

Bonneville Lock and Dam  
Project Second Powerhouse

Tract No. 2817

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF

ONE HUNDRED TWENTY FIVE THOUSAND FOUR HUNDRED FIFTY AND NO/100 - - - - DOLLARS

(\$ 125,450.00 ) in hand paid, receipt of which is hereby acknowledged

The Port of Skamania County, a municipal corporation of the State of Washington,

has/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 "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(s) 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

One Hundred Twenty Five Thousand Four Hundred Fifty and No/100 Dollars (\$125,450.00)  
The foregoing recital of consideration is true as I verily believe.

WITNESS our hands and seals this 15<sup>th</sup> day of November, 1976.

No. 4329  
TRANSACTION EXCISE TAX

NOV 16 1976

Amount Paid \$125,450.00

6199

NPP PL 167  
Apr. 72

By Skamania County Treasurer

The Port of Skamania County, a municipal corporation of the State of Washington, by and through its Board of Commissioners



By Paul Frye  
Paul Frye, President/Commissioner

By Roger White  
Roger White, Secretary/Commissioner

Attest

Shirley M. Young

APPROVED

APPROVED AS TO FORM

Bernard J. Stewart

STATE OF WASHINGTON )  
County of Skamania ) ss.

On this 15th day of November, 1976, before me personally appeared Paul Frye, President, and Roger White, Secretary, Port of Skamania County, a municipal corporation of the State of Washington, who 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.

Fanny Hamond  
Notary Public for the State of Washington

My commission expires 3/20/78

10 Aug. 1917

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## SCHEDULE "A"

## Tract 2817

A tract of land situated in the G. W. Johnson Donation Land Claim in Section 20, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

All that portion of said G. W. Johnson D.L.C. lying Northerly of the Southerly right-of-way line of the Spokane, Portland and Seattle Railway and Southerly of the Southerly right-of-way line of the Evergreen Highway (State Highway No. 14).

The tract of land herein described contains 14.47 acres, more or less.

NAME AND ADDRESS OF PURPORTED  
OWNER(S) FOR TRACT 2817  
BONNEVILLE LOCK AND DAM,  
(LAKE BONNEVILLE)

Port of Skamania County,  
Washington

## 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:

Office building on or before 20 September 1976  
Control building on or before 14 November 1976

used in conjunction with Bi-State Redi-Mix, Inc., Portable Cement Batch Plant. 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.