

145789

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FILED
SEAL
BY CLARK COUNTY TITLE

AUG 28 4 43 PM '02

O. Larry
J. MICHAEL RYAN

Return Address:
Pattie Wickwire
USDA Forest Service
Columbia River Gorge NSA
902 Wasco Ave., Suite 200
Hood River, OR 97031

PROPERTY ENTERING TAX EXEMPT STATUS

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

Warranty Deed

REAL ESTATE EXCISE TAX

Grantor(s) (Last Name first, then first name and initials) *22470*
AUG 28 2002

Welch, Estate of Dehn S.
Welch, Estate of Virginia P.
Price, John C.
Price, Mary A.

PAID *14,080.00*
Vicki Cleveland
SKAMANIA COUNTY TREASURER

Price, Mary A, Trustee of the Mary A. Price Declaration of Trust
Rollefson, Kathleen O.

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

United States of America

Legal description (abbreviated: section, township, range, qtr./qtr.):

Section 27, T. 2 N., R. 6 E., W.M., SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, portion of NW $\frac{1}{4}$ SE $\frac{1}{4}$.
Complete description is on pages 1 and 2 of the recording document.

Reference Number(s) of Documents assigned or released:

Assessor's Property Tax Parcel/Account Number:

02-06-00-0-0-5900-00

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Warranty Deed - Welch, Et al.

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WARRANTY DEED

PETER D. WELCH, as Personal Representative for the estate of DEHN S. WELCH, as his separate estate, as to a $\frac{1}{4}$ interest and MARY A. PRICE, TRUSTEE, as to a $\frac{1}{4}$ interest and JOHN C. PRICE, Jr., as his separate estate, as to a $\frac{1}{4}$ interest and KATHLEEN O. ROLLEFSON, as her separate estate, as to a $\frac{1}{4}$ interest, all as to Parcel I; and

PETER D. WELCH, as Personal Representative for the estate of VIRGINIA P. WELCH, deceased, as to a $\frac{1}{4}$ interest and MARY A. PRICE, a widow, as to a $\frac{1}{4}$ interest and JOHN C. PRICE, Jr., as his separate estate, as to a $\frac{1}{4}$ interest and KATHLEEN O. ROLLEFSON, as her separate estate, as to a $\frac{1}{4}$ interest, all as to Parcel II;

Grantors, for and in consideration of ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,100,000.00) paid by Grantee pursuant to the Columbia River Gorge National Scenic Area Act of November 17, 1986 (as amended, 16 U.S.C. 544), 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 in the County of Skamania, State of Washington:

Willamette MeridianT.2 N., R. 6 E.

sec. 27, a portion of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ described as follows:

PARCEL I:

The NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NE $\frac{1}{4}$, sec. 27, T. 2 N., R. 6 E., W.M., Skamania County, Washington.

EXCEPT a strip of land 300 feet in width acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines.

ALSO EXCEPT the South 54.71 feet of the East 802.01 feet of the West 964.68 feet of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying Easterly of the East edge of Elk Run Road.

PARCEL II:

Gary H. Martin, Skamania County Assessor

Date P-28-02 Parcel # 2-6-5910

The East 223.70 feet of Lot 4 of the LANDERHOLM SHORT PLAT, as shown in Book "3", page 95 of Short Plats, under Auditor's File No. 101577, records of Skamania County, Washington, as measured from the most Easterly corner thereof, and further described as follows:

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BEGINNING at an iron rod at the Northeast corner of said Lot 4;
 THENCE South 00°51'17" West 45.00 feet to the center of a cul-de-sac;
 THENCE South 48°21'09" East, 15.00 feet to a point on the centerline of High Point Road;
 THENCE South 41°38'51" West, 356.18 feet along said centerline to a point;
 THENCE North 00°51'17" East 324.46 feet to a point on the North line of said Northwest quarter of the Southeast quarter;
 THENCE South 89°08'43" East, 221.35 feet to the POINT OF BEGINNING.

The area described contains 179.11 acres, more or less.

SUBJECT TO:

1. An easement dated December 1, 1914 for ditch and pipeline disclosed by an instrument recorded December 2, 1914, Book F, page 298. (Affects Parcel I, SW¼NW¼)
2. An easement dated June 28, 1985, recorded July 2, 1985 under Recording No. 99496, Book 84, page 729, and re-recorded April 25, 1986 under Recording No. 101026, Book 100, page 941. *These easements have been amended by Releases from Road Maintenance Agreements.* (Affects Parcels I and II, NW¼, SW¼NE¼, and NW¼SE¼)
3. An easement, for ingress, egress and utilities, disclosed by LANDERHOLM SHORT PLAT, filed August 19, 1986 under Recording No. 101577, Short Plat Book 3, page 95. *This easement has been amended by Releases from Road Maintenance Agreements.* (Affects Parcels I and II, NW¼, SW¼NE¼, and NW¼SE¼)
4. Covenants, conditions, and restrictions recorded September 14, 1987 under Recording No. 103813, Book 106, page 615. (Affects Parcel II, NW¼SE¼)
5. Easement in a deed dated September 1, 1988 for the right to walk and ride horses on the plat easement areas, recorded September 9, 1988, under Recording No. 105760, Book 110, page 810. (Affects Parcel II, NW¼SE¼)
6. An easement right-of-way for Woodard Creek Road and Mars Landing road, in favor of Skamania County, recorded 8/28/02 in Book 228, Page 665, Skamania County ~~Auditor's~~ No. 145713. (Affects Parcel I, NW¼)
7. Correction of Right-of-Way, recorded 8/28/02 in Book 228, Page 672, Skamania County ~~Auditor's~~ No. 145714, which corrects the Right-of-Way recorded October 4, 1971 in Book 63, Page 360 as Auditor's File Number 73997, County of Skamania and State of Washington. (Affects Parcel I, NW¼)

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8. A power line easement in favor of Skamania County PUD #1, recorded 8/28/02 in Book 228, Page 636, Skamania County ~~Assessor's~~ No. 145766. (Affects Parcel I, NW¼ and SW¼NE¼)
9. A telephone line easement in favor of United Telephone Company of the Northwest, d.b.a. Sprint, recorded 8/28/02 in Book 228, Page 641, Skamania County ~~Assessor's~~ No. 145767. (Affects Parcel I, NW¼ and SW¼NE¼)

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

Dated this 26 day of August, 2002.

Peter D. Welch, PR

PETER D. WELCH, as Personal Representative for the Estate of DEHN S. WELCH, as his separate estate, as to a ¼ interest (Parcel I)

Peter D. Welch, PR

PETER D. WELCH, as Personal Representative for the Estate of VIRGINIA P. WELCH, deceased, as to a ¼ interest (Parcel II)

Mary A. Price Trustee

MARY A. PRICE, TRUSTEE of the Mary A. Price Declaration of Trust, as to a ¼ interest (Parcel I)

By: Peter D. Welch POA

PETER D. WELCH, Attorney-in-Fact for MARY A. PRICE, TRUSTEE of the Mary A. Price Declaration of Trust, as to a ¼ interest (Parcel I)

Mary A. Price

MARY A. PRICE, a widow, as to a ¼ interest (Parcel II)

By: Peter D. Welch POA

PETER D. WELCH, Attorney-in-Fact for MARY A. PRICE, a widow, as to a ¼ interest (Parcel II)

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John C. Price Jr.
JOHN C. PRICE, JR., as his separate estate,
as to a 1/4 interest (Parcel I and Parcel II)

By: Peter D. Welch POA
PETER D. WELCH, Attorney-in-Fact for
JOHN C. PRICE, JR., as his separate estate,
as to a 1/4 interest (Parcel I and Parcel II)

Kathleen O. Rollefson
KATHLEEN O. ROLLEFSON, as her
separate estate, as to a 1/4 interest
(Parcel I and Parcel II)

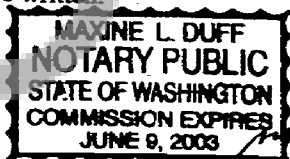
By: Peter D. Welch POA
PETER D. WELCH, Attorney-in-Fact for
KATHLEEN O. ROLLEFSON, as her
separate estate, as to a 1/4 interest
(Parcel I and Parcel II)

ACKNOWLEDGMENT

STATE OF Washington
County of Clark)ss.

On this 20th day of August, 2002, before me, the undersigned, personally appeared PETER D. WELCH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual who executed the within and foregoing instrument as (Executor or Administrator) of the ESTATE of DEHN S. WELCH, deceased, and acknowledged that he/she executed the same as his/her free and voluntary act and deed for the purposes therein mentioned, and on oath stated that he/she was authorized to so execute said instrument.

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



Maxine L. Duff
Name (Printed) Maxine L. Duff
Notary Public for the State of WA
My Commission Expires 6-9-2003

Warranty Deed - Welch, Et al.

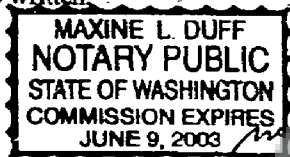
CRGNSA - GIP #361

ACKNOWLEDGMENT

STATE OF Washington
County of Clark

On this 24th day of August, 2002, before me, the undersigned, personally appeared PETER D. WELCH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual who executed the within and foregoing instrument as (Executor or Administrator) of the ESTATE of VIRGINIA P. WELCH, deceased, and acknowledged that he/she executed the same as his/her free and voluntary act and deed for the purposes therein mentioned, and on oath stated that he/she was authorized to so execute said instrument.

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



Maxine L. Duff
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My Commission Expires 6-9-2003

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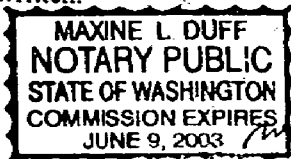
STATE OF Washington
County of Clark

On this 24th day of August, 2002, before me, the undersigned, personally appeared PETER D. WELCH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual who executed the within and foregoing instrument as Attorney-in-Fact on behalf of MARY A. PRICE, TRUSTEE of the Mary A. Price Declaration of Trust, and acknowledged that he/she executed the same as his/her free and voluntary act and deed for the purposes therein mentioned, and on oath stated that he/she was authorized to so execute said instrument.

Warranty Deed - Welch, Et al.

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



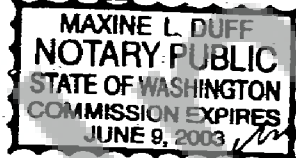
Maxine L. Duff
Name (Printed) Maxine L. Duff
Notary Public for the State of WA
My Commission Expires 6-9-2003

ACKNOWLEDGMENT

STATE OF Washington
County of Clark)ss.

On this 26th day of August, 2002, before me, the undersigned, personally appeared PETER D. WELCH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual who executed the within and foregoing instrument as Attorney-in-Fact on behalf of MARY A. PRICE, and acknowledged that he/she executed the same as his/her free and voluntary act and deed for the purposes therein mentioned, and on oath stated that he/she was authorized to so execute said instrument.

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



Maxine L. Duff
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Notary Public for the State of WA
My Commission Expires 6-9-2003

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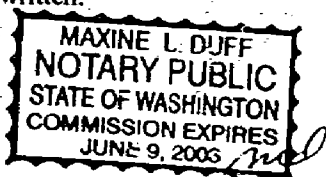
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evidence) to be the individual who executed the within and foregoing instrument as Attorney-in-Fact on behalf of JOHN C. PRICE, JR., and acknowledged that he/she executed the same as his/her free and voluntary act and deed for the purposes therein mentioned, and on oath stated that he/she was authorized to so execute said instrument.

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



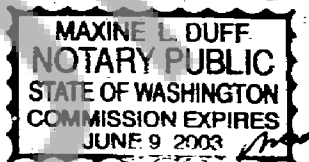
Maxine L. Duff
Name (Printed) Maxine L. Duff
Notary Public for the State of WA
My Commission Expires 6-9-2003

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STATE OF Washington
County of Clark)ss.

On this 26th day of August, 2002, before me, the undersigned, personally appeared PETER D. WELCH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual who executed the within and foregoing instrument as Attorney-in-Fact on behalf of KATHLEEN O. ROLLEFSON, and acknowledged that he/she executed the same as his/her free and voluntary act and deed for the purposes therein mentioned, and on oath stated that he/she was authorized to so execute said instrument.

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



Maxine L. Duff
Name (Printed) Maxine L. Duff
Notary Public for the State of WA
My Commission Expires 6-9-2003

Approved as to description, consideration and reservations or conditions.

Pattie Wickwire
Pattie Wickwire, Realty Specialist, USDA Forest Service

7-24-02
Date