

Return to:

Attn.: Pattie Wickwire
USDA FOREST SERVICE OF COLUMBIA GORGE NSA
902 Wasco Avenue Suite 200
Hood River, OR 97031

Re: CCT 00052780 MD

Document Title(s):
WARRANTY DEED

Reference number(s) of Documents assigned or released:

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

1. CAPE HORN LAND AND TIMER TRUST
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):

#100 SEC 9 T1N R5EWM
#C-1000 SEC 3 T1N R5EWM

☒ Additional legal is on page 1-2 of document.

Assessor's Property Tax Parcel/Account Number:

01-05-09-00-0100-00 & 01-05-03-3-0-1000-00
65,

☒ Additional legal is on page 1-2 of document.

REAL ESTATE EXCISE TAX

23992

JUN 25 2004

PAID 11,322.00

SKAMANIA COUNTY TREASURER

WARRANTY DEED

DANIEL L. HUNTINGTON and BRIAN H. WOLFE, as Trustees, for CAPE HORN LAND AND TIMBER TRUST, of Vancouver, Washington, **Grantors**, for and in consideration of SEVEN HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$740,000.00), paid by Grantee pursuant to the Columbia River Gorge National Scenic Area Act of November 17, 1986 (P.L. 99-663, 100 Stat. 4274, as amended, 16 U.S.C. 544) and the Department of Agriculture Organic Act of 1956, (P.L. 84-979, 70 Stat. 1032); the receipt of which is hereby acknowledged, does hereby convey and warrant to the **UNITED STATES OF AMERICA, Grantee**, and its assigns, the following described real property situate in the County of Skamania, State of Washington:

Willamette MeridianT. 1 N., R. 5 E.,

Gary H. Martin, Skamania County Assessor

Date 6/25/14 Parcel # 1-59-100
C.S. 1-5-3-3-1000

PARCEL I (28.07 acres, more or less)

The Southwest quarter of the Southwest quarter of Section 3, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT that portion lying Northwesterly of County Road known as Mt. Pleasant Road.

ALSO EXCEPT that portion conveyed to Skamania County by instrument recorded on October 22, 1975, in Book 69, page 922, Skamania County Deed Records.

PARCEL II (0.44 acres, more or less)

That portion of the Northwest quarter of the Southwest quarter of Section 3, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, lying South of the South line of State Highway 140 and East of the East line of the County Road designated as Mt. Pleasant Road.

PARCEL III (40.68 acres, more or less)

The North half of the Northeast quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, except that portion thereof conveyed to Skamania County Public Utility District of Skamania County by instrument dated September 6, 1967 and recorded September 12, 1967, in Book 58 of Deeds at pages 64 and 65 under Auditor's File No. 69152.

EXCEPT that portion thereof conveyed to Skamania County by deed dated September 16, 1953 and recorded September 21, 1953 in Book 37 of Deeds at page 200 under Auditor's File No. 46002 and EXCEPT that portion thereof conveyed to William E. Smith by deed dated April 14, 1949 and recorded June 9, 1949 under Auditor's File No. 39344, records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to Skamania County, Washington by Deeds recorded under Book 50, page 295 and Book 74, page 777, records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to the State of Washington by Deed recorded under Book Z, page 482, records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to the U.S.A. by Deed recorded in Book 134, page 168, records of Skamania County, Washington.

ALSO EXCEPT that portion lying Northwesterly of the South line of Mt. Pleasant Road.

The area described contains 69.19 acres, more or less.

1-5-9-100
G.S. 6/25/04

SUBJECT TO:

1. Easement granted to United States of America for access right of way, dated September 15, 1942 and recorded September 15, 1942 under Recording No. 32016 in Book 29, page 252. (Affects Parcel I)
2. Easement for right of way for pipeline or other means of

carrying the water from the spring, disclosed by instrument dated April 14, 1960 and recorded May 16, 1960 under Recording No. 57007, Book 47, page 195. (Affects Parcel I)

This Agreement has been amended by document dated May 18, 2004 and recorded June 25, 2004 under Recording No. 2004 153482, Skamania County, Washington.

3. Easement granted to United States of America for electric transmission and distribution line, dated January 12, 1942 and recorded January 24, 1942 under Recording No. 31274 in Book 28, page 584. (Affects Parcel I)
4. Matters set forth by survey, dated December 23, 1992 and recorded February 9, 1993 under Recording No. 115496 in Survey Book 3, page 111. (Affects Parcel III)
5. Easement granted to United States of America for transmission line easement, dated December 24, 1941 and recorded December 27, 1941 under Recording No. 31194 in Book 28, page 551. (Affects Parcel III)
6. Easement granted to United States of America for access road, dated June 5, 1942 and recorded June 8, 1942 under Recording No. 31712 in Book 29, page 128. (Affects Parcel III)
8. Easement for an electric distribution line to Skamania County PUD #1 dated May 5, 2004 and recorded June 25, 2004 under Recording No. 2004 153483, Skamania County, Washington. (Affects Parcel III)

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

Dated this 24th day of June, 2004.

Daniel L. Huntington, trustee

DANIEL L. HUNTINGTON, Trustee
Cape Horn Land & Timber Trust

Brian H. Wolfe

BRIAN H. WOLFE, Trustee
Cape Horn Land & Timber Trust

ACKNOWLEDGMENT

STATE OF Washington)
) ss.

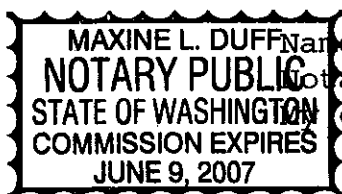
County of Clark)

On this 24th day of June, 2004, before me, the undersigned, personally appeared **DANIEL L. HUNTINGTON**, 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 Trustee of the **CAPE HORN LAND AND TIMBER TRUST**, the Trust therein name, and acknowledged that the Trust executed the same as its 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 affixed my official seal the day and year first above-written.

Maxine L. Duff

signature



Name (Printed): Maxine L. Duff
Notary Public for the State of WA
commission expires 6.9.2007

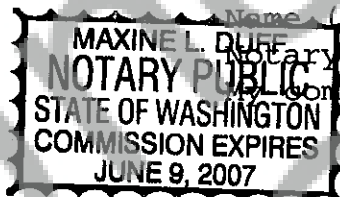
ACKNOWLEDGMENT

STATE OF Washington)
County of Clark) ss.

On this 24th day of June, 2004, before me, the undersigned, personally appeared **BRIAN H. WOLFE**, 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 Trustee of the **CAPE HORN LAND AND TIMBER TRUST**, the Trust therein name, and acknowledged that the Trust executed the same as its 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 affixed my official seal the day and year first above-written.

Maxine L. Duff
signature



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

Approved as to description, consideration and reservations or conditions.

Vicky Wessling
Vicky Wessling, Realty Specialist, USDA Forest Service

6/3/04
Date

DOC # 2004153484
Page 6 of 6