

AFTER RECORDING RETURN TO:


Department of Natural Resources
Conservation, Recreation and Transactions Division
Asset Planning and Transactions Section
Attn: Bob Winslow
PO Box 47014
Olympia, WA 98504-7014

33376
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

JUL 24 2018

PAID 18,808.70
cy deputy
SKAMANIA COUNTY TREASURER

BARGAIN AND SALE DEED

GRANTOR: WEYERHAEUSER COMPANY, a Washington Corporation, successor by merger to Weyerhaeuser Columbia Timberlands LLC, which is successor by merger to Longview Timberlands, LLC
GRANTEE: STATE OF WASHINGTON, acting by and through the Department of Natural Resources
COUNTY: SKAMANIA COUNTY
ABBREVIATED LEGAL DESCRIPTION: Ptn. Sec 21, T2N, R5E W.M.
TAX PARCEL NUMBER: 02050000420000 

WEYERHAEUSER COMPANY, a Washington Corporation, successor by merger to Weyerhaeuser Columbia Timberlands LLC, which is successor by merger to Longview Timberlands, LLC, whose address is 220 Occidental Avenue South, Seattle, Washington 98104, hereinafter called "Grantor", for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto and STATE OF WASHINGTON, acting by and through the Department of Natural Resources, whose address is P.O. Box 47014, Olympia, Washington 98504-7014, hereinafter called "Grantee," and unto its, successors, assigns, forever, that certain real property situated in the County of Skamania, State of Washington, described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

TOGETHER WITH, but without any warranty whatsoever, Grantor's right, title and interest in and to oil, gas and mineral rights appurtenant to the Property and all rights to explore for and extract such minerals not previously reserved or conveyed by Grantor's predecessors in title.

SUBJECT TO the following exceptions to title:

1. liens for taxes, assessments and other governmental charges which are not yet due and payable as of the Closing;

2. all land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the Property;
3. any rights of the United States of America, the State of Washington, or others in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Property, including, without limitation, riparian rights and navigational servitudes;
4. title to that portion of the Property, if any, lying below the mean high-water mark of abutting tidal waters, navigable rivers and/or great ponds;
5. all easements, rights-of-way, water rights, licenses and other such similar encumbrances apparent or of record;
6. all existing public and private roads and streets and all railroad and utility lines, pipelines, service lines and facilities;
7. all encroachments, overlaps, boundary line disputes, shortages in area, cemeteries and burial grounds and other matters not of record which would be disclosed by an accurate survey or inspection of the Property;
8. prior reservations or conveyances of mineral rights or mineral leases of every kind and character;
9. any loss or claim due to lack of access to any portion of the Property; and further

SUBJECT TO any adverse claim based on the assertion that any portion of the Property has been removed from or brought within the Property's boundaries by the process of accretion or reliction or any change in the location of Vogel Creek; and

SUBJECT TO any adverse claim based on the assertion that any portion of the Property has been created by artificial means or has accreted to such positions so created; and

SUBJECT TO any adverse claim based on the assertion that any portion of the Property is now or at any time has been below the ordinary high-water line of Vogel Creek; and

SUBJECT TO the rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Vogel Creek; and

SUBJECT TO the rights of the public in and to any portion of the Property lying within the boundaries of streets, roads and highways; and

SUBJECT TO an Easement and matters as shown on Survey, recorded March 12, 2003 in Book 3, Page 450, records of Skamania County, Washington; and

SUBJECT TO an Easement, including the terms and provisions thereof, granted to the United States of America, Bonneville Power Administration and its assigns, recorded December 21, 2009 under Recording No. 2009174562, records of Skamania County, Washington.

TO HAVE AND TO HOLD the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

3

EXHIBIT "A" to the Deed

Property Legal Description

Skamania County, Washington

The South Half of Section 21, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

TOGETHER WITH a portion of the United States of America, Bonneville Power Administration North Bonneville-Troutdale Lines 1 and 2, Tract No. B-V-13-A-43 situated in the East Half of the Northeast Quarter of the Northeast Quarter of Section 28, and B-V-13-A-42 situated in the Northwest Quarter of the Northwest Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, being 60 feet wide described as follows:

Beginning at the Section corner of Sections 21, 22, 27 and 28, Township 2 North, Range 5 East of the Willamette Meridian. Thence 30 feet West on Section line between Sections 21 and 22 to the true point of beginning, said point being the center line of the 60 foot easement, thence staying 30 feet from said Section corner to a point 30 feet South of said Section corner on Section line between Sections 27 and 28, thence South 61° East approximately 384 feet to the centerline of LaBarre Road, thence South 16° 30' West 50 feet on centerline, thence South 33° 30' West 50 feet on centerline, thence South 42° West 33 feet, more or less, to South property line of the United States of America, Bonneville Power Administration Property, the terminus of the Skamania County, LaBarre Road.

Skamania County Assessor
Date 7-24-18 Parcel# 2-5-2408

DNR ENGINEERING
1111 WASHINGTON ST SE
PO BOX 47030
Justin J. Holt, PLS 41027
Olympia, WA 98504-7030
PHONE (360) 902-1206;
Justin.holt@dnr.wa.gov
Dated: April 4, 2018;
DNR S.L.S.U. File No. L-4087