

125364

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SEP 20026

AGREEMENT TO GRANT RIGHT OF FIRST REFUSAL

WHEREAS, TOM PRICE, aka THOMAS WILLIAM PRICE, and M. REBECCA PRICE, husband and wife, (Hereafter "Grantors") have conveyed to the UNITED STATES OF AMERICA (hereafter "Grantee") certain real property adjoining the subject property by a Warranty Deed dated 5-29-96, for valuable consideration which included compensation for the loss in development value of the remainder property, which is the property subject to this agreement; and

WHEREAS, the Grantee has an interest in acquiring the subject property at some point in the future, and an interest in having some control over the development of property adjacent to the Franz Lake National Wildlife Refuge,

The Grantors have agreed, for valuable consideration, to grant to the UNITED STATES OF AMERICA the right of first refusal on the following described real property described as follows:

Beginning at the Northeast corner of Section 4, Township 1 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence Westerly along the North line of said Section 4 a distance of 1,500 feet; thence Southerly parallel with the east line of said Section 4, a distance of 1,000 feet; thence Easterly a distance of 1,500 feet to a point on the East line of said Section 4 which is 1,000 feet South of the Northeast corner thereof; thence North along said East line 1,000 feet to the point of beginning; EXCEPTING THEREFROM:

The following described tract of land is located in Skamania County, Washington, situate approximately 1.0 miles southwest of the town of Skamania, Washington, and being a part of the land described in the Quit Claim Deed from John L. Price to Tom Price recorded in the Official Records of Skamania County, Washington, September 23, 1982 in Book 81, Page 545, said tract being more particularly described as follows;

All bearing are based on the Washington State Plane Coordinate System, South zone, NAD 83. Distances are true ground distances

Section 4, T. 1 N., R. 6 E., Willamette Base and Meridian:

BEGINNING at the Section Corner common to Sections 33, 34, 3, & 4, Township 1 and 2 North, Range 6 East, Corner 370, a found 3/4" Iron Pipe;

thence, along the section line of Sections 3 and 4, and lands, now or formerly, of the United States (Tract 12a),

South 1° 08' 07" West, 1000.00 feet

to lands, now or formerly, of the United States (Tract 10), and Corner 466, a found standard Fish and Wildlife Service aluminum cap on rebar;

LA/WA; Franz Lake NWR; Price (12)

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SKAMANIA CO. WASH.
BY SKAMANIA CO. TITLE

MAY 30 1 22 PM '96

GARY H. OLSON
AUDITOR

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thence, along said lands of the United States, and parallel to the north line of said Section 4,
North 89° 04' 10" West 1500.00 feet,
to Corner 467, a found standard Fish and Wildlife Service aluminum cap on rebar;
thence parallel to the east line of said Section 4,
North 1° 08' 07" East 250.00 feet;
to Corner 345;

thence leaving said lands of the United States and bisecting said lands of Tom Price,
South 89° 04' 10" East 645.00 feet, to Corner 346,
North 1° 08' 07" East 390.34 feet, to Corner 347, and
North 68° 08' 49" East 928.75 feet, more or less,
to the point of BEGINNING, containing 19.80 acres, more or less.

The Grantors agree that in the event they receive a bonafide offer of purchase or exchange on the above-referenced property or they offer to sell or exchange the said property, the Grantors will give the Grantee a 90 day notice in writing of such offer. The Grantee shall have the first right and option to purchase the property by giving a 60 day written notice to the Grantors of its intention to purchase. In the event that the property is not sold for any reason, the Grantee shall have the continuing first right and option to purchase the property under the same above-stated terms and conditions.

IN WITNESS WHEREOF, we have hereunto executed this instrument this 24th day of
MAY, 1996.

By: Tom Price Thomas William Price
Tom Price AKA Thomas William Price

By: M. Rebecca Price
M. Rebecca Price