

## WARRANTY DEED

The GRANTOR, WEYERHAEUSER COMPANY, a Washington corporation, for and in consideration of Ten Dollars (\$10.00) and good and valuable considerations in hand paid, conveys and warrants to STATE OF WASHINGTON, DEPARTMENT OF NATURAL RESOURCES, the following described real estate, situated in Clark, Cowlitz, Lewis and Skamania Counties, State of Washington:

See Exhibit A attached, incorporated by reference herein.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 17th day of November, 1982.

WEYERHAEUSER COMPANY

By:

George H. Weyerhaeuser  
President

Attest:

Robert N. Mogensen  
Assistant Secretary

STATE OF WASHINGTON

COUNTY OF KING

ss.

On this 13th day of November, 1982, before me personally appeared George H. Weyerhaeuser and Robert N. Mogensen, to me known to be the President and Assistant Secretary, respectively, of WEYERHAEUSER COMPANY, 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.

9147

No.

TRANSPORTATION TAX

David A. Young  
Notary Public in and for the State of Washington, residing at Tacoma.

MAR 26 1983

Amount

Skamania County Treasurer

01/0202/1751

11/5/82

Transaction in compliance with County subdivision ordinances.

Skamania County Assessor - By: AK

EXHIBIT A

I

Cowlitz County

Parcel No.	Section	Subdivision
<u>In Township 6 North, Range 1 East, W.M.</u>		
1	24	SW $\frac{1}{4}$
2	25	All
<u>In Township 6 North, Range 2 East, W.M.</u>		
3	18	Gov. Lots 3 through 13, SE $\frac{1}{4}$ SE $\frac{1}{4}$
4	19	All Fr $\frac{1}{2}$ Except Davis Peak
<u>In Township 9 North, Range 2 East, W.M.</u>		
5	25	Part N $\frac{1}{2}$ North of South Toutle River
<u>In Township 6 North, Range 3 East, W.M.</u>		
6	2	All Fr $\frac{1}{2}$
7	5	All Fr $\frac{1}{2}$
8	8	All
9	9	SW $\frac{1}{4}$ NW $\frac{1}{4}$
10	10	S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$
11	23	SE $\frac{1}{4}$ SE $\frac{1}{4}$
12	26	NE $\frac{1}{4}$ NE $\frac{1}{4}$
<u>In Township 9 North, Range 3 East, W.M.</u>		
13	4	SW $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$
14	5	Govt. Lot 1
15	9	All
16	15	All
17	17	NE $\frac{1}{4}$ NE $\frac{1}{4}$
18	19	All Fr $\frac{1}{2}$
19	25	All
20	29	N $\frac{1}{2}$ , Part S $\frac{1}{2}$ North of South Toutle River
21	30	NE $\frac{1}{4}$ , Part Fr $\frac{1}{2}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ North of South Toutle River

Cowlitz County (Cont.)

Parcel No.	Section	Subdivision
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In Township 10 North, Range 2 West, W.M.

22	7	N $\frac{1}{2}$ SE $\frac{1}{4}$
23	8	W $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , North 15 rods of SW $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ Except West 10 rods

In Township 8 North, Range 4 West, W.M.

24	4	N $\frac{1}{2}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , Govt. Lots 3 & 2, N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , Govt. Lot 1, SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$
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A tract of land in the A. C. Clark D.L.C. No. 40: Commencing at a point in the section line between Sections 4 and 9 in the above named township and range where the same intersects the West line of the A. S. Abernathy D.L.C.; thence North on the West line of the Abernathy D.L.C. and on the quarter line of Section 4 a distance of 18.50 chains to a point; thence West a distance of 59.92 chains to a point on the West line of Section 4; thence South 18.50 chains to the South line of Section 4; thence Easterly 59.92 chains to the place of beginning; saving and excepting therefrom 10.00 acres of land in the Southwest corner of said tract in the form of a square heretofore deeded by Henry A. Young and wife to the Inman-Poulsen Lumber Company.

25	5	W $\frac{1}{2}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , North 15 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Except that portion lying South and East of Mill Creek and West of Mill Creek County Road
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In Township 9 North, Range 4 West, W.M.

26	28	N $\frac{1}{2}$ , SW $\frac{1}{4}$
27	29	Tracts 14, 19A, 20A, Oak Point Acres
28	33	NW $\frac{1}{4}$ , S $\frac{1}{2}$

Lewis CountyIn Township 12 North, Range 1 East, W.M.

29	24	SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Govt. Lots 4, 5, 6 & 7
30	26	SE $\frac{1}{4}$ SE $\frac{1}{4}$

In Township 11 North, Range 2 East, W.M.

31	14	SE $\frac{1}{4}$
32	15	All
33	16	NE $\frac{1}{4}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$

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Lewis County (Cont.)

Parcel No.	Section	Subdivision
	<u>In Township 12 North, Range 2 East, W.M.</u>	
34	30	E $\frac{1}{2}$ NW $\frac{1}{4}$ , Fri. S $\frac{1}{2}$
	<u>In Township 11 North, Range 3 East, W.M.</u>	
35	18	NE $\frac{1}{4}$

Skamania County

	<u>In Township 7 North, Range 5 East, W.M.</u>	
36	29	Govt. Lots 5, 7 & 8
37	31	NE $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Govt. Lots 3, 4 & 5 E $\frac{1}{2}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$
38	33	All

Clark County

	<u>In Township 7 North, Range 4 East, W.M.</u>	
39	25	Lots 4 & 5 Except portion conveyed to Pacific Power & Light Company by deed recorded 2/6/53 in Bk. 568, pg. 353
40	35	Govt. Lots 1, 3 & 5 Except portion conveyed to Pacific Power & Light Company by deed recorded 2/6/53 in Bk. 568, pg. 353



SUBJECT TO THE FOLLOWING:

II.

- A. Easement reserved by Ethel M. Cotter by deed dated April 18, 1945, recorded Cowlitz County Vol. 340, page 71, AF #257026. Affects Parcel 23.
- B. Easement reserved by Charles Defel and Jennie Defel, husband and wife, by deed dated March 4, 1919, recorded Cowlitz County AF #15348. Affects Parcel 22.
- C. Easement to Bonneville Power Administration dated October 26, 1942 for transmission line, recorded Cowlitz County Vol. 292, page 245, AF #231365. Affects Parcel 22.
- D. Easement to Pacific Telephone and Telegraph Company dated October 21, 1941 for buried cable, recorded Cowlitz County Vol. 271, page 479, AF #220233, assigned to Pacific Northwest Bell Telephone Company June 30, 1961. Affects Parcel 23.
- E. Easement to Bonneville Power Administration dated May 2, 1942 for access road, recorded Cowlitz County Vol. 286, page 463, AF #227126. Affects Parcel 23.
- F. Easement to T. E. Pumphrey dated March 2, 1948 for access, recorded Cowlitz County Vol. 412, page 231, AF #302834. Affects Parcel 23.
- G. Easement to Bonneville Power Administration dated August 5, 1962 for maintenance and danger tree removal, recorded Cowlitz County Vol. 685, page 5, AF #553723. Affects Parcel 22.
- H. Easement to Cowlitz County dated January 28, 1963 for road, recorded Cowlitz County Vol. 693, page 567, AF #563168. Affects Parcel 24.
- I. Road Construction and Use Agreement to Northern Pacific Railway Co. dated December 1, 1964 and supplements for access, recorded Cowlitz County Vol. 718, page 308, AF #606834. Affects Parcels 5, 20, 21.
- J. Easement to City of Tacoma dated July 7, 1967 for access, recorded Lewis County Vol. 453, page 433, AF #713264. Affects Parcels 29, 34.

- K. Easement exchange between Weyerhaeuser Company, International Paper Company, Burlington Northern, Inc., and State of Washington, Department of Natural Resources dated April 22, 1971 for access, recorded Clark County #G579141, Skamania County Vol. 63, page 130, AF #73723. Affects Parcels 36, 37, 38, 39.
- L. Easement to David A. Derkacht and Doris J. Derkacht, husband and wife, dated October 8, 1972 for access, recorded Cowlitz County Vol. 786, page 331, AF #736353. Affects Parcel 25.
- M. Easement to C. O. Gillette dated February 8, 1973 and supplement for access, recorded Cowlitz County Vol. 793, page 771, AF #745812. Affects Parcels 1, 2, 3.
- N. Easement exchange with Longview Fibre Co. dated May 11, 1973 and supplement for access, recorded Cowlitz County Vol. 795, page 222, AF #748130. Affects Parcel 6.
- O. Road Use Agreement and Easement exchange with Burlington Northern, Inc. dated June 25, 1973 for access, recorded Cowlitz County Vol. 797, page 415, AF #750972. Affects Parcel 6.
- P. Easement to Cowlitz County dated September 11, 1975 for road, recorded Cowlitz County Vol. 820, page 038, AF #782795. Affects Parcel 24.
- Q. Easement to International Paper Company dated December 22, 1977 for access, recorded Cowlitz County Vol. 857, page 1037, AF #827595. Affects Parcels 1, 2.
- R. Timber Deed to Carl E. Forsberg and Evelyn D. Forsberg, husband and wife, dated April 28, 1960, recorded Volume 47, page 181, Auditor's File No. 56961, Official Records of Skamania County, Washington. Same premises conveyed to Robert D. Jackson and Doris M. Jackson, husband and wife, by Deed dated May 4, 1960, recorded Volume 47, page 201, Auditor's File No. 57025, Official Records of Skamania County, Washington. Affects Parcel 36.
- S. Lease to Long-Bell Lumber Company dated September 18, 1951 assigned to International Paper Company November 5, 1956 for radio relay station and access easement for power, construction and maintenance. Affects Parcel 2.
- T. Lease to Ben Thomas, Inc. dated December 5, 1972 and supplement for radio relay station and access to site. Affects Parcels 1, 2, 3, 4.

- U. Leases to Cowlitz County Commissioners dated July 15, 1975 and April 4, 1978 for radio relay station and access to site. Affects Parcels 1, 2, 3, 4.
- V. Lease to Woodland School District No. 404 dated February 2, 1980 for radio relay station and access to site. Affects Parcels 1, 2, 3, 4.
- W. Lease (granted jointly with Ben Thomas, Inc.) to Motorola Communications and Electronics, Inc. dated April 30, 1981 for radio relay station and access to site. Affects Parcels 1, 2, 3, 4.
- X. Permit to U.S.A. Corps of Engineers dated March 11, 1981 and supplements for access. Affects Parcels 15, 16.
- Y. Order of classified reforestation lands from Washington State Tax Commission dated May 25, 1935. Affects Parcel 4.
- Z. Cowlitz County Commissioners resolution #4974 dated December 8, 1976 establishing Cowlitz County Rural Fire Protection District #7, recorded Cowlitz County AF #803431. Affects Parcels 11, 12.

## III

- A. Reservation of minerals by Northern Pacific Railway Company, recorded in Vol. 54, page 396, Records of Cowlitz County. AFFECTS PARCEL NO. 2.
- B. Reservation of minerals by Northern Pacific Railway Company, recorded in Vol. 63, page 83, Records of Cowlitz County. AFFECTS PARCEL NO. 2.
- C. Reservation of minerals by Northern Pacific Railway Company, recorded in Vol. 278, page 590, Records of Cowlitz County. AFFECTS PARCEL NO. 4.
- D. Reservation of minerals by Northern Pacific Railway Company, recorded in Vol. 67, page 207, Records of Cowlitz County. AFFECTS PARCEL NO. 7.
- E. Reservation of minerals by J. L. Ledgett Logging Co. Inc., recorded in Vol. 647, page 362, Records of Cowlitz County. AFFECTS PARCEL NO. 8.

- F. Mineral reservations by William J. Wineberg, recorded in Vol. 649, page 540, Records of Cowlitz County. AFFECTS PARCEL NOS. 11, 12, 24, 25 and 27.
- G. Mineral reservations by Northern Pacific Railway Company, recorded in Vol. 48, page 50, Records of Cowlitz County. AFFECTS PARCEL NO. 22.
- H. Mineral reservations by Milwaukee Land Company, recorded in Vol. 299, page 75, Records of Lewis County. AFFECTS PARCEL NO. 29.
- I. Mineral reservations by Menasha Wooden Ware Company, recorded in Vol. 258, page 241, Records of Lewis County. AFFECTS PARCEL NO. 30.
- J. The Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors and assigns, forever, all geothermal steam and heat and all ores and minerals of any nature whatsoever in or upon said land including, but not limited to, bauxite, coal, lignite, oil and gas, peat, including coal seam gas, together with the right to enter upon said lands for the purpose of exploring the same for such geothermal resources, ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purposes; provided, that the Grantee and Grantee's heirs, representatives, successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvements thereon caused by the exercise of any rights herein reserved, provided, further, that the exercise of such rights by the Grantor shall not be postponed or delayed so long as Grantor is making reasonable efforts to agree upon or have determined such just and reasonable compensation.

IV

Specifically excepted from this conveyance and reserved to Grantor herein, in fee, is Davis Peak and access to it more particularly described as follows:

A parcel of land situated in Section 19, Township 6 North, Range 2 East, W.M., Cowlitz County, Washington as follows:

Beginning at the Northeast corner of Section 19, T6N, R2E; thence South along the East line of said Section 19, 1,020 feet to the true point of beginning;



thence West 350 feet;  
 thence South parallel to the East line of Section 19, 500 feet;  
 thence East 350 feet to the East line of Section 19, and;  
 thence North along the East line of Section 19, 500 feet to the  
 true point of beginning. Said parcel containing four acres more or  
 less.

Together with access to said excepted tract for itself and Leasees Ben  
 Thomas, Inc., Cowlitz County Commissioners, Woodland School District  
 No. 404, and Motorola Communication and Electronics, Inc., along, over  
 and across:

E $\frac{1}{2}$ SW $\frac{1}{4}$	Sec. 24 T6N R1E W.M.
NE $\frac{1}{2}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$	Sec. 25 T6N R1E W.M.
SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Govt. Lots 7, 8, 9, 10	Sec. 18 T6N R2E W.M.
Govt. Lot 1	Sec. 19 T6N R2E W.M.

V

By DEED dated April 28, 1960, recorded Volume 47, page 181, Auditor's  
 File No. 56961, Official Records of Skamania County, Washington,  
 Weyerhaeuser Company conveyed to Carl E. Forsberg and Evelyn D.  
 Forsberg:

The timber now standing, down, or being upon premises known as Lots  
 Seven (7) and Eight (8) of Section Twenty-Nine (29), Township Seven  
 (7) North, Range Five (5) East of the Willamette Meridian.

By DEED dated May 4, 1960, recorded Volume 47, page 201, Auditor's File  
 No. 57025, Official Records of Skamania County, Washington, Carl E.  
 Forsberg and Evelyn D. Forsberg, husband and wife, conveyed to Robert D.  
 Jackson and Doris M. Jackson, husband and wife, the above described  
 property.

By an examination of the above described premises on September 28, 1982,  
 Grantor herein (Weyerhaeuser Company) concluded that all timber intended  
 to be conveyed under the above described deed has been removed and that  
 all rights under said deed have therefore terminated.

THEREFORE, Grantor covenants with Grantee herein to indemnify Grantee  
 against any and all losses, up to the value of the above described tract  
 as established by Grantee for this exchange of properties, arising from  
 anyone claiming rights under the Deed described above.

FURTHER, Grantor agrees to obtain and provide to Grantee within five (5) years of the date of this DEED, a release in recordable form of any rights granted to Carl E. Forsberg and Evelyn D. Forsberg, heirs and assigns, under the DEED described above.

Should GRANTOR be unable to obtain the required release of timber rights within five years of the date of this DEED, upon receipt of request by Grantee, Grantor shall convey to Grantee a parcel of forest land mutually agreeable to Grantor and Grantee and equivalent in value, in exchange for Government Lots 7 and 8, Section 39, Township 7 North, Range 5 East, W.M. being reconveyed by Grantee herein.

Registered  
 Received  
 Date  
 11/5/82

Dept of Natural Resources  
 Olympia, Wa  
 11/5/82

Lead 82  
 95

Mary M. Adams  
 E. M. Adams