

80645

Bonneville Lock and Dam
Project Second Powerhouse
Tract No. 2708 & 2743

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF NINE THOUSAND SIX HUNDRED AND NO/100

DOLLARS

(\$ 9,600.00) in hand paid, receipt of which is hereby acknowledged,
I, Beatrice M. Rhode, a single woman,

~~has~~ has 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 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 "B" attached hereto and made 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. I covenant to and with the above named
grantee and its assigns that I am 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 I will and my 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, I the grantor ~~xxx~~ above named
hereby convey(s) and quitclaim unto the said UNITED STATES OF AMERICA and its assigns,
all right, title and interest which I 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, zones 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
NINE THOUSAND SIX HUNDRED AND NO/100 (\$9,600.00).
The foregoing recital of consideration is true as I verily
believe.

No. 3457
TRANSACTION EXCISE TAX

WITNESS our hands and seals this 14th day of August, 1975

AUG 14 1975

Beatrice M. Rhode
BEATRICE M. RHODE

Amount Paid

Skamania County Treasurer

By

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

On the 14 day of August, 1975, personally came before me, as Notary Public in and for said County and State, the within named Beatrice M. Rhode, a single woman,

to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that she executed the same as her 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. Salverum

Notary Public in and for the
State of Washington

My Commission Expires 9/1/77

(SEAL)

SCHEDULE "A"

Tract 2708

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:

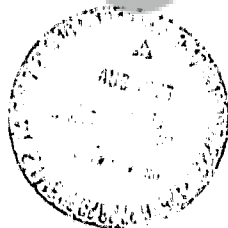
Commencing at the Northeast corner of said Section 21; thence South 997.92 feet; thence West 2,035.50 feet to a round hub placed at an angle point in the Northerly right-of-way line of the Spokane, Portland and Seattle Railway Company, said hub also being North 09°05'00" East 200.00 feet from Station 2042+23.4 of the survey locating the centerline of said railroad right-of-way; thence East 50.00 feet; thence South 00°48'00" East to the Northerly line of said railroad right-of-way and the point of beginning; thence Westerly along said railroad right-of-way to the aforesaid round hub; thence North 00°48'00" East 43.00 feet to the Southerly right-of-way line of Roosevelt Avenue as shown on the unrecorded plat of the Town of North Bonneville; thence South 71°40'00" East along the Southerly right-of-way line of said Roosevelt Avenue to a point which is North 00°48'00" West of the point of beginning; thence South 00°48'00" East to the point of beginning, said tract being designated as the West 50.00 feet of Lot 1 of Block 9 of the unrecorded plat of the Town of North Bonneville, Washington.

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

The tract of land herein described contains 0.09 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2708,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Beatrice M. Wade



SCHEDULE "A"

Tract 2743

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 the Northeast corner of said Section 21; thence South 997.92 feet; thence West 2,035.50 feet to a round hub placed at an angle point in the Northerly right-of-way line of the Spokane, Portland and Seattle Railroad Company, said hub also being North 09°05'00" East 200.00 feet from Station 2042 + 23.4 of the survey locating the centerline of said railroad right-of-way, said hub also being the point of beginning; thence West 30.00 feet; thence North 00°48'00" West to the Southerly right-of-way line of Roosevelt Avenue; thence Easterly along said right-of-way line to a point which is North 00°48'00" West of the point of beginning; thence South 00°48'00" East to the point of beginning, said tract being designated as a portion of Lot 2 of Block Nine of the unrecorded plat of the Town of North Bonneville, Washington.

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

The tract of land herein described contains 0.06 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2743
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Beatrice M. Rhode

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:

Franklin stove, including stove pipe and cap
Rail fence in front of house
Misc slate rock on premises
Vent hood over electric range

on or before 12 November 1975. 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 12 November 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.