

80325

BOOK 69 PAGE 502

Bonneville Lock and Dam
Project Second Powerhouse

Tract No. 2734

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-FIVE THOUSAND SEVEN HUNDRED FIFTY

AND NO/100

DOLLARS

(\$25,750.00) in hand paid, receipt of which is hereby acknowledged

We, William R. Closner and Annette M. Closner, husband and wife,

have ~~hereby~~ granted, bargained, and sold and by these 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 "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. We covenant to and with the above named grantee 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 will and 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 (ss) 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.

The true and actual consideration for this transfer is \$25,750.00.

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

WITNESS our hands and seals this 4th day of September, 1975.No. 3512
TRANSACTION EXCISE TAX

SEP 4 1975

Amount Paid
By William R. Closner
Skamania County Treasurer

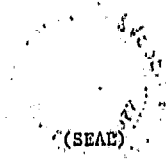
William R. Closner
Annette M. Closner
ANNETTE M. CLOSNER

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

On the 4th day of September, 1975, personally came before me, as Notary Public in and for said County and State, the within named William R. Closner and Annette M. Closner, 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.



Ruben J. Salomon
Notary Public in and for the
State of Washington

My Commission Expires 9/21/77

SCHEDULE "A"

Tract 2734

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 844.60 feet; thence West 2,038.72 feet to a point on the North right-of-way line of the Evergreen Highway (State Highway No. 14); thence Westerly along said highway right-of-way line 100.15 feet to the Southwest corner of a tract of land conveyed to Ernest Stone and Ethel M. Stone, husband and wife, by deed recorded at page 578 of Book 31 of Deeds, Records of Skamania County, Washington, said point being the point of beginning; thence North 00°48'00" West 70.80 feet; thence Westerly along a curve parallel with the center-line of the Evergreen Highway (State Highway No. 14) 156.30 feet; thence Southerly at a right angle in a line perpendicular to said Evergreen Highway to the intersection with the Northerly right-of-way line of the county road formerly designated as State Road No. 8; thence Easterly along said road right-of-way to the point of beginning, said tract being designated as Lots 3, 4 and 5 of Block 17 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 0.46 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2734,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

William R. Closner and
Annetta M. Closner



SCHEDULE "B"

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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:

House (Approx 25-1/2' x 55-1/2')
Shed (Approx 14' x 14')

on or before 1 December 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, 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 4 September 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 anytime 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.

RECORDED	INDEXED
FILED	FILED
SEP 25 1975	SEP 25 1975

STATE OF WASHINGTON
COUNTY OF SPOKANE
I HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT OF WRITING FILED BY
B. Schlessner
of Steuninger Co.
AT 3:30 PM, Sept 4, 1975
WAS RECORDED IN BOOK 69
OF RECORDS AT SPOKANE, WASH.
SEP 9 1975
J. J. Schlessner
NOTARY AUDITOR

80325