

131588

FILED  
SKAMANIA CO. TITLE  
BY SKAMANIA CO. TITLE

May 18 11 36 AM '98

Amoser

AUDITOR

GARY M. OLSON

## FILED FOR RECORD AT THE REQUEST OF:

Weyerhaeuser Real Estate Company

Attention: Madayln Styers

WRE 1-1

PO Box 2999

Tacoma WA 98477-2999

Type of Document:	STATUTORY WARRANTY DEED
Reference Number(s) of Documents	
Assigned or Released:	N/A
Grantor:	WEYERHAEUSER COMPANY
Grantee(s):	WEYERHAEUSER REAL ESTATE COMPANY
Abbreviated Legal Description:	Section 21: Ptns. NW1/4NW1/4, S1/4NW1/4, W1/4SW1/4 all in T7N, R5E, W.M., Skamania County, WA
Complete Legal Description on page 2 of EXHIBIT A attached to this document.	
Assessor's Property Tax Parcel or Account Number(s):	07-05-21-0-0-0200-00

Sfr 2/567

## STATUTORY WARRANTY DEED

The Grantor, **WEYERHAEUSER COMPANY** (formerly Weyerhaeuser Timber Company), a Washington corporation, for and in consideration of making a capital contribution to its wholly-owned subsidiary, does hereby convey and warrant unto **WEYERHAEUSER REAL ESTATE COMPANY**, a Washington corporation, the real property, situated in the County of **SKAMANIA**, State of **Washington**, more particularly described on **EXHIBIT A** attached to this deed and incorporated by reference herein.

DATED: March 26, 1998

MAY 16 1998

PAID ExemptWEYERHAEUSER COMPANY W. R. Corbin, Dep. Asst. Sec.By: W. R. Corbin SKAMANIA COUNTY TREASURERTitle: Exec. Vice PresidentAttest: Pamela M. RedmonTitle: Assistant Secretary

STATE OF WASHINGTON )

Gary H. Martin, Skamania County Assessor

COUNTY OF KING )

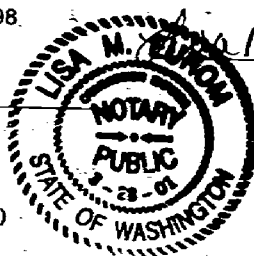
) ss. Date 5-18-98 Parcel # 07 05 21 00 0200 00

I certify that I know or have satisfactory evidence that W. R. Corbin and Pamela M. Redmon are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledge it as the Executive Vice President and Assistant Secretary, respectively, of **WEYERHAEUSER COMPANY**, to be the free and voluntary act of such party for the uses and purposes mention in the instrument.

Dated: March 25, 1998

My appointment expires: 3/28/01

Weyerhaeuser Company/  
Weyerhaeuser Real Estate Company  
Skamania County, Washington  
H38-198(1)/Swift Cove West (Parcel #2133900)  
03/25/98



Notary Public

## IN SKAMANIA COUNTY, WASHINGTON

TOWNSHIP 7 NORTH, RANGE 5 EAST OF WILLAMETTE MERIDIAN

**SECTION 21:** Those portions of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , the S $\frac{1}{4}$ NW $\frac{1}{4}$ , and the W $\frac{1}{4}$ SW $\frac{1}{4}$  lying Westerly of that certain tract of land described in that certain Warranty Deed to Pacific Power & Light Company dated October 24, 1960, recorded March 2, 1961 in Book 48 at Page 352 under Auditor's File No. 58170.

Grantor hereby **expressly SAVES, EXCEPTS and RESERVES** out of the grant hereby made, unto itself, its successors and assigns, forever, all geothermal steam and heat and all metals, ores and minerals of any nature whatsoever in or upon said land including, but not limited to, coal, lignite, peat, oil and gas, including coal seam gas, together with the right to enter upon said land for the purpose of exploring the same for such geothermal resources, metals, ores and minerals, and drilling, opening, developing and working mines and wells thereon and taking out and removing therefrom, including by surface mining methods, all such geothermal resources, metals, ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purposes; provided, that Grantee and Grantee's heirs, representatives, successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvements thereon caused by the exercise of any rights herein reserved; provided, further, that the exercise of such rights by Grantor shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

**SUBJECT TO** rights reserved in federal patents or state deeds, all prior oil, gas, mineral or fossil rights reservations, exceptions or conveyances, all planning, zoning, health and other governmental regulations, if any, ancestral rights, if any, of descendants of aboriginal inhabitants to occupy, use and possess any portion of the lands, as reserved by treaties, understandings, practice, statutes or judicial decisions, for food gathering, shelter, religious ceremonies, social and economic gatherings, battlefields and burial sites, all easements and rights of way for public and/or private roads and utilities heretofore established and existing on said land, all matters of public record, and

1. Any adverse claims based upon assertion that Swift Reservoir and Creeks have the shifted or changed course.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of Swift reservoir and Creeks, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. The property herein conveyed is carried on the County Assessor's rolls for tax purposes as "Designated Forest Land." Upon removal of the property from such designation, compensating tax, if any is due, will be the responsibility of the Grantee or its successors or assigns.
4. Easement for access road and the terms and conditions thereof as contained in:
 

Document:	Easement dated December 3, 1959 granted to the United States Forest Service
Recorded:	December 24, 1959 under Auditor's File No. 56407

**EXHIBIT A**

Weyerhaeuser Company/  
Weyerhaeuser Real Estate Company  
Skamania County, Washington  
H98-198(1)/Swift Cove West (Parcel #2133900)