STATUTORY WARRANTY DEED

THE GRANTOR, MARGARET P. ZIEGLER, a single person, for and in consideration of NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00), in hand paid, conveys and warrants to THOMAS O. MONAGHAN and PATRICIA E. MONAGHAN, husband and wife, an undivided one-half (1/2) interest in and to the following described real estate, situated in Section Twenty-seven (27) and Section Twenty-eight (28), Township Three (3) North, Range Eight (8) East of the Willamette Meridian, Skamania County, State of Washington:

PARCEL NO. 1:



Lot Six (6), of Section Twenty-eight (28), excepting therefrom 300 foot wide right of way of Bonneville Power Administration as conveyed to the United States of America.

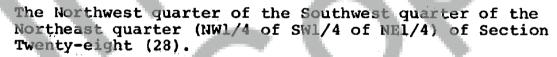
SUBJECT TO county road right of ways presently known as Hot Spring Avenue and St. Martin Hill Road.

PARCEL NO. 2:



The East half (El/2) of the Southwest quarter of the Northeast quarter (SW1/4 of NE1/4) of Section Twenty-eight (28).

PARCEL NO. 3:



SUBJECT TO county road right of way presently known as Monaghan Road.

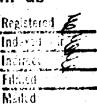
PARCEL NO. 4:



That part of the West half of the Northwest quarter of the Northeast quarter (W1/2 of NW1/4 of NE1/4) of Section Twenty-eight (28) lying South of the Bonneville Power Administration right of way, more particularly described as follows:

BEGINNING at the intersection of the North-South centerline of Section 28 and the South line of the Bonneville Power Administration right of way, which point is South 0°19' East 1312.50 feet, measured along said North-South centerline from the quarter corner on the North line of Section 28; thence North 89°17'15" East 669.70 feet along Bonneville Power Administration's South right of way line to the East line of the West half of the Northwest quarter of the Northeast quarter of Section 28; thence South 0°52'20" East 24.70 feet to the Northeast corner of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 28; thence South 89°13' West 669.70 feet along the North line of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 28 to the North-South centerline of Section 28; thence, North 0°19' West 25.70 feet to the point of beginning.

SUBJECT TO county road right of way presently known as Monaghan Road.



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Page 2

PARCEL NO. 5:

Lot Four (4) of Section Twenty-eight (28).

SUBJECT TO flowage easement of the United States of America.

PARCEL NO. 6:

The Southwest quarter of the Southeast quarter (SW1/4 of SE1/4) of Section Twenty-eight (28).

EXCEPT therefrom Burlington Northern Railroad Company right of way.

SUBJECT TO flowage easement of the United States of America.

PARCEL NO. 7:

The Northeast quarter of the Southeast quarter (NEI/4 of SEI/4) of Section Twenty-eight (28).

EXCEPT therefrom Burlington Northern Railroad Company right of way.

EXCEPT FURTHER State of Washington right of way for Highway No. 14.

SUBJECT TO Northwestern Electric Company right of way for electric transmission lines.

PARCEL NO. 8:

Lot Six (6) of Section Twenty-seven (27).

EXCEPT therefrom Burlington Northern Railroad right of way.

EXCEPT FURTHER State of Washington right of way for Highway No. 14.

SUBJECT TO county road right of way presently known ras Hot Spring Road.

FED this 17th day of December, 1986.

STATE OF WASHINGTON

COUNTY OF CLARK

111

On this day personally appeared before me MARGARETP. ZIEGLER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal thDs 17th day of December, 1986. 11117

REAL ESTATE EXCISE TAX

DEC 171986

963.00 PAID Comund Wilma

JANA CONTRACTOR

Notary Public in and for the State of Washington, Residing at My appointment expires: 9-22-89