

103797

BOOK 106 PAGE 577

STATUTORY WARRANTY DEED

THE GRANTOR Lewis River Properties, Inc., pursuant to Plan of Dissolution adopted by the Shareholders of Lewis River Properties, Inc. and by the Board of Directors of Lewis River Properties, Inc., conveys and warrants to Lewis River Ranch, a partnership the real estate described on Exhibit "A" situated in Skamania County, State of Washington.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 31st day of December, 1986.

LEWIS RIVER PROPERTIES, INC.

By Roy A. Elmer
PresidentBy Kathleen L. Elmer
Secretary

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Roy A. Elmer and Kathleen L. Elmer signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the president and secretary, respectively, of LEWIS RIVER PROPERTIES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 31, 1986.

Lou G. Blunt
Notary Public in and for the State of
Washington, residing at Vancouver
My Commission Expires: 5-14-88



FILED FOR RECORD
SKAMANIA CO. WASH
BY CLARK COUNTY TITLE

SEP 10 2 23 PM '87

A. New, Dep.
AUD. L. G.
GARY M. OLSON

Registered \$
Ind. d. at \$
Ind. at \$
Fees
Blacks

11527

REAL ESTATE EXCISE TAX
SEP 10 1987

PAID Exempt
Jo. R. Wynniger Dep.
SKAMANIA COUNTY TREASURER

2-6-27-4-100
2-6-26-3 600

EXHIBIT "A"

ELMER SHORT PLAT DESCRIPTION

A 99/100ths interest in the following tract:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 2, NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SOUTH 00 51'35" WEST, 840.03 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 27;

THENCE NORTH 87 00'00" EAST, 802.42 FEET TO A 70-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 88 48'28" EAST, 73.78 FEET;

THENCE ALONG SAID CURVE 77.72 FEET;

THENCE SOUTH 89 23'03" EAST, 51.26 FEET TO A 70-FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 78 41'32" EAST, 46.29 FEET;

THENCE ALONG SAID CURVE 47.18 FEET;

THENCE NORTH 82 00'00" EAST, 37.85 FEET TO A 70-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 81 09'48" EAST, 40.85 FEET;

THENCE ALONG SAID CURVE 41.14 FEET;

THENCE SOUTH 84 18'36" EAST, 41.54 FEET TO A 480-FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 86 02'04" EAST, 340.28 FEET TO POINT B;

THENCE ALONG SAID CURVE 348.56 FEET;

THENCE CONTINUING ALONG SAID 480-FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 84 40'14" EAST, 121.48 FEET;

THENCE ALONG SAID CURVE 121.83 FEET;

THENCE NORTH 87 04'58" EAST, 8.02 FEET TO A 700-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 71 34'22" EAST, 350.29 FEET;

THENCE ALONG SAID CURVE 354.05 FEET;

THENCE NORTH 86 03'46" EAST, 144.00 FEET TO A 120-FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 45 46'21" EAST, 155.20 FEET;

THENCE ALONG SAID CURVE 188.77 FEET;

THENCE NORTH 05 28'56" EAST, 187.73 FEET TO A 70-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 80 32'55" EAST, 88.11 FEET;

THENCE ALONG SAID CURVE 110.12 FEET TO POINT D BEING ON THE WEST LINE OF PARCEL 2 OF THE BERGSENG TRACT, RECORDED UNDER AUDITOR'S FILE NO. BOOK 78, PAGE 748;

THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL 2 AND A PROJECTION THEREOF, 1,043.15 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER;

THENCE NORTH 89 02'20" WEST ALONG SAID SOUTH LINE, 1,990.22 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTH ONE-HALF OF THE SAID SOUTHEAST ONE-QUARTER OF SAID SECTION 27;

THENCE NORTH 00 51'35" EAST ALONG SAID WEST LINE 477.25 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

Beginning at a point on the West line of the Southeast one-quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, South 00 51' 35" West, 840.03 feet from the Northwest corner of said Southeast one-quarter of Section 27;

Thence North 57 00' 00" East, 202.42 feet to a 70-foot radius curve to the right, the chord of which bears North 88 48' 28" East, 73.79 feet;

Thence along said curve 77.72 feet;

Thence South 59 23' 03" East, 51.26 feet to a 70-foot radius curve to the left, the chord of which bears South 78 41' 32" East, 46.29 feet;

Thence along said curve 47.18 feet;

Thence North 82 00' 00" East, 37.85 feet to a 70-foot radius curve to the right, the chord of which bears South 81 09' 48" East, 40.55 feet;

Thence along said curve 41.14 feet;

Thence South 64 19' 36" East, 41.54 feet to a 460-foot radius curve to the left, the chord of which bears South 86 02' 04" East, 340.28 feet to point B;

Thence along said curve 348.56 feet;

Thence continuing along said 460-foot radius curve to the left, the chord of which bears North 64 40' 14" East, 121.48 feet;

Thence along said curve 121.83 feet;

Thence North 57 04' 59" East, 8.02 feet to a 700-foot radius curve to the right, the chord of which bears North 71 34' 22" East, 350.29 feet;

Thence along said curve 354.05 feet;

Thence North 86 03' 46" East, 144.00 feet to a 120-foot radius curve to the left, the chord of which bears North 45 46' 21" East, 155.20 feet;

Thence along said curve 168.77 feet;

Thence North 05 28' 56" East, 157.73 feet to a 70-foot radius curve to the right, the chord of which bears North 50 32' 55" East, 99.11 feet;

Thence along said curve 110.12 feet to point D being on the West line of parcel 2 of the Bergseng Tract, recorded under Auditor's File No. Book 78, page 748;

Thence North along the West line of parcel 2 of the said Bergseng Tract, 277.22 feet to the North line of the Southeast one-quarter of said Section 27;

Thence North 89 08' 43" West along said North line; 1,570.40 feet to the Northwest corner of the Southeast one-quarter of said Section 27;

Thence South 00 51' 35" West, 840.03 feet along the West line of the Southeast one-quarter of said Section 27 to the point of beginning.

A tract of land located in Section(s) 26 and 27, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

Tract No. 2 according to survey designated Beacon Highlands recorded in Book 1 of Surveys at page 257, under Auditor's File No. 91239, recorded September 12, 1980, records of Skamania County, Washington.

Together with 60 foot easements for ingress, egress and utilities over and across that roadway designated Easement "A" and Easement "C" as set forth on survey recorded September 12, 1980, in Book 1 of Surveys at page 257, under Auditor's File No. 91239, records of Skamania County, Washington.

Subject to a 60 foot non-exclusive easement for ingress, egress and utilities over and across that roadway designated Easement "C" as set forth on survey recorded September 12, 1980, in Book 1 of Surveys, at page 257, under Auditor's File No. 91239, records of Skamania County, Washington.

Subject to an easement for a pipeline granted to the Pacific Northwest Pipeline Corporation, recorded under Auditor's File No. 49836 at page 479 of Book 40 of Deeds, records of Skamania County, Washington, and by right of way contract recorded under Auditor's File No. 50086, on February 15, 1956, at page 178 of Book 41 of Deeds, records of Skamania County, Washington.

Subject to a Declaration of Road Maintenance Agreement recorded in Book 6 of Agreements and Leases at page 383, under Auditor's File No. 91240, recorded September 15, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

Subject to a Declaration of Covenants and Restrictions for Beacon Highlands recorded in Book 78 of Deeds, page 668, under Auditor's File No. 91241, recorded September 12, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

Exhibit A. page 3