

Bonneville Lock and Dam
Project Second Powerhouse

Tract No. Tract 2544 (Subtract 37)

BARGAIN & SALE DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWELVE THOUSAND AND NO/100

DOLLARS

(\$ 12,000.00) in hand paid, receipt of which is hereby acknowledged

We, E. G. DRURY AND ELLA B. DRURY, Husband and Wife

have/had granted, bargained, and sold and by these presents do/done 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 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 do/done sell 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 January, 1970 (recorded at Page 424, Book 5, Book of Agreements and Leases, under Auditors File No. 76919, 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 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.

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.

The true and actual consideration for this transfer is \$12,000.00

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

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

E. G. Drury
E. G. DRURY
Ellen B. Drury
ELLA B. DRURY

3337
No. 33337
TRANSACTION EXCISE TAX

JUN 5 1975

Amount Paid \$12,000.00

Skamania County Treasurer

By [Signature]

STATE OF WASHINGTON }
COUNTY OF SKAMANIA }

On the 5th day of JUNE, 1925, personally
came before me, as Notary Public in and for said County and State, the
within named E. G. DRURY AND ELLA B. DRURY, Husband and Wife

to me personally known to be the identical person 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.

[Signature]

Notary Public in and for the
State of WASHINGTON

(SEAL)

My Commission Expires FEB 21, 1926

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 "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:

Any plants and shrubs
Swamp cooler

on or before 1 September 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 1 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 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.

SCHEDULE "C"

TRACT 2544 (Subtract 37)

1. Dwelling containing approximately 588 square feet.
2. Enclosed Porch containing approximately 208.25 square feet.
3. Basement containing approximately 588 square feet.
4. Attic containing approximately 252 square feet.
5. Garage containing approximately 600 square feet.
7. Site Improvements.