

82169



Ronneville Lock and Dam
Project: Second Powerhouse

Tract No. 2534 & 2545

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-ONE THOUSAND AND NO/100

DOLLARS

(\$ 21,000.00) in hand paid, receipt of which is hereby acknowledged

I, Lewis F. Wolfe, a single man,

have ~~thus~~ granted, bargained, and sold and by these presents do ~~now~~ 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. 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(s) 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 \$21,000.00.

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

4018

No. 4018
TRANSACTION EXCISE TAX

MAY 19 1976

WITNESS our hands and seals this 19 day of May, 1976.

Lewis F. Wolfe
LEWIS F. WOLFE

Received of Lewis F. Wolfe
Skamania County Treasurer
the sum of Twenty One Thousand and No/100 Dollars

WPP 10-1-76
Rev. 1-1-76

STATE OF WASHINGTON)
)
 COUNTY OF SKAGANAWIA)

On the 19 day of May, 1976, personally came before me, as Notary Public in and for said County and State, the within named Lewis F. Wolfe, a single man,

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 J. Salveron

Notary Public in and for the
 State of Washington

My Commission Expires 9/21/77

19 March 1974

BOOK 70 PAGE 157

SCHEDULE "A"

Tract 2534

A tract of land situated in Section 22, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being designated as Lots 9 and 12 and Lot 8, excepting the Westerly 8.00 feet thereof of Block 3 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 0.33 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2534,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Lewis F. Wolfe

Unofficial
Copy

SCHEDULE "A"

Tract 2545

A tract of land situated in Section 22, Township 2 North, Range 7 East of the Willwotte Meridian, Skamania County, Washington, being designated as the South 25.00 feet of Lot 10 and all of Lot 11 of Block Three of BENDER'S ADDITION TO THE TOWN OF NORTH BONNEVILLE according to the official plat thereof on file and of record at page (W) 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 0.22 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2545
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Lewis F. Wolfe

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 dwelling on Tract 2534 on or before 1 September 1976 and mobile home on Tract 2534 on or before 19 July 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.

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 October 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.