

80931

BOOK 69 PAGE 651

Bonneville Lock and Dam
Project Second Powerhouse

Tract No. 2544 (Subtract 23)

BARGAIN & SALE DEED

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-SIX THOUSAND SIX HUNDRED

AND NO/100

DOLLARS

(\$ 46,600.00) in hand paid, receipt of which is hereby acknowledged.

We, Lyle Godfrey, David L. Brown, Wesley R. Maxwell, Revere La Zelle, Michael G. La Zelle and Ronald Paul Wilson, individually and as trustees of the Congregation of Jehovah's Witnesses of North Bonneville, Washington, have/had 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 described real property situate in the County of Skamania in the State of Washington as shown on Schedule "A" attached hereto and made a part hereof together with all improvements thereon including but not limited to those described on Schedule "C" attached hereto and made a part hereof and assign all our/our right, title and interest to the said United States in and to that certain recorded/~~unrecorded~~ lease dated the first day of September, 19 69 (recorded at Page 443, Book 5, Book of Agreements and Leases, under Auditors File No. 76945, records of Skamania County, Washington).

Subject only to rights outstanding in third parties and reservations, as shown on Schedule "B" attached hereto and made a 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.

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 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 \$46,600.00.

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

WITNESS our hands and seals this 15th day of SEPTEMBER, 1975.

Lyle Godfrey
Lyle Godfrey

David L. Brown
DAVID L. BROWN

Wesley R. Maxwell
WESLEY R. MAXWELL

Revere La Zelle
REVERE LA ZELLE

Michael G. La Zelle
MICHAEL G. LA ZELLE

Ronald Paul Wilson
RONALD PAUL WILSON

No. 3545
TRANSACTION EXCISE TAX

SEP 18 1975

Amount Paid *excise tax*
Skamania County
Skamania County Treasurer
By *[Signature]*



STATE OF WASHINGTON }
 COUNTY OF SKAMANIA }

On the 15th day of SEPTEMBER, 1975, personally came before me, as Notary Public in and for said County and State, the within named Lyle Godfrey, David L. Brown, Wesley R. Maxwell, Revare La Zelle, Michael G. La Zelle and Ronald Paul Wilson, individually and as trustees of the Congregation of Jehovah's Witnesses of North Bonneville, Washington, 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. Salomon

Notary Public in and for the
 State of Washington

(SEAL)

My Commission Expires SEPT. 21, 1977

20 December 1974

SCHEDULE "A"

Tract 2544

A tract of land situated in Section 21 and the Southeast quarter of the Southeast quarter of Section 16, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14), said point being 320.00 feet West of the East line of said Section 21; thence North 1,650.00 feet; thence West 548.00 feet; thence South to the Northerly right-of-way line of said highway; thence Easterly along the Northerly right-of-way line of said highway to the point of beginning.

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

The tract of land herein described contains 20.51 acres, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2544,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

D. A. Brown, et al

SCHEDULE "C"

Landscaping (except shrubbery)

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 building and improvement:

Church building (Approx 1,932 sq ft)
Shrubbery

on or before . In the event that the said building and improvement 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 building and improvement 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 building or improvement not removed.

Also, reserving to the Vendor, 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

September 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 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.