

Bonneville Lock and Dam
Project Second Powerhouse

Tract No. 2735

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY-THREE THOUSAND FIVE HUNDRED

AND NO/100

DOLLARS

(\$33,500.00

) in hand paid, receipt of which is hereby acknowledged.

I, Mabel M. Cole, a widow,

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. 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, 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 ~~and~~ above named hereby convey ~~and~~ 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, gores or railroad rights-of-way abutting or adjoining said land and in any means of ingress or egress appurtenant thereto.

3616

The true and actual consideration for this transfer is \$33,500.00.

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

No. _____
TRANSACTION EXCISE TAX

OCT 10 1975

Amount Paid Exempt
Skamania County Treasurer
By Leahy

WITNESS our hands and seals this 10th day of OCTOBER, 1975.

Mabel M. Cole
MABEL M. COLE

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STATE OF WASHINGTON)
)
COUNTY OF SKAMANIA)

On the 10th day of October, 1975, personally came
before me, as Notary Public in and for said County and State, the
within named Mabel M. Cole, a widow,

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. Salomon

Notary Public in and for the
State of Washington

My Commission Expires 9/21/1977

4 April 1974

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SCHEDULE "A"

Tract 2735

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; thence North 00°48'00" West 100.80 feet to the point of beginning; thence continuing North 00°48'00" West 99.35 feet; thence Westerly along a curve parallel with the centerline of the Evergreen Highway 162.39 feet; thence Southerly at a right angle in a line perpendicular to said highway 99.35 feet; thence Easterly along a curve parallel with the centerline of said highway 156.30 feet to the point of beginning, said tract being designated as Lots 18, 19 and 20 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 2735,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Mabel M. Cole



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 improvement: .

House and garage
Small plants

on or before 1 December 1975. In the event that the said buildings and improvement are not completely removed or 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 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 buildings or improvement 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 1 December 1975 that portion of the lands herein described upon which said buildings and improvement 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.