

WHEN RECORDED RETURN TO:

USDA Forest Service, CRGNSA
Attn: Nicole Carver
902 Wasco Street, Ste. 200
Hood River, OR 97031

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

\$1852
MAY 24 2016

PAID

Exempt
9/21/16
SKAMANIA COUNTY TREASURER

DOCUMENT TITLE(S)

Quitclaim Deed

REFERENCE NUMBER(S) of Documents assigned or released:

N/A

☐ Additional numbers on page ____ of document.

GRANTOR(S):

United States of America

☐ Additional names on page ____ of document.

GRANTEE(S):

Johnson, Keith D. & Wanell and Johnson, Norris H. & Carmen S.

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

T. 1N., R. 5E., section 2, S1/2SW1/4 and the S1/2S1/2N1/2SW1/4

☒ Complete legal on page ____ of document.

Skamania County Assessor
Date 5-24-16 Parcel# See below

TAX PARCEL NUMBER(S):

Account No. 01-05-02-0-0-0400-00 & Account No. 01-05-02-0-0-0402-00

1-5-2-0-0-400-00
400-03
400-06

1-5-2-0-0-402-00
402-03

☐ Additional parcel numbers on page ____ of document.

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

LPB 01-05

QUITCLAIM DEED

THIS DEED, made this 16th day of FEBRUARY, 2016, between the **UNITED STATES OF AMERICA**, acting by and through the Forest Service, United States Department of Agriculture, hereinafter called "Grantor," and **KEITH D. & WANELL JOHNSON**, husband and wife, and **NORRIS H. & CARMEN S. JOHNSON**, husband and wife, of Skamania County, State of Washington, hereinafter called "Grantee."

WHEREAS, the Grantor acquired an easement interest to a certain 100 acre parcel of land hereinafter described under provisions of a deed from Keith D. & Wanell Johnson and Norris H. & Carmen S. Johnson, dated August 24, 1992, and recorded in the County of Skamania, State of Washington, on September 9, 1992, in Book 130, page 618, Auditor's File Number 114382, said legal description corrected by Agreement to Correct Easement Deed dated January 21, 1999, and recorded in the County of Skamania, State of Washington, on March 18, 1999, in Book 187, page 496, Auditor's File Number 134597; and

WHEREAS, the Purchase Option indicated in Clause 14 that federal acquisition of the easement interest was contingent upon execution and recordation of quitclaim deeds vesting separate record title to two respective 50 acre portions (halves) of the certain land involved to different members of the Johnson family, who were co-owners of the 100 acre parcel at the time of the easement acquisition, said deeds specifically to be recorded after recordation of the easement deed; and

WHEREAS, the easement deed was recorded containing the following term and condition in Part III, Clause F, "Said property shall not be subdivided, or disposed of as smaller tracts"; and

WHEREAS, two quitclaim deeds vesting record title each to one 50 acre respective portion (half) of the certain land involved in the easement deed were recorded, from Keith D. & Wanell Johnson and Norris H. & Carmen S. Johnson to Norris H. & Carmen S. Johnson on September 9, 1992, in Book 130, Page 623, Auditor's File Number 114383, and from Keith D. & Wanell Johnson and Norris H. & Carmen S. Johnson to Keith D. & Wanell Johnson on September 9, 1992, in Book 130, Page 625, Auditor's File Number 114384; and

WHEREAS, both recorded quitclaim deeds were recorded after the easement deed as specified in the Purchase Option, and both were made subject to the terms and conditions of the easement deed thus making them subject to Part III, Clause F which prohibits subdividing the parcel; and

WHEREAS, there was clear intent on the part of the Grantor to allow the division of the 100 acre parcel into two 50 acre parcels prior to both parcels being subject to the terms and conditions of the easement deed; and

WHEREAS, the Grantor is authorized by the Land Acquisition – Title Adjustment Act of July 8, 1943, (7 U.S.C. §2253, P.L. 78-120, 57 Stat. 388, as amended) to adjust the titles to certain lands or interests therein subject to its control; and the Grantee meets the requirements of Land Acquisition – Title Adjustment Act of 1943 and is entitled to this conveyance;

NOW THEREFORE, the Grantor does hereby quitclaim unto the Grantee, their heirs and assigns, the right to subdivide the subject land into two 50 acre lots, subject to the terms and conditions of the easement deed, including the restriction in Part III, Clause F which restricts any further subdivisions or dispositions into smaller tracts, all with regards to the real property situated in the County of Skamania, State of Washington, described as follows:

Willamette Meridian

T. 1 N., R. 5 E., W.M.

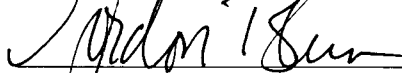
sec. 2, S1/2SW1/4, and the S1/2S1/2N1/2SW1/4;

The land described contains 100 acres, more or less.

This deed is executed solely for the purpose of revesting in the Grantee such right to subdivide the subject land into two 50 acres lots, as may have been conveyed in error to the United States of America by the deed above mentioned and to remove from the Official Records any cloud that execution and recording of this deed may have cast upon the title to the property above described. All other interests acquired by the United States by the deed above mentioned remain in effect.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative has executed this deed pursuant to the delegation of authority promulgated in Title 7 CFR 2.60 and 49 F.R. 34283, published August 29, 1984, on the day and year first above written.

UNITED STATES OF AMERICA



GORDON BLUM

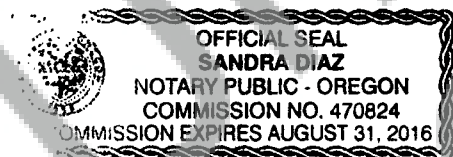
Director Recreation, Lands & Mineral Resources
Pacific Northwest Region
USDA Forest Service

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
 County of MULTNOMAH)

On this 14th day of FEBRUARY, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared GORDON BLUM, Director of Recreation, Lands, and Mineral Resources, Pacific Northwest Region, Forest Service, Department of Agriculture, and the same person who executed the within and foregoing instrument, who, being by me duly sworn according to law, did say that he is the Director of Recreation, Lands, and Mineral Resources and that said instrument was executed on behalf of the United States of America by its authority duly given and by him delivered as and for its act and deed. And he did further acknowledge that he executed said instrument as the free act and deed of the United States of America, for the purposes and consideration herein mentioned and set forth, and I do hereby so certify.

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



Sandra Diaz
 Signature
 Name (Printed) SANDRA DIAZ
 Notary Public for the State of Oregon
 Residing at BEAVERTON OR
 My commission expires 8/31/2016

Approved as to description, consideration, reservations or conditions, and form.	
<u>Nicole Carver</u>	<u>1/29/2016</u>
Nicole Carver, Realty Specialist, USDA Forest Service	Date