

DEED RECORD

PIONEER & PLY CO. TACOMA - 103258

Deed--Granted Lands sole subsequent to June 7, 1911

No. 17379

STATE OF WASHINGTON

IN CONSIDERATION OF Four Hundred and No/100 ----- (\$100.00)-----

Dollars.

the receipt of which is hereby acknowledged, the State of Washington does hereby grant, bargain, sell and convey unto-----

Sarah J. Richard, her-----

heirs and assigns, the following described----- School----- lands,

situated in-----, Stevens County, Washington, to-wit:

The southwest quarter of the southwest quarter of section 36, township 36
north, range 37 east, W. M., containing 40 acres, more or less, according
to the government survey thereof.

The above described lands are sold subject to all the provisions of Chapter 109 of the Session Laws of 1911, to which reference is hereby made, and which shall be as binding upon the grantee and any successor in interest of said grantee as though set out at length herein.

"The grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors, and assigns forever, all oils, gases, coal, ores, minerals and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oil, gases, coal, ores, minerals and fossils; and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right to enter by itself, its agents, attorneys and servants upon said lands or any part or parts thereof, at any and all times, for the purpose of opening, developing and working mines thereon, and taking out and removing therefrom all such oils, gases, coal, ores, minerals and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain and use all such buildings, machinery, roads and railroads, sink such shafts, remove such soil, and to remain on said lands or any part thereof for the business of mining and to occupy as much of said land as may be necessary or convenient for the successful prosecution of such mining business hereby expressly reserving to itself, its successors and assigns, as aforesaid, generally all rights and powers in, to and over said lands, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved": Provided, That no rights shall be exercised under this reservation by the State, its successors or assigns, until provision has been made by the State, its successors or assigns to pay to the owner of the land upon which the rights herein reserved to the State, its successors or assigns or sought to be exercised, full payment for all damages sustained by said owner, by reason of entering upon said land.

TO HAVE AND TO HOLD The said premises, with their appurtenances, unto the said-----

Sarah J. Richard, her-----

heirs and assigns forever.

WITNESS The Seal of the State, affixed this----- 11th-----

day of----- June----- 1939-----

Clarence D. Martin

Governor.

Attest:

Charles B. Reed

Assistant Secretary of State.



App. No. 9864

State Record of Deeds, Volume 8

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Cont. No. 9294

Filed for record at the request of----- Washington Water Power Co., Colville, Wash., August 10,-----

at----- 9:10----- o'clock----- A. M., A. D. 19----- 19 and recorded----- Aug. 14----- A. D. 19-----

Deputy.

B. P. TAYLOR

County Auditor.

DEED RECORD 108

STEVENS COUNTY

Kettle Falls Reconstruction

84620/550-D

-184734-

RIGHT OF WAY EASEMENT

Emory Francis and Esther Francis, his wife, in consideration of Ten and no 00/100 Dollars (\$10.00), in hand paid, convey and warrant to THE WASHINGTON WATER POWER COMPANY, a corporation, its successors and assigns, the right to erect, construct, reconstruct and maintain an electric transmission line and telephone system attached to transmission line poles or structures, to be located over, along and across the following described property in Stevens County, State of Washington to-wit: That part of the South half of the Southeast quarter of the Northwest quarter ($S\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section two (2) Township thirty-five (35) North, Range thirty-seven (37) E. W. M. lying east of the right of way of Primary State Highway Number 22. It is understood and agreed that said easement covers the right to place two poles and one (1) anchor on said property in the locations as now surveyed and staked thereon.

together with the right to inspect said line and to remove brush and trees that may interfere with the construction, maintenance and operation of the same.

Witness our hands this 6th day of Aug., 1940.

Emory Francis
Esther Francis

STATE OF WASHINGTON, County of Stevens, ss.

On this day, before me, the undersigned, a notary public in and for said county and state, personally appeared Emory Francis and Esther Francis, his wife, to me known to be the individual 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.

Given under my hand and official seal this 6th day of Aug. A. D., 1940

Seal: Fred R. Howard, Notary Public, State of Washington, Commission Expires July 7, 1943.

Fred R. Howard
Notary Public in and for the State of Washington, residing at Spokane, Washington.

O. K. Ralph Stewart, Eng. Dept. B. J. F. Farquhar, Const. Dept. B. J. Lindsay, Right of Way F.R.H., Secured by Filed for record at the request of Washington Water Power Co., Spokane, Wash., Sept. 12, 1940 at 10:15 A. M. and recorded Sept. 13, 1940.

Ch. L. Edwards Deputy

B. P. TAYLOR, County Auditor

Kettle Falls

No. 84620
550-D

-184735-

RIGHT OF WAY EASEMENT

Sarah J. Richard a widow in consideration of Fifteen and no 00/100 Dollars (\$15.00), in hand paid convey and warrant to THE WASHINGTON WATER POWER COMPANY, a corporation, its successors and assigns, the right to erect, construct, reconstruct and maintain an electric transmission line and telephone system attached to transmission line poles or structures, to be located over, along and across the following described property, in Stevens County, State of Washington, to-wit: The SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 36 Township (36) N. R. (37) east W. M. It is also understood and agreed that said easement covers the right to place three (3) poles and one (1) anchor on said property in the locations as now surveyed and staked there on.

together with the right to inspect said line and to remove brush and trees that may interfere with the construction, maintenance and operation of the same.

Witness her hand this 8th day of Aug., 1940.

Sarah J. Richard

STATE OF WASHINGTON, County of Spokane, ss.

On this day, before me, the undersigned, a notary public in and for said county and state, personally appeared Sarah J. Richard a widow to me known to be the individual described in and who executed the within instrument and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.



Auditor File #:2024-0006336

Recorded at the request of:
LAND SERVICES

11/14/2024 03:11 PM Pages: 1 of 1
Fees: \$413.50

Stevens County Washington
Lori Larsen Auditor
mj

SHORT PLAT

OWNERS: NICHOLAS BRADEEN & CRYSTAL BRADEEN

TO: NAME OF SHORT PLAT 28-2022

FILED BY: LAND SERVICES

SURVEYOR: JAMES THOMAS LEHR

SHORT PLAT BOOK L

PAGE(S) 49

LEGAL DESCRIPTION: SECTION 36

TWP 36

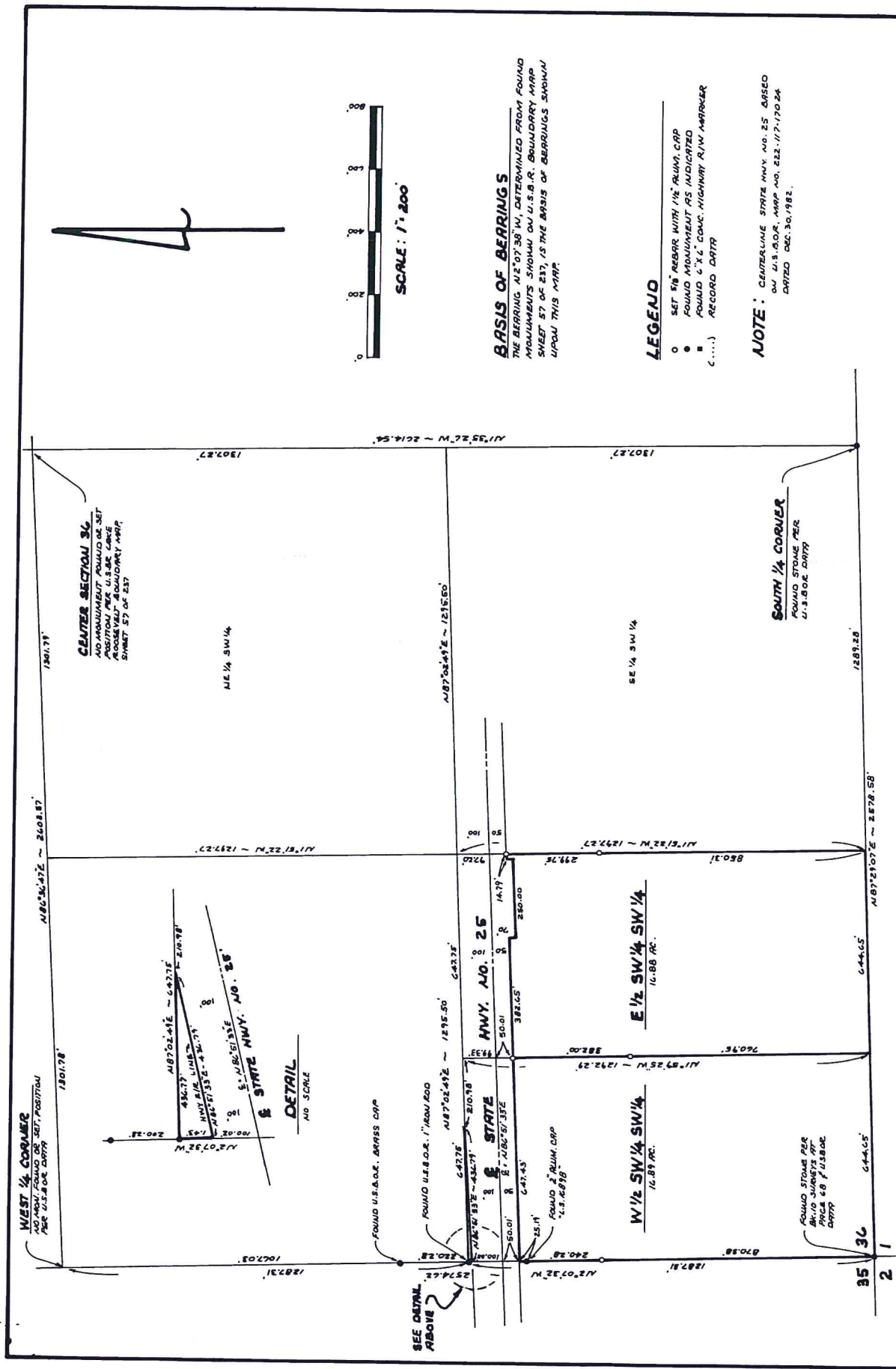
RGE 37

LEGAL DESCRIPTION: SECTION

TWP

RGE

ADDITIONAL INFORMATION: PORTION SW1/4



BASIS OF BEARINGS

THE BEARINGS $N 12^{\circ} 07' 38'' W$, DETERMINED FROM FOUND MONUMENTS SHOWN ON U.S.G.S. BOUNDARY MAP SHEET 57 OF 237, IS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

LEGEND

- SET 5/8\"/>

NOTE: CENTERLINE STATE HWY. NO. 25 DASED ON U.S.G.S. MAP NO. 222-117-120-24 DATED DEC. 30, 1982.

RECORD OF SURVEY

OR THE SW 1/4 OF THE SW 1/4 OF SECTION 36, T.36 N., R. 37E., N.M., STEVENS COUNTY, WASHINGTON

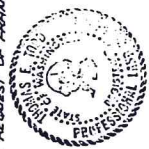
AUDITOR'S CERTIFICATE 9103416

FILED FOR RECORD THIS 13 DAY OF JULY 1991 AT 4:05 P.M. IN BOOK 11 OF SURVEYS AT PAGE 42 AT THE REQUEST OF THOMAS E. TODD

William E. Powell
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ARTHUR MATHLEY IN MARCH 1991



THOMAS E. TODD, L.S. 1964B
790 S. MAIN
COVILVILLE, WA. 99114
(509) 684-8661