

81763

Bonneville Lock and Dam
Project Second Powerhouse

Tract No. 2747

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY THOUSAND FOUR HUNDRED AND

NO/100

DOLLARS

(\$30,400.00) in hand paid, receipt of which is hereby acknowledged

We, Jerry L. Hardwick and Sandra Hardwick, husband and wife, and Norman Heizer and Sharon Heizer, husband and wife,

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 "E" 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(x) 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 \$30,400.00.

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

No. 3856
TRANSACTION EXCISE TAX

FEB 20 1976

Amount Paid \$30,400.00
By Skamania County Treasurer
By [Signature]

WITNESS our hands and seals this 14th day of February 1976.



JERRY L. HARDWICK
Sandra Hardwick
SANDRA HARDWICK
Norma Heizer
NORMAN HEIZER
Sharon Heizer
SHARON HEIZER



STATE OF WASHINGTON)

COUNTY OF Clark)

On the 14th day of February, 1976, personally came before me, as Notary Public in and for said County and State, the within named Jerry L. Hardwick and Sandra Hardwick, husband and wife, and Norman Heizer and Sharon Heizer, 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.

Alma C. Tipton

Notary Public in and for the
State of Washington

(SEAL)

My Commission Expires 8/9/77

SCHEDULE "A"

Tract 2747

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 a point on the North line of the Evergreen Highway (State Highway No. 14) right-of-way which is 1,774.00 feet West of the line between Sections 21 and 22; thence North 200.00 feet to the point of beginning; thence South 75°51'00" East to a point 100.00 feet East of the first course of this description; thence North to the Southerly line of a tract of land conveyed to Ray E. Ziegler and wife by deed dated May 20, 1953, and recorded at page 424 of Book 36 of Deeds, Records of Skamania County, Washington; thence in a Southwesterly direction following the Southerly line of the said Ziegler tract to a point due North of the point of beginning; thence South to the point of beginning.

The tract of land herein described contains 0.69 of an acre more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2747
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Norman Heizer and
Sandra Hardwick



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 excepting and reserving to the Vendor the right to remove the following buildings and improvements:

Garage on or before 1 March 1976
Dwelling on or before 1 April 1976

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.

The Vendor reserves possession until one year from the date title is vested in the United States to the south 60 feet of the real property described in Schedule "A" and more particularly described in Exhibit "B-1" attached hereto and by reference incorporated herein. As further consideration, the Vendor agrees that the United States will not be obligated to reimburse Vendor for any and all moving costs or other related expenses for moving of any building or improvement for any reason whatsoever from the real property or any part thereof described in Schedule "A" and Exhibit "B-1." Such occupancy is subject to revocation by the District Engineer, Portland District, or his authorized representative, at anytime upon giving thirty days' notice in writing to the Vendor if possession of the property is required by the United States prior to the expiration of the period of occupancy set forth above. The right to occupy said premises shall not include the right of use for the purposes of human habitation, construction of permanent improvements of any kind or nature, or any commercial uses.

The South 60.00 feet of 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 a point on the North line of the Evergreen Highway (State Highway No. 14) right-of-way which is 1,774.00 feet West of the line between Sections 21 and 22; thence North 200.00 feet to the point of beginning; thence South $75^{\circ}51'00''$ East to a point 100.00 feet East of the first course of this description; thence North the Southerly line of a tract of land conveyed to Ray E. Ziegler and wife by deed date May 20, 1953, and recorded at page 424 of Book 36 of Deeds, Records of Skamania County, Washington; thence in a Southwesterly direction following the Southerly line of the said Ziegler tract to a point due North of the point of beginning; thence South to the point of beginning.

EXHIBIT "B-1"