

Bonneville Lock and Dam
Project Second Powerhouse

Tract No. 2738 & 2739

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY-NINE THOUSAND EIGHT HUNDRED AND NO/100

DOLLARS

(\$ 79,800.00) in hand paid, receipt of which is hereby acknowledged

We, Mabel M. Cole, a Widow, and Dean R. Bauguess and Ruth R. Bauguess, Husband and Wife,

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 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(s) 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.

3354

No. _____
TRANSACTION EXCISE TAX

JUN 18 1975

Amount Paid _____
Sumner County Treasurer

The true and actual consideration for this transfer is SEVENTY-NINE THOUSAND EIGHT HUNDRED AND NO/100 (\$79,800.00) The foregoing recital of consideration is true as I verily believe.

WITNESS our hands and seals this 18th day of June, 1975.

By Dean R. Bauguess
DEAN R. BAUGUESS

By Ruth R. Bauguess
His Attorney-in-Fact

Mabel M. Cole
MABEL M. COLE

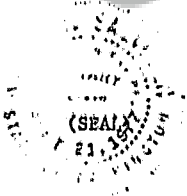
Ruth R. Bauguess
RUTH R. BAUGUESS

STATE OF WASHINGTON)
)
 COUNTY OF SKAMANIA)

On the 18th day of June, 1975, personally came before me, as Notary Public in and for said County and State, the within named Mabel M. Cole, a Widow, and Ruth R. Bauguess, a Married Woman,

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.



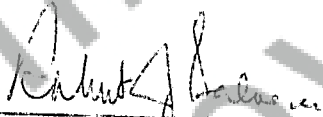
Ruth R. Bauguess

Notary Public in and for the
 State of Washington

My Commission Expires 9/21/77

STATE OF WASHINGTON)
) SS
 COUNTY OF SKAMANIA)

Before the undersigned, a Notary Public for the County and State aforesaid, appeared the within named Dean R. Bauguess, by his attorney-in-fact pursuant to a Power of Attorney recorded in miscellaneous Book J at page 533. Records of Skamania County, Washington, within named Ruth R. Bauguess, to me known to be the individual described in and who executed the within conveyance for and on behalf of the said Dean R. Bauguess.


 Notary Public in and for the State of
 Washington

My Commission Expires 9/21/77



SCHEDULE "A"

Tract 2738

A tract of land situated in the B. B. Bishop Donation Land Claim No. 39, Section 21, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington being designated as Lots 1 and 2 of Block 1 and all of Block 4 of Bauguess and Cole Addition to the Town of North Bonneville according to the official plat thereof on file and of record at Page 107 of Book "A" of Plats, Records of Skamania County, Washington.

Also including a tract of land described as follows:

Commencing at the Northwest corner of Block 4 of said Bauguess and Cole Addition; thence North 48°08'00" West along the Westerly line of said Block 4 to the Southerly line of Block 3 of said Bauguess and Cole Addition and the point of beginning; thence South 49°34'00" West along said Southerly line extended to the centerline of Greenleaf Slough; thence Southeasterly along said centerline to the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14); thence along said right-of-way to the Southwest corner of Block 4 of said Bauguess and Cole Addition; thence North 48°08'00" West along the Westerly line of said Block 4 to the point of beginning.

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

The tract of land herein described contains 6.90 acres, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2738
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Mabel M. Cole and
Dean R. Bauguess, et ux

15 May 1975

BOOK 47 PAGE 41

SCHEDULE "A"

Tract 2739

A tract of land situated in the B. B. Bishop Donation Land Claim No. 39 in ^{Section 16 and} Section 21, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of West Gumwood Avenue as shown on the Bauguess and Cole Addition to the Town of North Bonneville according to the official plat thereof on file and of record at Page 107 of Book "A" of Plats, Records of Skamania County, Washington; thence North 40°49'00" West 345.86 feet; thence North 31°28'00" West 496.76 feet to the Southeasterly line of the Bonneville Power Administration's Bonneville-Coulee transmission line right-of-way; thence North 30°52'00" East along said right-of-way to the West line of the Moffet-Carpenter County Road right-of-way; thence Southerly along said right-of-way to the Westerly line of said West Gumwood Avenue right-of-way; thence South 49°34'00" West along said right-of-way 225.59 feet; thence South 34°17'00" West along said right-of-way 161.90 feet to the point of beginning.

Excepting therefrom the following:

Commencing at the intersection of the centerline of the Moffet-Carpenter County Road and the North line of the Evergreen Highway (State Highway No. 14) right-of-way, said intersection being North 2,202.06 feet and East 1,930.50 feet from the U.S.D.A. monument marking the Southwest corner of the B. B. Bishop Donation Land Claim No. 39 and running thence North 48°08'00" West on said Moffet-Carpenter County Road centerline 985.34 feet to said County Road Station P.I. 10 + 20.89; thence North 05°37'00" West on the tangent 149.08 feet; thence North 89°37'00" West 25.13 feet to the Westerly line of the said Moffet-Carpenter County Road right-of-way; thence North 05°37'00" West 80.00 feet to the point of beginning; thence North 89°37'00" West 150.00 feet; thence South 05°37'00" East 155.00 feet; thence South 89°37'00" East 150.00 feet to the Westerly right-of-way line of said road; thence North 05°37'00" West along said right-of-way line 155.00 feet to the point of beginning.

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

SCHEDULE "A"

Tract 2739 (Cont'd)

The tract of land herein described contains 14.13 acres, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2739
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Mabel M. Cole and
Dean R. Bauguess, et ux

Unofficial
Copy

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:

Four Storage Sheds

on or before 30 June 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.