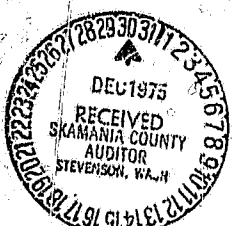


31560



Project Bonneville Lock and Dam
Second Powerhouse

Tract No. 2405 and 2612

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY SEVEN THOUSAND AND NO/100

DOLLARS

(\$57,000.00) in hand paid, receipt of which is hereby acknowledged

I, Troy L. Mansfield, individually and as executor of the estate of Ellen A. Mansfield, deceased,

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 tencements, 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 will and 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(x) above named hereby convey(x) 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.

The true and actual consideration for this transfer is \$57,000.00.

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

No. 3746
TRANSACTION EXCISE TAX

DEC 30 1975

James F. Eldred
County Auditor
Stevenson, WA

WITNESS our hands and seals this 29th day of DECEMBER, 1975.

Troy L. Mansfield
TROY L. MANSFIELD

Individually and as Executor of the
Estate of Ellen A. Mansfield, Deceased

STATE OF WASHINGTON)

COUNTY OF *Clark*)

On the *29th* day of *December*, 19*75*, personally came before me, as Notary Public in and for said County and State, the within named Troy L. Mansfield, individually and as executor of the estate of Ellen A. Mansfield, deceased,

to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same as his 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 W. Garver
 Notary Public in and for the
 State of Washington
of Washington, Wash.
 My Commission Expires *1-24-77*

SCHEDULE "A"

Tract 2605

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 121.00 feet; thence West 38.93 feet to the Southerly right-of-way line of the Evergreen Highway (State Highway No. 14); thence North 81°00'00" West along said right-of-way 450.00 feet to the point of beginning; thence continuing North 81°00'00" West along said right-of-way 100.00 feet; thence South 09°00'00" West 100.00 feet; thence South 81°00'00" East 100.00 feet; thence North 09°00'00" East 100.00 feet to the point of beginning, said tract being designated as Lots 1 and 2 of Block 4 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 2605,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Troy L. Mansfield and
Ellen A. Mansfield

SCHEDULE "A"

Tract 2612

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 1257.00 feet; thence West 38.93 feet to the Southerly right-of-way line of the Evergreen Highway (State Highway No. 14); thence North 81°00'00" West along said right-of-way 850.00 feet; thence North 79°51'00" West along said right-of-way 150.00 feet to the point of beginning; thence continuing North 79°51'00" West along said right-of-way 150.00 feet; thence South 10°09'00" West 100.00 feet; thence South 79°51'00" East 150.00 feet; thence North 10°09'00" East 100.00 feet to the point of beginning, said tract being designated as Lots 12, 13 and 14 of Block 4 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 0.55 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2612,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Troy L. Mansfield and
Ellen A. Mansfield

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.

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 ~~December 30, 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.

Said possessory right subject to the following provision:

Vendor hereby reserves the right to occupy the subject premises for the period of one year from the date title passes to the United States of America for storage purposes only. The Vendor warrants that he is not engaged in a commercial enterprise at the subject premises. In the event the Vendor engages in any commercial activity, he agrees to enter into a lease with the Government at the then prevailing fair market value of a lease for said premises.