

81442

Bonneville Lock and Dam  
Project Second Powerhouse

Tract No. 2924

## WARRANTY DEED

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

NO/100

DOLLARS

(\$34,500.00 ) in hand paid, receipt of which is hereby acknowledged

We, Dean R. Bauguess and Ruth R. Bauguess, husband and wife,

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. 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, 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 \$34,500.00.

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

3703

WITNESS our hands and seals this 25 day of November, 1975.

No. \_\_\_\_\_  
TRANSACTION EXCISE TAX

NOV 25 1975

Amount Paid \$34,500.00  
Richard M. Smith  
Skamania County Treasurer

BY

Dean R. Bauguess  
DEAN R. BAUGUESS  
Ruth R. Bauguess  
RUTH R. BAUGUESS  
Her Attorney-in-Fact

HPP FL 127  
Apr. 72

STATE OF WASHINGTON )  
COUNTY OF SKAMANIA )

On the 25<sup>th</sup> day of NOVEMBER, 1975, personally came before me, as Notary Public in and for said County and State, the within named Ruth R. Bauguess, a married woman,

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 12/31/1977

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

)  
)  
)

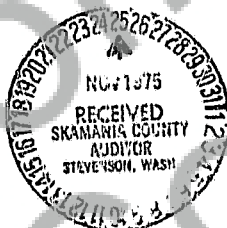
SR

Before the undersigned, on the 25 day of November 1975, a Notary Public for the County and State aforesaid, appeared the within named Dean R. Bauguess, by his attorney-in-fact pursuant to a Power of Attorney recorded in Miscellaneous Book J at page 533, records of Skamania County, Washington, the within named Ruth R. Bauguess, to me known to be the individual described in said Power of Attorney and who executed the within conveyance for and on behalf of the said Dean R. Bauguess.



*Robert J. Salvendy*

Notary Public in and for the  
State of Washington  
My commission expires: 9/21/77



## SCHEDULE "A"

## Tract 2924

A tract of land situated in Section 14, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Commencing at the intersection of the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14) with the section line common to Sections 14 and 15; thence North 54°45'00" East 237.50 feet to the point of beginning; thence North 03°15'00" West 722.43 feet; thence East 80.38 feet; thence South 26°15'00" East 332.00 feet; thence South 06°06'00" West 320.43 feet to the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14); thence along said right-of-way line South 54°45'00" West 187.50 feet to the point of beginning.

Excepting therefrom the following:

Commencing at the intersection of the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14) with the section line common to Sections 14 and 15; thence North 54°45'00" East 237.50 feet to the point of beginning; thence North 03°15'00" West 316.10 feet; thence North 82°47'00" East 197.40 feet; thence South 06°06'00" West 233.40 feet to the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14); thence South 54°45'00" West along said right-of-way line 187.50 feet to the point of beginning.

The tract of land herein described contains 1.44 acres, more or less.

NAME AND ADDRESS OF PURPORTED  
OWNER(S) FOR TRACT 2924  
BONNEVILLE LOCK AND DAM  
(LAKE BONNEVILLE)

Dean R. Bauguess, et ux

## 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 1 December 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 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.