contains 1.11 acres, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2437,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Vernon E. Seager and
Beverly A. Seager



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:

All buildings, improvements and equipment including cables on or before 1 April 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 1 April 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.