

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

JUL 14 11 26 AM '94
P. Olsson
AUDITOR
GARY M. OLSON

When recorded mail to:

THE TRUST FOR PUBLIC LAND
1510 Smith Tower
506 2d Avenue
Seattle, WA 98104-2311

SCR 18825

120002

WARRANTY DEED

BOOK 144 PAGE 501

The Grantors, RICHARD E. and HELEN D. GRAMS, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, convey and warrant to THE TRUST FOR PUBLIC LAND, a California nonprofit public benefit corporation, the Grantee, that certain real estate situated in the County of Skamania, State of Washington, described in Exhibit A attached hereto and incorporated herein by this reference.

Subject to the exceptions identified on Exhibit B attached hereto and incorporated herein by this reference.

Richard E. Grams
Richard E. Grams

Helen D. Grams
Helen D. Grams

Registered
Indexed, Dir
Indirect
Filmed
Mailed

State of Washington)
County of Clark) ss.

On this 1st day of July, 1994, before me, Gloria D. McKenney personally appeared Richard E. and Helen D. Grams, husband and wife, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it as his free and voluntary act for the uses and purposes therein mentioned.



16750
REAL ESTATE EXCISE TAX
JUL 14 1994
PAID 2656.00
JW
SKAMANIA COUNTY TREASURER

Gloria D. McKenney
NOTARY PUBLIC in and for the
State of Washington,
residing at Woodland
My appointment expires: 3/23/95

Glenda J. Kimmel, Skamania County Assessor
By: *J* Parcel # 1-5-20-101
9-14-94

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BOOK 444 PAGE 502

EXHIBIT A

The following described real property located in Skamania County, Washington:

That portion of the Southeast Quarter of the Northwest Quarter and of Government Lots 1 and 2 of Section 16, Township 1 North, Range 5 East of the Willamette Meridian, lying Southerly and Easterly of the right of way acquired by the State of Washington for Primary State Highway No. 3.

EXCEPT the following described tract of land:

BEGINNING at the intersection of the Southerly right of way line of Primary State Highway No. 3 with the East line of the Southeast Quarter of the Northwest Quarter of the said Section 16; thence following the Southerly line of said highway right of way South $85^{\circ}20'$ West 385 feet; thence South to the meander line of the Columbia River; thence Northeasterly following the meander line of the Columbia River to intersection with the Southeast corner of the said Government Lot 2; thence North along the East line of the said Government Lot 2 to the Point of Beginning.

AND that portion of the North Half of the Southeast Quarter and of the Southwest Quarter of the Southeast Quarter and of Government Lot 1 of Section 17, Township 1 North, Range 5 East of the Willamette Meridian, lying Southerly of the right of way acquired by the State of Washington for Primary State Highway No. 3.

AND Government Lot 3 of Section 20, Township 1 North, Range 5 East of the Willamette Meridian

AND Shorelands of the second class conveyed by the State of Washington situated in front of, adjacent to, and abutting upon the Government meander line extending from the meander post between Sections 16 and 17, Township 1 North, Range 5 East of the Willamette Meridian, downstream to near the center of Section 20, Township 1 North, Range 5 East of the Willamette Meridian, being a total of 55 chains measured along the government meander line and as more particularly described in deed dated December 19, 1905, and recorded December 22, 1905, at page 341 of Book 1 of Deeds, record of Skamania County, Washington.

EXCEPT a strip of land 100 feet in width acquired by the Spokane, Portland and Seattle Railway Company for right of way.

EXHIBIT A

Continued

ALSO Government Lots 1 and 2 of Section 20, Township 1 North, Range 5 East of the Willamette Meridian.

EXCEPT the West 390 feet of the said Government Lot 1 and

EXCEPT right of way for Primary State Highway No. 8 and

EXCEPT right of way acquired by the Spokane, Portland, & Seattle Railway Company;

EXCEPT that portion of above described land lying North of Primary State Highway No. 8 and

EXCEPT the following described tract of land:

BEGINNING at a point 708.6 feet East of the Northwest corner of said Section 20; thence South 142.4 feet; thence South $84^{\circ}30'$ West 162 feet; thence North 73.45 feet more or less to the southerly right of way line of Primary State Highway No. 8; thence northeasterly along the southerly right of way line of said Highway to the Point of Beginning.

ALSO that portion of the Southwest Quarter of Section 17, Township 1 North, Range 5 East of the Willamette Meridian, described as follows:

BEGINNING at a point on the South line of the said Section 17 a distance of 1,850 feet East of the Southwest corner of the said Section 17; thence North 268.5 feet, more or less, to the southerly right of way line of State Road 14; thence in an easterly direction along the southerly line of said right of way to the center line running North and South through the said Section 17; thence South along the said center line to the Quarter corner on the South line of the said Section 17; thence West along the South line of the said Section 17 to the Point of Beginning.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACTS:

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EXHIBIT A

Continued

A portion of the South half of the South half of Section 17 and Government Lots 1, 2 and 3 in Section 20, all in Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the intersection of the South right-of-way line of State Highway 14 with the East line of the "West 390 feet" of Government Lot 1, said point being the most Westerly Northwest corner of the "Grass tract" as described in Book 50 of Deeds at page 31 (recorded June 25, 1962), Skamania County Auditor's Records; thence Northeasterly along the South right-of-way of State Highway 14 for a distance of 215 feet, more or less, to the Northwest corner of the excepted parcel noted in the "Grass tract"; thence South 73.45 feet, more or less, to the Southwest corner of said excepted parcel; thence North 84° 30' East 162.00 feet to the Southeast corner of said excepted parcel; thence North along the East line of said excepted parcel, 110 feet, more or less, to the South right-of-way line of State Highway 14; thence Northeasterly along said South right-of-way line 145 feet, more or less, to the North line of Section 20; thence East along the line between Sections 17 and 20 for a distance of 1000 feet, more or less, to a point that is 1850 feet East of the Southwest corner of Section 17, said point being the Southeast corner of the "U.S.A. tract" as described in Book 121 of Deeds at page 379, Skamania County Auditor's Records; thence North 268 feet, more or less, to the South right-of-way line of State Highway 14 and the Northeast corner of the "U.S.A. tract"; thence Northeasterly and Easterly along said South right-of-way line 2500 feet, more or less, to a point that is 140.00 feet Westerly (as measured along said right-of-way line) from Engineer's Station 131+00, 50.00 feet right (Sheet 3 of 6, State Road No. 8, "Wing Creek to Frindle", dated June 24, 1937); thence South (parallel with the West line of Government Lot 1 of Section 20), 970.00 feet; thence Southwesterly 3750 feet, more or less, to a point on the East line of the "West 390 feet" of Government Lot 1 that is 810.00 feet South of the POINT OF BEGINNING; thence North 810.00 feet to the POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

A portion of the Southeast quarter of Section 17, and the Northeast quarter of Section 20 Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the intersection of the East line of the Southeast quarter of Section 17 with the North right-of-way line of the Burlington Northern Railroad; thence Southwesterly along said North right-of-way line for a distance of 1050.00 feet; thence Northwesterly at right angles to said North right-of-way line 300.00 feet; thence Northeast, parallel with said North right-of-way line, for a distance of 1276 feet, more or less, to the East line of the Southeast quarter of Section 17; thence South along said East line 148 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

EXHIBIT "B"

4. Easement for Right of Way, including the terms and provisions thereof, recorded February 30, 1993 in Book W, Page 573, Skamania County Deed Records.
5. The rights of fishing, navigation and commerce in the State of Washington, the Federal Government, and the Public in and to that portion thereof lying below the ordinary high water mark of the Columbia River.
6. Rights, if any, of the property owners, abutting the Columbia River in and to the water of the Columbia River and in and to the bed thereof; also boating and fishing rights of property owners abutting the Columbia River or the stream of water leading thereto of therefrom.
7. Any adverse claims based upon the assertion that the Columbia River, has moved.
8. Easement for Right of Way, including the terms and provisions thereof, recorded August 24, 1950 in Book 33, Page 214, Skamania County Deed Records.
9. Reservation of all mineral rights, including the terms and provisions thereof, as reserved in deed from the State of Washington, to Veta M. Dobbs, recorded May 15, 1943 in Book 29, Page 436, Auditors File No. 32507, Skamania County Deed Records.