

81832

BOOK 74, PAGE 370

Project Bonneville Lock and Dam
Second PowerhouseTract No. 2520

WARRANTY DEED

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

NO/100 DOLLARS

(\$40,400.00) in hand paid, receipt of which is hereby acknowledged

North Bonneville Community Church, a nonprofit corporation,

has granted, bargained, and sold and by these presents ~~he~~ 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 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. It covenants to and with the above named grantee and its assigns that it is 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 it, its 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, the grantor ~~and~~ above named North Bonneville Community Church, hereby convey(s) and quitclaim unto the said UNITED STATES OF AMERICA and its assigns, all right, title and interest which it 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~~

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

No. **3938**
TRANSACTION EXCISE TAX

WITNESS our hands and seals this _____ day of _____, 19____

MAR 30 1976

Amount Paid \$10.00
By Skamania County Treasurer
David S. Thompson *clp*

NPP 61-147
Apr 76

The true and actual consideration for this transfer is \$40,400.00.

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

IN WITNESS WHEREOF, North Bonneville Community Church, has caused these presents to be signed in its name by its President and its corporate seal to be affixed, attested by its Secretary this 30 day of MARCH 1976.

NORTH BONNEVILLE COMMUNITY CHURCH



By Gary M. Olson
President

A. TESTI

Mary Freeman
Secretary



STATE OF WASHINGTON)
COUNTY OF WASHINGTON) SS

On this 30 day of MARCH 1976, before me personally appeared Gary M. Olson and Mary Freeman, to me known to be the President and Secretary, respectively, of North Bonneville Community Church, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Robert J. Salomon
Notary Public in and for the
State of Washington

My commission expires SEPT 21, 1977

10 December 1973

BOOK 70 PAGE 752

SCHEDULE "A"

Tract 2520

A tract of land situated in Section 21, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being designated as Lots 1, 19 and 20 of Block 2 of BENDER'S ADDITION TO THE TOWN OF NORTH BONNEVILLE according to the official plat thereof on file and of record at page 88 of Book "A" of Plats, Records of Skamania County, Washington.

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

The tract of land herein described contains 0.32 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2520,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

North Bonneville
Community Church

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:

Church and Parsonage Building

on or before MARCH 30, 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.

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

MARCH 30, 1977 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.