

81685

Project Bonneville Lock and Dam
Second PowerhouseTract No. 2636

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTEEN THOUSAND ONE HUNDRED FIFTY

AND NO/100

DOLLARS

(\$17,150.00) in hand paid, receipt of which is hereby acknowledged

We, Kenneth W. Peterson and Elsie M. Peterson, husband and wife,

have ~~xxx~~ granted, bargained, and sold and by these presents do ~~xxx~~ 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 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, groves 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
\$17,150.00.

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

3791

No. 3791
TRANSACTION EXCISE TAX

JAN 19 1976

Amount Paid to Skamania County

Skamania County Treasurer

By Kenneth W. PetersonWITNESS our hands and seals this 16 day of JANUARY, 19 76.Kenneth W. Peterson
KENETH W. PETERSONElsie M. Peterson
ELSIE M. PETERSON

STATE OF WASHINGTON)
COUNTY OF S~~LA~~MANIA)

On the 16 day of January, 1976, personally came before me, as Notary Public in and for said County and State, the within named Kenneth W. Peterson and Elsie M. Peterson, husband and wife,

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.



Kenneth J. Salvendy

Notary Public in and for the State of Washington

My Commission Expires 9/21/77

SCHEDULE "A"

Tract 2636

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 801.10 feet; thence West 919.18 feet; thence North 00°48'00" West 200.00 feet to the point of beginning; thence North 79°51'00" West 60.00 feet; thence North 00°48'00" West 120.00 feet; thence South 79°51'00" East 60.00 feet; thence South 00°48'00" East 120.00 feet to the point of beginning.

Also commencing at the Northeast corner of said Section 21; thence South 801.10 feet; thence West 919.18 feet; thence North 00°48'00" West 200.00 feet to the point of beginning; thence continuing North 00°48'00" West 120.00 feet; thence South 79°51'00" East 31.00 feet to the West line of the Hattie L. Brown tract; thence South 00°48'00" East along said Brown tract 120.00 feet to a point which is South 79°51'00" East 31.00 feet from the point of beginning; thence North 79°51'00" West 31.00 feet to the point of beginning, said tract being designated as Lots 1, 2, 13 and 14 of Block 12 of the unrecorded plat of the Town of North Bonneville, Washington, and a parcel of land lying Easterly thereof adjacent to said Brown tract.

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

The tract of land herein described contains 0.33 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2636,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Kenneth W. Peterson and
Elsie M. Peterson

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:

residence building
18' x 20' garage building
7' x 12' storage shed *KUB 6.2.18*

on or before *JANUARY 16, 1977* ~~1977~~. 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.

KUB 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 *JANUARY 16, 1977* ~~1977~~ *1978* 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. *KUB*