

149228

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CLARK COUNTY TITLE

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RETURN ADDRESS:

USDA Forest Service
Attn: Shawn Olson
902 Wasco Avenue, Suite 200
Hood River, OR 97031

Please print or type information
CCT 65926MD

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

Reference Number(s) of Documents:

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

1. PHILLIPS, GARY W.
2. ☐ Additional names on page of document.

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

1. UNITED STATES OF AMERICA
2. ☐ Additional names on page of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
#600 Section 36, Township 3, Range 8 & #301 Section 31, Township 3, Range 9

☐ Additional legal on page 1-3 of document.

Assessor's Property Tax Parcel/Account Number

03-09-31-0-0-0301 & 03-08-36-0-0-0600

☒ Additional on page 1-3 of document.

Gary H. Martin, Skamania County Assessor

Date 6/25/03 Parcel # 3-9-31-301 & 3-8-36-600

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 provided herein.

☐ If checked then.....

I am requesting an emergency nonstandard recording for, an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

REAL ESTATE EXCISE TAX

JUN 26 2003

PAID 480.00
Vicki O'Connell Snyder
SKAMANIA COUNTY TREASURER

Warranty Deed

CRGNSA - GIP #347

WARRANTY DEED

GARY W. PHILLIPS, as his separate estate, Grantor, for and in consideration of THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$375,000.00) paid by Grantee pursuant to the Columbia River Gorge National Scenic Area Act of November 17, 1986 (P.L. 99-663; 100 Stat. 4274), 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 Meridian

A parcel of land in Section 36, Township 3 North, Range 8 East, and in Section 31, Township 3 North, Range 9 East, Willamette Meridian, more particularly described as follows:

That portion of the following described Tracts "A" and "B" lying west of the following described line:

BEGINNING at a point in the center of Collins Creek which bears North 88°26'58" West along the North line of the James M. Findley Donation Land Claim 490 feet, more or less, from a brass cap marking the Northeast corner of said Donation Land Claim; thence North 88°26'58" West tracing the North line of said Findley Donation Land Claim to a point 110 feet East of the East line of Section 36, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, and the True Point of Beginning of the following described line; thence South parallel to the East line of said Section 36 to the center line of Primary State Highway #8 and the terminus of said line.

TRACT "A"

A tract of land in Section 36, Township 3 North, Range 8 East and in Section 31, Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington, being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

BEGINNING at a point in the center line of Collins Creek which bears North 88°26'58" West along the North line of the said Findley Donation Land Claim, a distance of 490 feet, more or less, from a brass cap marking the Northeast corner of said Findley Donation Land Claim; thence North 88°26'58" West tracing the North line of said Findley Donation Land Claim, a distance of 1,735 feet, more or less, to a point in the

Warranty Deed

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center line of Bergen Road; thence Southerly tracing the center line of said Bergen Road, a distance of 1,550 feet, more or less, to a point which is 1,510 feet South of the North line of said Findley Donation Land Claim when measured at right angles thereto; thence South $88^{\circ}26'58''$ East parallel with the North line of said Findley Donation Land Claim, a distance of 1,670 feet, more or less, to a point in the West line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964, and recorded May 21, 1964, at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, records of Skamania County, Washington; thence Northerly along said West line 20 feet, more or less, to the Northwest corner thereof; thence Northeasterly along the North line of said Kidner Tract 250 feet, more or less, to a point in the center line of said Collins Creek; thence Northerly tracing said center line upstream, a distance of 1,545 feet, more or less, to the Point of Beginning.

EXCEPT Public Roads.

TRACT "B"

The following described real property located in Skamania County, State of Washington:

A tract of land in Section 36, Township 3 North, Range 8 East and in Section 31, Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington, being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

BEGINNING at a point in the center line of Collins Creek which bears North $88^{\circ}26'58''$ West along the North line of the said Findley Donation Land Claim a distance of 490 feet, more or less, from a brass cap marking the Northeast corner of said Findley Donation Land Claim; thence North $88^{\circ}26'58''$ West tracing the North line of said Findley Donation Land Claim a distance of 1,735 feet, more or less, to a point in the center line of Bergen Road; thence Southerly tracing the center line of said Bergen Road a distance of 1,550 feet, more or less, to a point which is 1,510 feet South to the North line of the said Findley Donation Land Claim when measured at right angles thereto, said point being the initial point of the tract hereby described; thence South $88^{\circ}26'58''$ East parallel with the North line of said Findley Donation Land Claim a distance of 1,670 feet, more or less, to a point in the West line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964 and recorded May 21, 1964 at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, records of Skamania County, Washington; thence Southerly along said West line 149 feet; thence West 325 feet; thence parallel to the West line of said Kidner Tract South $02^{\circ}30'$ East 600 feet, more or less, to the center line of Primary State Highway No. 8; thence following the center line of said highway Westerly to its intersection with

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the center line of Bergen Road aforesaid; thence following the center line of Bergen Road in a Northeasterly direction to the initial point.

EXCEPT Public Roads.

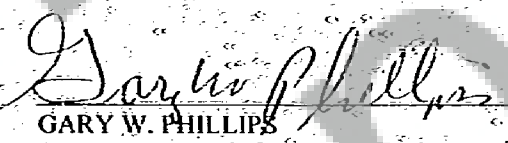
Containing 40.01 acres, more or less.

SUBJECT TO:

1. Reserved rights of Oregon-Washington Railroad & Navigation Company to all minerals, including oil and gas, contained in a deed dated September 30, 1949, recorded November 3, 1949, at Recording No. 40047, Book 32, Page 554, records of Skamania County, Washington (affects Tracts "A" and "B").
2. Reserved rights of Union Pacific Railroad Company to all minerals, including oil and gas, contained in a deed dated September 30, 1949, recorded November 7, 1949, at Recording No. 40065, Book 32, Page 560, records of Skamania County, Washington (affects Tracts "A" and "B").

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

Dated this 17th day of June, 2003.


GARY W. PHILLIPS

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ACKNOWLEDGMENT

STATE OF Washington

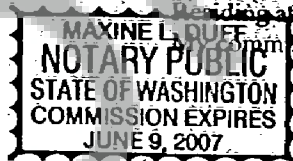
County of Clark

On this 17th day of June, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary W. Phillips, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the within instrument, and acknowledged that he executed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

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

Maxine L. Duff
signature

Name (Printed): Maxine L. Duff
Notary Public for the State of Washington
Residing at Vancouver
Commission expires 6-9-2007



Approved as to description, consideration and reservations or conditions.

Shawn Olson
Shawn Olson, Lands Specialist, USDA Forest Service

5/20/03
Date