

82402

BOOK 71 PAGE 226

Project Bonneville Lock and Dam
Second PowerhouseTract No. 2701

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF

FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS

(\$58,000.00) in hand paid, receipt of which is hereby acknowledged

I, Cleo C. Brenner, a single man,

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. 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 by 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(s) 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 \$58,000.00.

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

4125

No. _____

TRANSACTION EXCISE TAX

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

JUL 13 1976

Amount Paid _____

By _____

Skamania County Treasurer

By _____

Cleo C. Brenner

CLEO C. BRENNER

STATE OF WASHINGTON)
COUNTY OF SKAGANAWA)

On the 14 day of MAY, 1976, personally came before me, as Notary Public in and for said County and State, the within named Cleo C. Brenner, 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. Salvendy

Notary Public in and for the
State of Washington

My Commission Expires 12/31/77

SCHEDULE "A"

Tract 2701

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:

Beginning at a point on the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14) which is 1,774.00 feet West of the East line of said Section 21; thence North 200.00 feet; thence South 75°51'00" East 100.00 feet; thence South to the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14); thence North 79°51'00" West along said right-of-way line to the point of beginning, it being intended that the tract hereby described shall be bounded on the West by the property conveyed to Robert T. Ragsdale and Verdie O. Knight by deed recorded at page 255 of Book 30 of Deeds, and on the East by the land conveyed to Mary C. Ahner by deed recorded at page 457 of Book 31 of Deeds, Records of Skamania County, Washington.

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

The tract of land herein described contains 0.59 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2701,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Cleo C. Brenner



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:

Two (2) duplexes
Shop-garage building
Shrubs

on or before OCTOBER 11, 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

OCTOBER 11, 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.