

127650

BOOK 163 PAGE 597

FILED
SKAMANIA CO. TITLE

MAR 21 11 25 AM '97

P. Laury
AUDITOR
GARY H. OLSON

AFTER RECORDING MAIL TO:

Name USDA Forest Service, Attn: Roger Norton

Address 902 Wasco Avenue, Suite 200

City/State Hood River, Oregon 97031

SCR 19282

Document Title(s): (or transactions contained therein)

1. Warranty Deed
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Patrick Tomlin
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. United States of America
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Township 2 North, Range 7 East, Willamette Meridian
Section 19, Lots 4 and 7, SE1/4NW1/4, and NE1/4SW1/4

☐ Complete legal description is on page 162 of document

Assessor's Property Tax Parcel / Account Number(s):

Tax Lot No. 02-07-19-00-0200

18686
REAL ESTATE EXCISE TAX

MAR 21 1997
PAID 12,288.00

20
SKAMANIA COUNTY TREASURER

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

INDEXED
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MAR 21 1997
SKAMANIA COUNTY

36/197
 1902-07-19 00 0200 00
 210

MAIL TAX STATEMENT TO:

Patrick Tomlin
5283 Highway 35
Parkdale, Oregon 97041

CRGNSA
GIP NO. 213

WARRANTY DEED

PATRICK TOMLIN, also known as Patrick Allen Tomlin, a married person, dealing with his sole and separate property, of Parkdale, Oregon, Grantor, for the true and actual consideration of Nine Hundred and Sixty Thousand Dollars (\$960,000), paid by Grantee pursuant to the Columbia River Gorge National Scenic Area Act of November 17, 1986 (100 Stat. 4274; 16 U.S.C. 544g), the receipt of which is hereby acknowledged, does hereby convey and warrant unto the UNITED STATES OF AMERICA, Grantee, and its assigns, all of the following described real property situate in the County of Skamania, State of Washington:

T. 2 N., R. 7 E., W.M. (Tax Lot No. 02-07-19-00-0200)

sec. 19, lots 4 and 7, SE1/4NW1/4, and NE1/4SW1/4;

EXCEPTING THEREFROM that portion of lot 7 and the NE1/4SW1/4 conveyed to the United States of America by Declaration of Taking dated December 20, 1938, Final Judgment dated February 3, 1939, recorded February 6, 1939, in Book 27, page 319 in Skamania County Deed Records (containing 9.78 acres, more or less).

The area described contains 154.37 acres, more or less.

RESERVING UNTO Patrick Tomlin, his heirs and assigns, from the lands so granted, a non-exclusive right-of-way for ingress, egress, and utilities service over, under, and across an existing road, as set out below. Said right-of-way being 30 feet in width, as existing on the ground, with such reasonable rights of temporary use of lands immediately adjacent to said easement as may be necessary for maintenance and/or repair of said road.

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NO NAME ROAD - A non-exclusive right-of-way over and across a portion of land in lot 7 and the NE1/4SW1/4 of section 19, T. 2 N., R. 7 E., W.M., Skamania County, Washington, more particularly described as:

Beginning at the Southwest 1/16 of section 19, T. 2 N., R. 7 E., W.M., at a 5/8" iron rod, as described on D2AB Surveying Inc. survey plat, filed in Book 3, page 162, Skamania County Auditor's Office; thence N. 88°54' W., 189.8 feet to the True Point of Beginning of a strip of land, 30 feet in width, 15 feet each side of the following described centerline. The True Point of Beginning being at the true property line, along the North edge of the Bonneville Power Administration Deeded R/W as described on D2AB Surveying Inc. survey plat, filed in Book 3, page 162, Skamania County Auditor's office, thence along the centerline of said strip N. 22°16' E. 35.0 feet; thence N. 32°40' E., 205.5 feet; thence N. 38°28' E., 150.1 feet; thence N. 45°34' E., 44.6 feet; thence S. 82°08' E., 134.8 feet; thence N. 67°04' E., 63.6 feet; thence N. 38°58' E., 112.5 feet; thence N. 66°04' E., 96.4 feet; thence N. 69°40' E., 138.6 feet; thence N. 57°34' E., 192.4 feet; thence N. 67°52' E., 169.8 feet; thence N. 28°52' E., 106.5 feet; thence N. 88°16' E., 108.5 feet; thence N. 65°52' E., 114.2 feet; thence N. 53°28' E., 296.5 feet, to the end of said centerline strip and the true property line, which is the West line of NE1/4SW1/4 of section 19, bearing S. 01°34' W., 279.3 feet from the Center 1/4 section 19, T. 2 N., R. 7 E., W.M., Skamania County, Washington.

Reservation of said road is limited only to those rights which the Grantor may own, and is subject to all outstanding easements for roads and right-of-ways recorded at the time of this reservation. Said road runs generally parallel with the Bonneville Power Administration powerline rights-of-ways as depicted on Exhibit A.

The right reserved is limited to Patrick Tomlin, his heirs and assigns, for access to a parcel of land owned by Patrick Tomlin, of approximately 3 acres in size, located in the northwest corner of Government lot 6, section 19, T. 2 N., R. 7 E., W.M. This right is reserved for all purposes deemed necessary or desirable in connection with the protection, administration, management, and utilization of his land and resources, now or hereafter owned or controlled, and served by this road, subject to such traffic control regulations and rules as the UNITED STATES OF AMERICA may reasonably impose upon or require of other users of the road. The above reservation is made subject to the Secretary of Agriculture's Rules and Regulations CFR 251.17 and CFR 251.18, attached hereto as Exhibit B, and these terms, provisions, and conditions thereof are applicable to Patrick Tomlin, his heirs, assigns, permittees, and contractors.

SUBJECT TO:

- 1.) A reservation of an easement by Skamania County for right to construct a highway, including terms and provisions thereof, dated October 31, 1933, and recorded November 1, 1933, in Book X, Page 380, Skamania County Deed Records, (Affects lot 4)

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2.) An easement to the U.S. (BPA) for transmission lines, including the terms and provisions thereof, dated December 17, 1941, and recorded December 22, 1941, in Book 28, Page 546, Skamania County Deed Records. (Affects NE1/4SW1/4)

3.) An easement to the U.S. (BPA) for transmission lines, including the terms and provisions thereof, dated February 13, 1942, and recorded April 13, 1942, in Book 29, Page 49, Skamania County Deed Records. (Affects lot 7 & NE1/4SW1/4)

4.) A perpetual easement and right to enter and clear land granted to U.S. (BPA) including the terms and provisions thereof, dated June 15, 1950, and recorded June 29, 1950, in Book 33, Page 152, Skamania County Deed Records. (Affects NE1/4SW1/4)

5.) An easement for a pipeline, including the terms and provisions thereof, dated November 1, 1955, and recorded January 4, 1955, in Book 40, Page 471, Skamania County Deed Records. (Affects lots 4 & 7, SE1/4NW1/4 & NE1/4SW1/4)

The acquiring agency is the Forest Service, U.S. Dept. of Agriculture.

Dated this 19 day of MARCH, 1997.

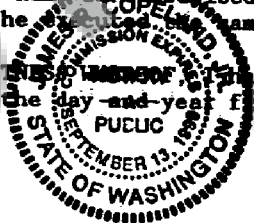

PATRICK TOMLIN


ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Skamania) ss.

On this 19 day of March, 1997, before me the undersigned, a Notary Public in and for the State of Washington, personally appeared Patrick Tomlin, known/proved to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public for the State of Washington
Residing at Stevenson
My Commission expires September 13, 1999

Certified correct as to consideration, conditions, and descriptions  02/11/97

HAZARDOUS WASTE CERTIFICATION

The Vendor, Patrick Tomlin, a married person desling with his sole and separate property, hereby certifies that to the best of his knowledge, there are no deposits of hazardous substances on the lands being conveyed to the USDA Forest Service, located in:

Willamette Meridian

T. 2 N., R. 7 E., W.M. (Tax Lot No. 02-07-19-00-0200)

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3-19-97
DATE


Patrick Tomlin