

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY John & Cloyda Peyrollaz

Oct 23 10 39 AM '95  
P. Johnson  
AUDITOR  
GARY H. OLSON

123595

BOOK 153 PAGE 118

QUITCLAIM DEED

**BURLINGTON NORTHERN RAILROAD COMPANY**, a Delaware corporation, Grantor, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, conveys and quitclaims, without any covenants of warranty whatsoever and without recourse to the Grantor, its successors and assigns, to **JOHN F. PEYROLLAZ** and **CLOIDA F. PEYROLLAZ**, of P. O. Box 188, Carson, Washington 98610, Grantees, all its right, title and interest, if any, in real estate situated in the County of Skamania, State of Washington, together with all after acquired title of grantor therein, more particularly described as follows:

That portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ , the NE $\frac{1}{4}$ SW $\frac{1}{4}$  and Government Lot 1 of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington lying North of the Northerly right of way line of State Highway No. 14, as now located and constructed,

**EXCEPTING THEREFROM**, that certain five acre tract of land situated in the Northwest corner of said Government Lot 1, conveyed to Margaret Monaghan in deed recorded June 19, 1907 in Book "K", page 350, in and for said county, described as follows: Beginning at the Northwest corner of said Government Lot 1; thence East along the North line of said Government Lot 1 a distance of 726.0 feet; thence South 300.0 feet; thence West 726.0 feet to the West line of said Government Lot 1; thence North along said West line 300.0 feet to the **POINT OF BEGINNING**.

**SUBJECT**, however, to all existing interests, including but not limited to all reservations, rights-of-way and easements of record or otherwise.

**SUBJECT ALSO** to that certain 100 foot wide transmission line easement granted to Bonneville Power Administration on January 12, 1964.

**EXCEPTING AND RESERVING**, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casing-head gas and all ores and minerals of every kind and nature, including sand and gravel underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures or disturb the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

Grantees have been allowed to make a complete visual inspection of the property and has knowledge as to the past use of the property. Based upon this inspection and knowledge, Grantees are aware of the condition of the property and **GRANTEES SPECIFICALLY ACKNOWLEDGE THAT GRANTEES ARE PURCHASING THE PROPERTY IN AN "AS-IS WITH ALL FAULTS" BASIS AND THAT GRANTEES ARE NOT RELYING ON ANY REPRESENTATION OR WARRANTIES OF ANY KIND WHATSOEVER FROM**

Gary H. Olson, Skamania County Auditor  
Date 10-23-95  
Book 153-85-1  
Page 118  
P. Johnson

Registered ☒  
Indexed, Dir ☒  
Abstract ☒  
Filed ☐  
1995

GRANTORS AS TO ANY MATTERS CONCERNING THE PROPERTY, including the physical condition of the property and any defects thereof, the presence of any hazardous substances, wastes or contaminants in, on or under the property, the condition or existence of any of the above ground or underground structures or improvements in, of or under the property, the condition of title to the property, and the leases, easements or other agreements affecting the property Grantees assume the risk that hazardous substances and contaminants may be present on the property, and indemnifies, holds harmless and hereby waives, releases and discharges forever Grantor from any and all present or future claims or demands, and any and all damages, loss, injury, liability, claims or costs, including fines, penalties and judgments, arising from or in any way related to the condition of the property or presence of any hazardous substances or contaminants in, on or under the property. This indemnity specifically includes the obligation of Grantees to remove, close, remediate, reimburse or take other actions requested or required by any governmental agency concerning any hazardous substances or contaminants on the property.

TO HAVE AND TO HOLD THE SAME, together with all the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, Burlington Northern Railroad Company has caused its corporate name to be hereunto signed by its authorized officers, and the corporate seal to be hereto affixed this 16<sup>th</sup> day of October, 1995.

ACCEPTED:

BURLINGTON NORTHERN  
RAILROAD COMPANY

By: John F. Peyrollaz  
John F. Peyrollaz

By: D. P. Schneider  
D. P. Schneider  
Manager Real Estate

By: Cloida F. Peyrollaz  
Cloida F. Peyrollaz

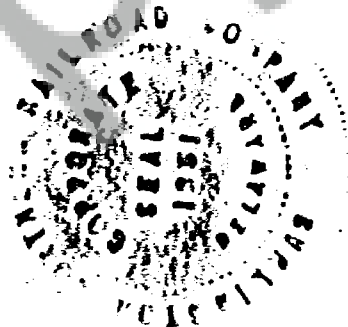
ATTEST:

By: LaVice Meier  
LaVice Meier  
Assistant Secretary

17706

REAL ESTATE EXCISE TAX

OCT 23 1995  
PAID 1920.00  
1588  
SNAPE CO. COUNTY TREASURER



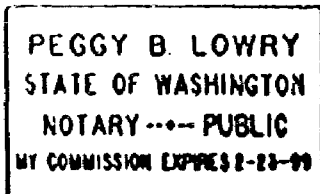
BN 11420 Carson, Washington

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAMANIA )

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On this 5<sup>th</sup> day of October, 1995, before me personally appeared John F. Pyrollaz and Cloida F. Pyrollaz to me known to be the persons that executed the foregoing instrument and acknowledged said instrument to be free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Peggy B. Lowry  
Notary Public in and for the State of Washington

Residing at: Carson

My commission expires: 2/23/99

STATE OF TEXAS )  
 ) ss.  
COUNTY OF TARRANT )

On this 16<sup>th</sup> day of October, 1995, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared D. P. Schneider and LaVoice Meier, to me known to be the Manager Real Estate, and Assistant Secretary, respectively, of Burlington Northern Railroad Company, the corporation that executed the foregoing instrument, and acknowledged the 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 are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Arline Nichols  
Notary Public in and for the State of Texas

Residing at: Fort Worth, Texas

My appointment expires: December 20, 1996



BN 11420 Carson, Washington

APPROVED	A
LEGAL	
APPROVED	REW
FORM	
APPROVED	REW