

125892

BOOK 158 PAGE 738

FILED FOR RECORD
SKAMANIA CO. WASH
THIS SPACE RESERVED FOR RECORDER'S USE
SKAMANIA CO. TITLE

AFTER RECORDING MAIL TO:

Alan W. Weakland, Esq.
Paul, Hastings, Janofsky & Walker
555 South Flower Street, 23rd Floor
Los Angeles, CA 90071-2371

AUG 1 5 18 PM '96
GARY M. OLSON
AUDITOR

Gary M. Olson, Skamania County Auditor
Date: 8-1-96, Printed: 8-7-2-6114612

STATUTORY WARRANTY DEED

SALISHAN LODGE, INC., an Oregon corporation, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to YCP SKAMANIA L.P., a Delaware limited partnership ("Grantee"), the following described real estate, situated in County of Skamania, State of Washington:

See Exhibit A, attached hereto and incorporated herein by this reference.

SUBJECT TO any exceptions, restrictions, covenants and encumbrances shown on Exhibit B attached hereto and incorporated herein by this reference.

Dated: Aug 1, 1996

SALISHAN LODGE, INC.

By [Signature]
Chairman

18225

REAL ESTATE EXCISE TAX

AUG 02 1996

PAID 463,867.80

SKAMANIA COUNTY TREASURER

LP00RT1 JACG11WB0YARMOUTH10398WB0.FRM

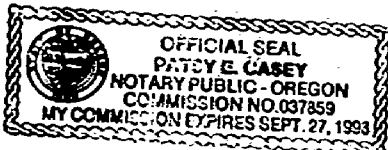
Indexed, Crt ✓
Indexed ✓
Filed ✓
Mailed

BOOK 158 PAGE 739

STATE OF OREGON }
COUNTY OF Multnomah } ss.

I certify that I know or have satisfactory evidence that John D. Gray is the person who appeared before me, and that said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Chairman of SALISHAN LODGE, INC. to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: August 1, 1996 Patsy E. Casey
(Notary Signature)



Patsy E. Casey

(Type or Print Name of Notary)

NOTARY PUBLIC for the State of Oregon,
residing at 36500 SE Lusted Rd., Beavering, OR

My commission expires:
Sept. 27, 1998

EXHIBIT A
LEGAL DESCRIPTION

PARCEL I

A tract of land located in the D. Baughman Donation Land Claim and the F. Iman Donation Land Claim situated in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, and being a portion of two tracts of land conveyed to Skamania County by deed recorded in Book 27, Page 39, and in Book 110, Page 121, Skamania County Deed Records, described as follows:

Beginning at a 1/2 inch iron rod as depicted on that certain Records of Survey recorded in Volume 3, Page 53, Survey Records, Skamania County, Washington, marking the Northeast corner of Columbia Gorge Park, recorded in Book B, Page 65, Plat Records, Skamania County, Washington, said corner also being located in the line common to the D. Baughman and the F. Iman Donation Land Claims, being South 00° 50' 59" West 1,835.30 feet from a brass cap marking the Northwest corner of said D. Baughman D.L.C.; thence North 57° 31' 40" West along the North line of Columbia Gorge Park 818.09 feet; thence North 12° 03' 10" East 214.56 feet; thence North 40° 42' 58" East 276.83 feet; thence North 86° 22' 55" East 148.14 feet; thence South 78° 55' 22" East 121.89 feet; thence North 48° 11' 16" East 259.96 feet; thence South 39° 51' 28" East 263.16 feet; thence South 27° 29' 26" West 144.39 feet; thence South 62° 33' 34" East 94.34 feet; thence South 27° 26' 26" West 93.57 feet; thence South 62° 33' 34" East 20.86 feet; thence South 27° 26' 26" West 37.03 feet; thence South 00° 02' 58" West 82.69 feet; thence South 72° 28' 58" West 32.45 feet; thence South 17° 31' 02" East 168.85 feet; thence North 72° 28' 58" East 10.64 feet; thence South 17° 31' 02" East 71.64 feet; thence North 72° 28' 58" East 27.30 feet; thence South 17° 31' 02" East 84.14 feet; thence South 72° 28' 58" West 47.82 feet; thence South 17° 31' 02" East 46.24 feet; thence South 31° 57' 00" East 35.43 feet; thence South 70° 07' 20" West 232.20 feet to the true point of beginning.

Parcel III

A tract of land in the Baughman D.L.C. in Section 2, Township 2 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

Commencing at a point of intersection of the West line of the Baughman D.L.C. with the North line of State Highway No. 8, according to the survey and establishment thereof approved August 24, 1937; thence North along said D.L.C. line approximately 200 feet to intersection with the southerly line of the County Road; thence following the southerly line of said County Road in an easterly direction to intersection with the Old State Highway according to the survey approved March 16, 1927, at approximately Station 49/00 of said Old State Highway survey; thence following the northerly line of right of way line of said Old State Highway and of the present State Highway; in a westerly direction to point of beginning.

A tract of land in the Daniel Baughman D.L.C. #42 in Section 2, Township 2 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

That portion of the 100 foot strip of land described in a deed to State of Washington dated 2 April, 1927 and recorded at Page 292, Book V of Deeds, records of Skamania County, Washington, lying northerly of the North line of S.H. 14 and westerly of that property described in deed to Skamania County, dated 23 March, 1976 and recorded at page 779, Book 70 of Deeds, records of Skamania County, Washington.

Gary M. Martin, Skamania County Assessor
 Date 8-19-86 Parcel # 3-7-2-611-4012

CONTINUED

A tract of land in the Daniel Baughman D.L.C. #42 in Section 2, Township 2 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

Beginning on the East line of Highway No. 8 as located in 1926 in the center of a concrete culvert, 200 feet Northeast from the intersection of the East line of Highway No. 8, with the West line of the Rail Road; thence Northeasterly along said Highway 230 feet at right angle, Easterly to intersection with Rail Road right of way; thence southwesterly along Rail Road 430 feet to Highway No. 8; thence northeasterly along Highway 200 feet to the point of beginning.

EXCEPT that portion conveyed to Skamania County by instruments recorded July 10, 1975, in Book 69, Page 178, Skamania County Deed Records and re-recorded April 10, 1975 in Book 70, Page 779, Skamania County Deed Records.

Together with that portion of Mallicott Road as vacated by Ordinance No. 871, recorded 12-20-81 in Book 128, Page 584, Also Recorded July 28, 1986 in Book 158, Page 625.

Except that portion lying within Bass Lake Road & that portion of Mallicott Road, which was not vacated by Ordinance shown above.

EXHIBIT B
TO STATUTORY WARRANTY DEED

SPECIAL EXCEPTIONS:

1. Taxes for the year 1996: \$156,999.48, balance unpaid: \$78,499.74.
Parcel No. 02-07-02-0-0-0611-00
Taxes for the year 1996: \$50,377.35 balance unpaid \$25,377.34
Parcel No. 02-07-02-0-0-0612-00
Personal property taxes for 1996: \$21,793.28 balance \$10,896.64
Parcel No. 92-010340
2. Easement for Access Road, including the terms and provisions thereof, recorded November 12, 1941 in Book 28, page 492, Skamania County Deed Records.
3. Road Re-location Agreement between Skamania County and Ivan W. Howell, including the terms and provisions thereof, recorded May 26, 1992 in Book 128, Page 789, Skamania County Deed Records.
4. Road Re-location Agreement between Skamania County and Gloria DeGroote, including the terms and provisions thereof, recorded May 26, 1992 in Book 128, Page 806, Skamania County Deed Records.
5. Road Re-location Agreement between Skamania County and Robert M. Talent et. ux., including the terms and provisions thereof, recorded May 26, 1992 in Book 128, Page 816, Skamania County Deed Records.
6. Settlement Agreement, including the terms and provisions thereof, recorded May 26, 1992 in Book 128, Page 783, Skamania County Deed Records.

CONTINUED

7. Condition as contained in that certain deed between Skamania County and Salishan Lodge, Inc., recorded May 26, 1992 in Book 128, Page 834, which provides as follows: "Grantor shall have the right to re-enter and terminate grantee's estate if there shall occur for any reason a termination of the Ground Lease, dated July 18, 1991, between grantor and grantee, pursuant to which grantor has demised to grantee certain premises which include the real property hereby conveyed. If the option to purchase under Section 18.1 of the Ground Lease is exercised and closed, then the grantor's right to enter and terminate under this Warranty Deed may be exercised if vendee's interest in the Contract of Sale executed under Section 18.1 of the Ground Lease is foreclosed by the grantor or is received by grantor in lieu of foreclosure of the Contract of Sale, but grantor's right to re-enter and terminate under this Warranty Deed shall expire upon conveyance of a deed in fulfillment of the Contract of Sale.
8. Easement for Ingress and Egress, including the terms and provisions thereof, recorded May 26, 1992 in Book 128, Page 836, Skamania County Deed Records.
9. Memo of Contract between Skamania County, as vendor, and Salishan Lodge, Inc., as vendee, including the terms and provisions thereof, recorded June 30, 1994 in Book 144, Page 190 (Affects Parcel II).
11. Covenants of Public Access, including the terms and provisions thereof, recorded May 1, 1996 in Book 156, Page 987.
12. License between Skamania County, Salishan Lodge and the United States of America, including the terms and provisions thereof, recorded May 1, 1996 in Book 156, Page 983.
13. Easement for Utilities, Pedestrian & Bicycle Path, including the terms and provisions thereof, by ordinance No. 871, recorded Dec. 20, 1991 in Book 126, Page 584. Also Recorded July 26, 1996 in Book 158, Page 825.