

QUITCLAIM DEED

THE GRANTOR, STATE OF WASHINGTON, in consideration of the conveyance by Publishers Forest Products Co. of Washington, a Washington corporation, of real property of equal value as authorized and approved by Resolution No. 412 adopted by the Board of Natural Resources, State of Washington, on the 5th day of April, 1983, hereby conveys and quitclaims to Publishers Forest Products Co., of Washington, GRANTEE, its successors and assigns, the real property situated in Clark, Cowlitz and Skamania Counties, State of Washington, and described in EXHIBIT A hereto, which by this reference is made a part hereof.

This Deed is executed and delivered pursuant to RCW 76.12.050 - 76.12.065 and RCW 79.08.180 - 79.08.200 at the request of the Commissioner of Public Lands with the approval of the Board of Natural Resources, State of Washington.

WITNESS the Seal of the State of Washington, affixed this 24th day of

June, 19 83.



GOVERNOR

ATTEST

Deputy

Secretary of State

Approved as to form:

Assistant Attorney General

June 13, 1983



State Deed No. 26121

State Record of Deeds, Volume 12 Page 20

DNR Exchange No. 231

Registered 6
Indexed Dir. 6
Indirect 6
Recorded X
Mailed

No.

9429

TRANSA^{ACT} EXCISE TAX

AUG 30 1983

Amount Paid in full

Skamania County Treasurer

By [Signature]

7-6	7-5
1100	1600
1900	1800
2100	2400
3600	2800
2900	
3200	

EXHIBIT A

SKAMANIA COUNTY

Parcel No.SectionSubdivisionIn Township 7 North, Range 5 East, W.M.

1	14	All
2	16	All
3	22	All North of the Swift Reservoir
4	23	NW1/4SW1/4, SE1/4SW1/4
5	26	All North of the Swift Reservoir

In Township 7 North, Range 6 East, W.M.

6	23	N1/2NE1/4
7	24	All North of the Lewis River
8	25	NW1/4NW1/4, S1/2N1/2, S1/2, except that portion of the NW1/2NW1/4SW1/4, included within the limits of a tract of land described by metes and bounds as follows: Beginning at the West quarter section corner of said Section 25, running thence, along the east-west centerline thereof, East 200 feet, thence S 39° E 140 feet, thence South 50 feet, thence S 13° W 240 feet, thence S 30° E 150 feet, thence S 40° 230 feet, to a point on the north line of the BG-EC-1000 Road, thence along said north line, West 160 feet, to the west line of said Section 25, thence, along said west line, North 690 feet to the point of beginning having an area of 4.0 acres, more or less, as shown on the plat thereof on file in the office of the Commissioner of Public Lands at Olympia, Washington. (REF. DNR Lease No. 60397) Together with all rights or interest that may exist in Water Rights Claim No. W-0059.
9	30	All North of the Swift Reservoir

SKAMANIA COUNTY (Con't)

<u>Parcel No.</u>	<u>Section</u>	<u>Subdivision</u>
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In Township 7 North, Range 6 East, W.M.

10	34	All North of the Swift Reservoir in N1/2NW1/4
11	36	All

COWLITZ COUNTYIn Township 6 North, Range 3 East, W.M.

12	23	SE1/4SE1/4
13	24	Government Lots 3 and 4, W1/2SE1/4, S1/2SW1/4
14	26	NE1/4NE1/4

In Township 6 North, Range 4 East, W.M.

19	30	Government Lot 2, SE1/4NW1/4, NE1/4SW1/4
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In Township 9 North, Range 2 West, W.M.

15	16	Government Lots 3, 4, 5, 6 & 7, SW1/4NW1/4, W1/2SW1/4
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CLARK COUNTYIn Township 5 North, Range 2 East, W.M.

16	16	NW1/4, N1/2SW1/4, SE1/4SW1/4, NW1/4SE1/4, together with all rights or interest that may exist in Water Rights Claim No. W-0036
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In Township 5 North, Range 3 East, W.M.

17	13	NE1/4NE1/4, S1/2NE1/4
18	24	SW1/4SW1/4, E1/2SW1/4, SE1/4

TOGETHER WITH a permanent partial assignment of easements for roads providing access to such lands as described herein and as referenced by the following:

- (a) Easement dated March 11, 1970 from the U.S. OF AMERICA, Forest Service to the state of Washington recorded under Skamania County Auditor's file No. 71966. (U.S.F.S. N90 road)

(b) Easement exchange dated August 18, 1969, and Supplement dated April 6, 1979, between Weyerhaeuser Company and the state of Washington recorded under Skamania County Auditor's File No. 71351 and 88328.

(c) Easement exchange dated September 1, 1972, between International Paper Company and the state of Washington recorded under Skamania County Auditor's File No. 75313.

(d) Easement dated January 7, 1969, from R. L. and Ruby Swanberg to the state of Washington recorded under Clark County Auditor's File No. G 534587, and Corrections easement filed under Auditor's No. G 546186.

(e) Easement dated November 10, 1967, from Gladys Shaver to state of Washington recorded under Clark County Auditor's File No. G 514001.

(f) Easement dated May 22, 1969, from Leonard and Elsie Hiatt to state of Washington recorded under Clark County Auditor's File No. G 548676.

SUBJECT TO THE FOLLOWING:

- 1) Swift Creek Agreement No. 9, dated November 2, 1960.
AFFECTS Parcel Nos. 1, 2, 3, 4, 5, 7, 8, and 11.
- 2) Easement for right of way for access road issued to Weyerhaeuser Company filed under Department of Natural Resources Application No. 33895.
AFFECTS Parcel Nos. 1, 2, 3, 4, and 5.
- 3) Road Use Permit granted to D & R Timber Co. for a term to expire March 1, 1984, under Department of Natural Resources Application No. 40664.
AFFECTS Parcel No. 2.
- 4) The State reserves the right to all proceeds and to administer and remove all timber sold to Weyerhaeuser Company under Department of Natural Resources Application Nos. 40609 and 40624. Slash disposal and reforestation will be the responsibility of the Department of Natural Resources.
AFFECTS Parcel Nos. 2 and 15.
- 5) Easement for right of way issued to Pacific Power and Light Co. filed under Department of Natural Resources Application No. 24874.
AFFECTS Parcel No. 2.

- 6) Easement for right of way to overflow granted to Pacific Power & Light Co., under Department of Natural Resources Application No. 26239.
AFFECTS Parcel No. 2.
- 7) Easement for right of way for road issued to Pacific Power & Light Co. filed under Department of Natural Resources Application No. 24875.
AFFECTS Parcel No. 3.
- 8) Easement for right of way for access road issued to Pacific Power & Light Co. and assigned to U.S. Forest Service filed under Department of Natural Resources Application No. F-4706.
AFFECTS Parcel No. 4.
- 9) Easement for right of way for road issued to U.S. Forest Service filed under Department of Natural Resources Application No. 2381.
AFFECTS Parcel No. 5.
- 10) Easement for right of way for access road issued to Pacific Power & Light Co. and assigned to U.S. Forest Service filed under Department of Natural Resources Application No. 24876.
AFFECTS Parcel No. 5.
- 11) Easement for right of way for access road issued to U.S. Forest Service, filed under Department of Natural Resources Application No. 2646.
AFFECTS Parcel No. 5.
- 12) Easement for right of way for access road granted to Northern Pacific Railway Co. on October 18, 1960, prior to State ownership, filed under Department of Natural Resources Application No. 39414.
AFFECTS Parcel No. 7.
- 13) Easement for right of way for access road granted to the U.S. Forest Service October 18, 1960, prior to State ownership, filed under Department of Natural Resources Application No. 39417.
AFFECTS Parcel No. 7.
- 14) Easement for right of way for access road granted to the United States of America on May 3, 1963, prior to State ownership, filed under Application No. 39418.
AFFECTS Parcel No. 7.

- 15) Easement for right of way for access road issued to International Paper Co. under Department of Natural Resources Application No. 36358.
AFFECTS Parcel No. 7.
- 16) Easement for right of way for access road issued to U.S. Forest Service recorded under Auditor's File No. 43523.
AFFECTS Parcel No. 7.
- 17) A reservation of minerals by Northern Pacific Railroad Co. by Deed dated August 21, 1924.
AFFECTS Parcel No. 8.
- 18) Easement for right of way for access road issued to Burlington Northern, Inc. filed under Department of Natural Resources Application No. 36372.
AFFECTS Parcel Nos. 8 and 11.
- 19) Easement for water pipeline granted to Waterfront Recreation, Inc. to expire July 1, 2025 under Department of Natural Resources Application No. 36967.
Supplemental well site granted on September 26, 1977.
AFFECTS Parcel No. 8.
- 20) Easement for right of way for access road granted to U.S. Forest Service filed under Department of Natural Resources Application No. F-5081.
Supplemental granted March 1, 1976.
AFFECTS Parcel No. 8.
- 21) Nonexclusive Road Use Permit for right of way filed by Bureau of Land Management on January 22, 1979, under Department of Natural Resources Application No. 41853.
AFFECTS Parcel No. 8.
- 22) Easement for right of way for access road issued to Pacific Power & Light Co. and assigned to U.S. Forest Service filed under Department of Natural Resources Application No. 24879.
AFFECTS Parcel No. 9.

- 23) Easement for right of way for access road issued to Pacific Power & Light Co. and assigned to U.S. Forest Service filed under Department of Natural Resources Application No. 24880.
AFFECTS Parcel No. 10.
- 24) Easement for right of way for access road issued to U.S. Forest Service filed under Department of Natural Resources Application No. 2368.
AFFECTS Parcel No. 11.
- 25) Easement for right of way for access road issued to Department of Fisheries under Department of Natural Resources Application No. F-5332.
AFFECTS Parcel No. 13.
- 26) A reservation by the United States of America for the right to construct ditches and canals recorded under Auditor's File No. 21606.
AFFECTS Parcel No. 13.
- 27) Easement for right of way for buried telephone cable issued to Pacific Telephone & Telegraph Co. filed under Department of Natural Resources Application No. 17275.
AFFECTS Parcel No. 15.
- 28) A reservation of minerals by William A. Weinberg and Janet R. Weinberg, filed under Auditor's File No. 520407.
AFFECTS Parcel Nos. 12 and 14.
- 29) Easement for right of way for access road issued to Leonard Haitt filed under Department of Natural Resources Application No. 33981.
AFFECTS Parcel No. 16.
- 30) Easement for right of way for access road issued to Mike Haitt filed under Department of Natural Resources Application No. 33907.
AFFECTS Parcel No. 16.
- 31) Rock permit granted to Jay Noakes for a term to expire April 23, 1984, under Department of Natural Resources Application No. 36607. Assigned to Willis R. Waldow January 21, 1976.
AFFECTS Parcel No. 16.

- 32) Easement for right of way for railroad granted to Longview, Portland and Northern Railway Co. on July 6, 1960, for an indefinite term issued under Department of Natural Resources Application No. 26703.
AFFECTS Parcel No. 17.
- 33) Easement for right of way for access road issued to R.L. Swanberg under Department of Natural Resources Application No. 34286.
AFFECTS Parcel No. 17.
- 34) The State reserves the right for five (5) years from the date the State's Quitclaim Deed is executed to sell all timber under Department of Natural Resources Application No. 42282. In the event the timber on said sale is not removed during the contract period and an extension of time for removal is necessary, the standard state of Washington extension fee for loss of land productivity will be paid directly to Publishers Forest Products Co. of Washington by the purchaser of said timber sale. Slash disposal and reforestation will be the responsibility of the Department of Natural Resources.
AFFECTS Parcel No. 18.
- 35) Easement for right of way for transmission line granted to Northwestern Electric Co. and assigned to Pacific Power & Light Co. issued under Department of Natural Resources Application No. 17080.
AFFECTS Parcel No. 19.
- 36) Easement for right of way for State road filed under State Road Plat No. SR-1175.
AFFECTS Parcel No. 19.
- 37) Easement for right of way for county roads filed under Department of Natural Resources Application No. CR-3184.
AFFECTS Parcel No. 19.
- 38) The Grantor, state of Washington, hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors, and assigns forever, all oils, gases, coal, ores, minerals and fossils of every

name, kind or description, on Government Lots 3, 4, 5, 6 and 7, SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 16, Township 9 North, Range 2 West, W.M., (Parcel 19) or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals and fossils; and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right to enter by itself, its agents, attorneys and servants upon said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing and working mines thereon, and taking out and removing therefrom all such oils, gases, coal, ores, minerals and fossils, and to that end it further expressly reserves out of the grant hereby made, unto its successors and assigns, forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain and use all such buildings, machinery, roads and railroads, sink such shafts, remove such soil, and to remain on said lands or any part thereof for the business of mining and to occupy as much of said lands as may be necessary or convenient for the successful prosecution of such mining business, hereby expressly reserving to itself, its successors and assigns, as aforesaid, generally, all rights and powers in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and the rights hereby expressly reserved.

No rights shall be exercised under the foregoing reservation, by the State, its successors or assigns, until provision has been made by the State, its successors or assigns, to pay to the owner of the land upon which the rights herein reserved to the State, its successors or assigns, are sought to be exercised, full payment for all damages sustained by said owner, by reason of entering upon said land: PROVIDED, That if said owner from any cause whatever refuses or neglects to settle said damages, then the State, its successors or assigns, or any applicant for a lease or contract from the State for the purpose of prospecting for or mining valuable minerals, or option contract, or lease, for mining coal, or lease for extracting petroleum or natural gas, shall have the right to institute such legal proceedings in the Superior Court of the county wherein the land is situate, as may be necessary to determine the damages which said owner of said land may suffer.