



KENNETH C. KLEPNER, PRESIDENT  
CARL SCHEUCH, JR., VICE PRESIDENT  
W. A. LANBLOW, VICE PRESIDENT AND SECRETARY  
A. READY, TREASURER

HOME OFFICE  
705 THIRD AVENUE, SEATTLE 4, WASHINGTON

**P R E L I M I N A R Y**  
**C E R T I F I C A T E O F T I T L E**

Project:  
-Docket No. Wanapum Dam & Reservoir

Certificate No. 24329

Tract No. 204-1 & 204-2  
-Parcel No.

Premium \$ 37.00

TO THE UNITED STATES OF AMERICA:

THE PUGET SOUND TITLE INSURANCE COMPANY, a Corporation organized and existing under the laws of the State of Washington, with its principal office in the City of Seattle, State of Washington, hereby certifies that it has made a thorough search of the title to the property described in SCHEDULE "A" hereof, beginning with the inception of title, and that the title to said property was indefeasibly vested in fee simple of record in:

Undivided one-half interest in WINSTON B. BROWN, as his separate estate  
Undivided one-half interest in KRISTINE J. BROWN, a widow, and;  
SUCCESSORS IN INTEREST OF RUSSELL D. BROWN, DECEASED (See Note 1)

as of the 15th day of September, 1959, at 8 o'clock A.M., free and clear of all encumbrances, defects, interests and all other matters whatsoever either of record or otherwise known to the Corporation, impairing or adversely affecting the title to said property except as shown in SCHEDULE "B" hereof.

The maximum liability of the undersigned under this certificate is limited to the sum of

Two Hundred Fifty Dollars and No/100 - - - - - ( \$250.00 )

In consideration of the premium paid, this certificate is issued for the use and benefit of the United States of America.

IN WITNESS WHEREOF, said Corporation has caused these presents to be signed in its name and behalf, sealed with its corporate seal, and delivered by its proper officers thereunto duly authorized as of the date last above mentioned.

PUGET SOUND TITLE INSURANCE COMPANY

Attest:

By:

*W.A. Lanblow*  
Secretary

*Kenneth C. Klepner*  
President

Countersigned and dated at Ellensburg, Washington on the 15th day of September, 1959, A. D. at 8:00 A. M.

KITTITAS COUNTY TITLE COMPANY, Agent

( S E A L )

By

Don F. Broughton, Manager

PUGET SOUND TITLE INSURANCE COMPANY

SCHEDULE "A"

The property covered by this certificate is accurately and fully described as follows:

That portion of Lot Four (4), Section Seventeen (17), which is described as follows:

A tract of land bounded by a line beginning at an iron pin on the South boundary line of Section 17, 156 feet east of the Southwest corner of said Section and running thence north  $42^{\circ}50'$  east 1163.6 feet to the high water line on the Columbia River; thence along the high water line south  $39^{\circ}58'$  east 302.4 feet; thence south  $41^{\circ}16'$  east 333.3 feet; thence south  $21^{\circ}14'$  east 306 feet to a point on the south boundary line of said section; thence south  $89^{\circ}36'$  west on the south boundary line of said section, 1344.0 feet to the point of beginning. EXCEPT:

1. A tract of land beginning at a point on the section line which is 829.9 feet north  $89^{\circ}36'$  east of the southwest corner of said section; thence north  $42^{\circ}22'$  east 110.7 feet to the point of beginning; thence north  $80^{\circ}16'$  west 193.8 feet; north  $42^{\circ}06'$  east 135 feet; south  $52^{\circ}36'$  east 195 feet; thence south  $42^{\circ}22'$  west 143 feet to the point of beginning.

2. A tract of land beginning at a point on the section line which is 782.1 feet north  $89^{\circ}36'$  east of the southwest corner of said section; thence north  $47^{\circ}54'$  west 157.9 feet; north  $42^{\circ}06'$  east 135 feet; south  $50^{\circ}16'$  east 193.8 feet; thence south  $42^{\circ}22'$  west 110.7 feet to a point on the section line; south  $42^{\circ}22'$  west 32.3 feet in Section 20; north  $47^{\circ}54'$  west 35.1 feet to the point of beginning.

The South Half of the North East Quarter of the North East Quarter and the South East Quarter of the North East Quarter of Section Nineteen (19), EXCEPT:

1. That portion of the South Half of the North East Quarter of the North East Quarter lying west of the summit of the bluff, and described as follows:

A tract of land bounded by a line beginning at the center of the North East Quarter of said section and running thence north 658.3 feet to the center of the North East Quarter of the North East Quarter of said section; thence north  $88^{\circ}23'$  east 688.0 feet to a point on the bluff; thence south  $15^{\circ}25'$  east 235.0 feet; thence south  $7^{\circ}23'$  east 224.0 feet; thence south  $00^{\circ}15'$  east 170.0 feet; thence south  $8^{\circ}00'$  west 37.4 feet to a point on the south line of the North East Quarter of the North East Quarter of said section; and thence south  $88^{\circ}23'$  west 775.0 feet to the point of beginning.

2. The westerly 750 feet of the North Half of the South East Quarter of the North East Quarter of said Section.

3. The North 130 feet of the South West Quarter of the South East Quarter of the North East Quarter, of said Section.

The West Half of the North West Quarter and the East Half of the North West Quarter of the South West Quarter and Lots Two (2), Three (3) and Six (6), in Section Twenty (20), EXCEPT:

1. That portion of the following described tract which lies within the North West Quarter of the North West Quarter of said section:

A tract of land beginning at a point on the section line which is 782.1 feet north 89°36' east of the southwest corner of section 17; north 47°54' west 157.9 feet; thence north 42°06' east 135 feet; thence south 50°16' east 193.8 feet; thence south 42°22' west 110.7 feet to a point on the section line; thence south 42°22' west 32.3 feet in Section Twenty (20); thence north 47°54' west 35.1 feet to the point of beginning.

That portion of Section Twenty-nine (29), which lies west of the Columbia River:

All in Township Seventeen (17) North, Range Twenty-three (23), East of the Willamette Meridian, in the County of Kittitas, State of Washington.



## PUGET SOUND TITLE INSURANCE COMPANY

## SCHEDULE "B"

The property described in SCHEDULE "A" hereof is free and clear from all interests, encumbrances and defects of title and all other matters whatsoever of record, or which, though not of record, are known to this Corporation to exist impairing or adversely affecting the title to said property, except the following:

1. All taxes assessed against the foregoing land, up to and including the year 1950, have been paid ~~XXXXXXXXXX~~: in the amount of \$234.42.
2. An easement for a roadway over a strip of land 60 feet wide across Section 20, Township 17 North, Range 23, conveyed to the State of Washington, by deed dated May 3, 1921 and recorded in Book 37 of Deeds, page 89.
3. A right of way over a strip of land 60 feet wide over the North West Quarter of the North West Quarter of Section 29, as conveyed to the State of Washington by deed dated October 13, 1916, recorded in Book 31 of Deeds, page 161.
4. An easement for a pipe line to be used in carrying water from springs on what is commonly called the Bock Place in Section 28, Township 17 North, Range 22, to buildings on the Ginkgo Petrified Forest located in Section 19, Township 17 North, Range 23, and the right and privilege to go upon and occupy a strip of land 30 feet wide, being 15 feet wide on each side of the pipe line, as granted by conveyance to the State of Washington, dated November 12, 1935, and recorded in Book 56 of Deeds, page 257.
5. A right of way granted to the Ellensburg Telephone Company, Inc. of Kittitas County dated May 19, 1956, and recorded May 27, 1957 in Book 100 of Deeds, page 196, of the right to enter upon lands of grantors in Sections 19 & 20, Township 17 North, Range 23.

## N O T E S :

1. The National Bank of Commerce of Seattle is the duly appointed, qualified and acting Executor of the non-intervention will of Russell D. Brown, deceased, with power of sale. Notice to creditors has been given, and Order of Solvency filed. However, there are no receipts for inheritance tax due the State of Washington or Estate tax due the United States.

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOURTEEN THOUSAND  
and NO/100- ----- DOLLARS

(\$ 114,000.00 ) in hand paid, receipt of which is hereby acknowl-  
edged, We, WINSTON B. BROWN, as his separate estate; KRISTINE J. BROWN, the  
widow of Russell D. Brown, deceased; and THE NATIONAL BANK OF COMMERCE OF  
SEATTLE, a National Banking Association, as Executor of the Estate of  
Russell D. Brown, deceased,

have granted, bargained, and sold and by these presents do hereby grant,  
bargain, sell and convey unto the UNITED STATES OF AMERICA and its  
assigns, all the following bounded and described real property situate  
in the County of Kittitas in the State of Washington, to wit:

All those certain tracts or parcels of land situate in Sections  
17, 19, 20 and 29, Township 17 North, Range 23 East of the Willamette  
Meridian in Kittitas County, Washington, which are described in  
Exhibit "A" consisting of three pages attached hereto and by this  
reference incorporated herein and made a part hereof.

Subject only to the following rights outstanding in third  
parties, namely:

1. Existing easements for public roads and highways,  
public utilities, railroads and pipe lines.
2. Rights, if any, of the State of Washington in and  
to any shorelands.

together with all and singular the tenements, hereditaments and appurtenances  
thereunto belonging or in anywise appertaining.

Except there is reserved to the grantors herein, the following rights  
and interests in the premises hereinbefore described:

1. The right to harvest all of the growing crops located on the  
lands herein conveyed on or before October 31, 1962. In the event that the  
crops are not harvested on or before said date, the right of removal shall  
terminate automatically, and the United States shall have a good and  
indefeasible title to said crops, without notice to the grantors.

Filed for Record at 11:33 A.M.  
Date 7-13-66

By Ronald A. Nelson, atty  
Marion Darter, Kittitas County Auditor

2. The right to remove all of the buildings and improvements now located on the lands herein conveyed on or before September 1, 1962. In the event that the said buildings and improvements are not removed on or before said date, the right of removal shall terminate automatically, and the United States shall have a good and indefeasible title to said buildings and improvements, without notice to the grantors.

3. The right to occupy until September 1, 1962, all of the lands herein conveyed, excepting any portion of Government Lot 1 and the northwest quarter of Section 29, Township 17 North, Range 23 East of the Willamette Meridian in Kittitas County, Washington, required for construction purposes.

TO HAVE AND TO HOLD the above described and granted premises unto the UNITED STATES OF AMERICA and its assigns, forever. We covenant to and with the above named grantee and its assigns that we are lawfully seized and possessed of the above granted premises in fee; have a good and lawful right and power to sell and convey the same; that the same are free and clear of all encumbrances except as above noted, and that we will and our heirs, executors, administrators, successors and assigns, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

AND FURTHER, for the consideration aforesaid, we the grantors above named hereby convey and quitclaim unto the said UNITED STATES OF AMERICA and its assigns, all right, title and interest which we may have in and to



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the banks, beds and waters of any streams opposite to or fronting upon  
the lands above described and in any alleys, roads, streets, ways, strips,  
gores or railroad rights-of-way abutting or adjoining said land and in any  
means of ingress or egress appurtenant thereto.

Dated this 12th day of July 1960.

Winston B. Brown  
Winston B. Brown

Kristine J. Brown  
Kristine J. Brown



THE NATIONAL BANK OF COMMERCE OF SEATTLE  
as Executor of the Estate of Russell D.  
Brown, Deceased

By [Signature] VICE PRESIDENT  
By [Signature] ASST. TRUST OFFICER



STATE OF WASHINGTON, }  
County of KITTITAS } ss.

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I, F. A. KERN

a Notary Public in and for the said State, do hereby certify that on this  
13th day of July, 1960, personally  
appeared before me WIMBTON B. BROWN and KRISTINE J. BROWN,

to me known to be the individuals described in and who executed the within  
instrument, and acknowledged that they signed and sealed the same  
as their free and voluntary act and deed, for the uses and purposes  
therein mentioned.

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



*F. A. Kern*

Notary Public in and for the State of Washington,  
residing at Ellensburg.

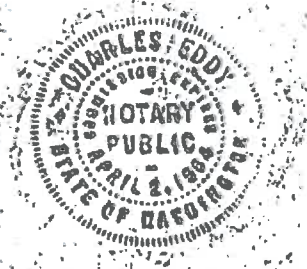
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STATE OF WASHINGTON }  
County of *Yakima* } \*\*

On this 12TH day of JULY, 1960, before me the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared W Y COLE and FRED MAC DONALD to me known to be the VICE PRESIDENT and ASST. TRUST OFFICER, respectively, of THE NATIONAL BANK OF COMMERCE OF SEATTLE the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Charles Eddy  
Notary Public in and for the State of  
Washington, residing at Yakima

PRIEST RAPIDS PROJECT, WASHINGTON  
WANAPUM DEVELOPMENT

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Kristine J. Brown and Winston B. Brown, et ux

Tract 204-1

All of Section Twenty-Nine (29), Township Seventeen (17) North, Range Twenty-Three (23) E. W. M., Kittitas County, Washington, except portions in the Northwest Quarter (NW-1/4) of the Northwest Quarter (NW-1/4) of said section described in two parts:

Part 1:

That portion of the Northwest Quarter (NW-1/4) of said section beginning at the northwest corner of said section; thence north  $87^{\circ}36'38''$  east along the north section line a distance of 210.00 feet; thence south  $0^{\circ}02'24''$  west 150.00 feet; thence south  $87^{\circ}36'38''$  west 210.00 feet to the point on the west line of said Section Twenty-Nine (29); thence north  $0^{\circ}02'24''$  east in west line of said section 150.00 feet to the point of beginning.

Part 2:

That portion of the Northwest Quarter (NW-1/4) of said Section Twenty-Nine (29) beginning at a point on the west line of said section, said point being south  $0^{\circ}02'24''$  west 922.37 feet from the northwest corner of said section; thence north  $89^{\circ}20'37''$  east 90.00 feet; thence south  $0^{\circ}44'00''$  west 233.68 feet; thence south  $27^{\circ}32'30''$  west 188.76 feet to a point on the west line of said Section Twenty-Nine (29); thence north  $0^{\circ}02'24''$  east 400.00 feet to the true point of beginning.

Tract contains 445.66 acres, more or less.

EXHIBIT "A"

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PRIEST RAPIDS PROJECT, WASHINGTON  
WANAPUM DEVELOPMENT

Kristine J. Brown and Winston B. Brown, et ux

Tract 204-2

Those portions of Sections Seventeen (17), Nineteen (19) and Twenty (20), Township Seventeen (17) North, Range Twenty-Three (23) E. W. M., Kittitas County, Washington, described in three parts:

## Part 1:

That portion of Government Lot Four (4), Section Seventeen (17), Township Seventeen (17) North, Range Twenty-Three (23) E. W. M., more particularly described as follows:

Beginning at a point on the south line of said Section Seventeen (17), which is north  $87^{\circ}40'18''$  east along said south section line 156.00 feet from the southwest corner thereof; thence north  $40^{\circ}30'18''$  east 1268.96 feet; south  $35^{\circ}55'40''$  east 762.23 feet; south  $26^{\circ}15'30''$  east 323.49 feet to the meander corner to fractional Sections Seventeen (17) and Twenty (20), Township Seventeen (17) North, Range Twenty-Three (23) E. W. M.; thence south  $87^{\circ}40'18''$  west along the south line of said section Seventeen (17), 741.85 feet; north  $40^{\circ}26'18''$  east 253.35 feet; north  $54^{\circ}32'10''$  west 194.95 feet; south  $40^{\circ}10'18''$  west 270.00 feet; south  $49^{\circ}49'42''$  east 157.93 feet to the south line of said Section Seventeen (17); thence south  $87^{\circ}40'18''$  west along said south section line 626.10 feet to the point of beginning.

## Part 2:

That portion of the South Half (S-1/2) of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) and the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of said Section Nineteen (19), lying easterly of a line described as beginning at a point which is south  $0^{\circ}48'06''$  west along the east line of said section, 657.84 feet from the northeast corner thereof, said point being the northeast corner of the said South Half (S-1/2) of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4); thence along the north line thereof south  $89^{\circ}34'51''$  west 652.47 feet to the true point of beginning of said line, said point being 688.00 feet east of the west line of the East Half (E-1/2) of the Northeast Quarter (NE-1/4); thence south  $14^{\circ}13'09''$  east 235.00 feet; south  $6^{\circ}11'09''$  east 224.00 feet; south  $0^{\circ}56'51''$  west 170.00 feet; south  $9^{\circ}11'51''$  west 39.34 feet to a point on the south line of the said Northeast



Quarter (NE-1/4) of the Northeast Quarter (NE-1/4); thence in said line south  $89^{\circ}34'51''$  west 16.54 feet to a point which is 750.00 feet east of the west line of the East Half (E-1/2) of the said Northeast Quarter (NE-1/4); thence in the east line of the westerly 750.00 feet of the North Half (N-1/2) of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4); thence south  $0^{\circ}30'02''$  west, 659.31 feet to a point on the south line of the North Half (N-1/2) of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4); thence in said line north  $89^{\circ}32'02''$  east 102.77 feet; thence south  $0^{\circ}48'11''$  east 659.15 feet to a point on the east-west quarter section line of said Section Nineteen (19).

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**Part 3:**

That portion of said Section Twenty (20), described as all of Lots Two (2), Three (3) and Six (6), the East Half (E-1/2) of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) and the West Half (W-1/2) of the Northwest Quarter (NW-1/4) of said Section, except a parcel of land in the West Half (W-1/2) of the Northwest Quarter (NW-1/4) described as beginning at a point on the north line of said Section Twenty (20), said point being north  $87^{\circ}40'18''$  east along the north line of said section a distance of 782.10 feet from the northwest corner of said section; thence south  $49^{\circ}49'42''$  east 35.07 feet; thence north  $40^{\circ}26'18''$  east 32.25 feet to a point on the north line of said section; thence south  $87^{\circ}40'18''$  west 47.76 feet along the north line of said section to the true point of beginning.

The above described tract contains an aggregate of 227.04 acres more or less.

FER-- 8 Feb. 1960  
Revised - 1 April 60

930  
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283622  
WARRANTY DEED

WYOMON B. KNOWE,  
HERBERT J. KNOWE, and  
THE NATIONAL BANK OF COMMERCE  
OF SEASIDE,

To

UNITED STATES OF AMERICA

WITNESSETH COUNTY AUDITOR

'60 JUL 13 AM 11:33

INDEXED  
RECORDED  
COMPARED

Filed *Ronald A. Meloy City*

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COUNTY OF KITTITAS  
STATE OF WASHINGTON  
MARION DARTER, County Auditor

Deputy

Return to -

DISTRICT CLERK  
U. S. ARMY ENGINEER DISTRICT, PORTLAND  
628 PITTOCK BLOCK  
PORTLAND 5, OREGON  
ATTN: REAL ESTATE DIVISION