

85679

Bonneville Lock and Dam
Second Powerhouse

Project

Tract No. 2732

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF

EIGHT THOUSAND SIX HUNDRED FIFTY AND NO/100 ----- DOLLARS

(\$ 8,650.00)

) In hand paid, receipt of which is hereby acknowledged

We, William H. Rehfuess and Lucilla E. Rehfuess, husband and wife,

have ~~here~~ granted, bargained, and sold and by these presents ~~do~~ 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 Exhibit "A" attached hereto and made part hereof.

Subject only to rights outstanding to 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 thereto belonging 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 and with the above named grantee and its assigns that we are lawfully seized and possessed of the above granted premises and that we have a good and lawful title and right 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 THAT 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 flowing upon the lands above described and in any alleys, roads, streets, ways, strips, gores or railroad right-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 Eight Thousand Six Hundred Fifty and No/100 Dollars (\$8,650.00). The foregoing recital of consideration is true and fully believe.

5474

TRANSACTION EXHIBIT TO

WITNESS our hands and seals this _____ day of JANUARY, 1978.

Agent for Example

Bonneville Lock and Dam

WILLIAM H. REHFUESS

LUCILLA E. REHFUESS

STATE OF WASHINGTON)
COUNTY OF SKAMMIA)

On the 27th day of JANUARY, 1978, personally came before me, as Notary Public in and for said County and State, the within named William H. Reh fuss and Lucila E. Reh fuss, husband and wife,

to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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 9/21/1981

(SEAL)

8 Nov 77

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SCHEDULE "A"

Tract 2732

A tract of land situated in Section 21, Township 2 North, Range 7 East of the Willametta Meridian, Skamania County, Washington, being more particularly described as follows:

Commencing at the intersection of the Southerly right-of-way line of West Roosevelt Avenue; and the Easterly right-of-way of Moffett's Hot Springs Road; thence South $79^{\circ}34'33''$ East along said Southerly right-of-way line of West Roosevelt Avenue 149.33 Feet to the point of beginning; thence South $42^{\circ}50'37''$ West 29.47 feet; thence North $02^{\circ}53'06''$ East 25.09 feet to a point on said Southerly right-of-way line of West Roosevelt Avenue; thence Southeasterly along said Southerly right-of-way line of West Roosevelt Avenue to the Point of beginning.

Also including one-half the adjacent streets and alleys.

The tract of land herein described contains 0.02 of an acre, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2732
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

William H. Rehfuess, and
Luella E. Rehfuess

85679

SCHEDULE "B"

Tract 2732

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.

ACCEPTING AND RESERVING to the Vendor the right to remove the following buildings and improvements:

Approximate 38 sq. ft. wood frame garage

on or before 9 April 1978. 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.

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 9 April 1978 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 any time 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.

Should a tenant be in possession of the property described in Schedule "A", then in that event, and notwithstanding the above reservation of possession, if any, the landowner acknowledges, agrees and understands that he cannot collect rent from said tenant from and after the date of the recording of the deed provided herein.

The salvage referred to above may be reserved by owner for a period of 90 days provided storage of materials in the garage is moved from the rear half. This is to meet code requirements of State of Washington for public water sources.

* 90 days from 9 January 1978, date of acceptance of option.

STATE OF WASHINGTON
COUNTY OF CLATSOP

THE NEW COUNTY PLAT THE WITHIN

WAS FIRST OPENED TO THE PUBLIC FOR

RECORDATION ON JANUARY 22, 1978

AND REMAINS OPEN TO THE PUBLIC FOR

RECORDATION ON JANUARY 22, 1978

AND REMAINS OPEN TO THE PUBLIC FOR

RECORDATION ON JANUARY 22, 1978

AND REMAINS OPEN TO THE PUBLIC FOR

RECORDATION ON JANUARY 22, 1978

AND REMAINS OPEN TO THE PUBLIC FOR

REGISTERED
INDEXED
FILED
SEARCHED
SERIALIZED
MAY 28

AND REMAINS OPEN TO THE PUBLIC FOR