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LAND TITLE COMPANY
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BK 1017 5000101-B
EVELYN L. ARNOLD
CHELAN COUNTY AUDITOR
WENATCHEE, WA

BARGAIN AND SALE DEED

C48157

This Indenture, made this 28th day of March, 1994, between THE FRANKLIN LIFE INSURANCE COMPANY, an Illinois corporation ("Grantor") and THE UNITED STATES OF AMERICA ("Grantee");

WHEREAS, pursuant to that certain MEMORANDUM, NOTICE AND ACKNOWLEDGEMENT OF CONVEYANCE AND ASSIGNMENT OF CLAIMS, by and between the New York State Teachers' Retirement System, PaineWebber Incorporated, a Delaware corporation, and The Franklin Life Insurance Company and dated as of September, 1986, the Grantor did acquire all right, title and interest of R. C. Hedreen Co., a Washington corporation, in the improvements situated on the site of land described in Exhibit A hereto, said MEMORANDUM having been acknowledged by the United States of America, acting by and through the Administrator of the General Services Administration, and duly recorded with the County of Chelan, State of Washington, in Book 865, Page 1273;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does bargain, sell, and convey unto Grantee and its successors and assigns fee simple title in and to all buildings and improvements erected, situated, and lying on the real property (the "Site"), described on Exhibit A attached hereto and made a part hereof along with all of Grantor's rights, title, and interests in any alleys, streets, ways, strips, or gores abutting or adjoining the Site.

And the Grantor, for itself and its successors, does hereby covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done anything whereby the premises hereby granted are or may be in any manner incumbered or charged, and that the said premises, against all persons lawfully claiming the same by, through or under Grantor, Grantor WILL WARRANT AND FOREVER DEFEND.

The United States General Services Administration is acquiring all interests in the Site and improvements thereon pursuant to its purchase contract program.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and Assistant Secretary, the day and year first above written.

THE FRANKLIN LIFE INSURANCE COMPANY

By: Robert G. Spencer
Robert G. Spencer
Vice President

By: Elizabeth E. Arthur
Elizabeth E. Arthur
Assistant Secretary

This instrument was prepared by:
Elizabeth E. Arthur
Vice President and Associate General Counsel
The Franklin Life Insurance Company
#1 Franklin Square
Springfield, IL 62713

80620

REAL ESTATE EXCISE TAX
EXEMPT
Chelan County Treasurer
Allan J. Martin

When recorded return to:
Michael J. Wootten
Office of General Counsel
General Services Administration
18th & F Streets, N.W., #4129
Washington, D.C. 20405

9404040105

EXHIBIT A

In The County of Chelan, State of Washington

All of Block 31, Amended Great Northern Plat of Wenatchee, according to the plat thereof recorded in Volume 1 of Plats, Page 15, TOGETHER with the vacated alley lying between Lots 9 thru 18 and Lots 19 thru 28 of said block.

BK 1017161013