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BOOK 175 PAGE 436

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SKAMANIA CO. WASH
BY Richard Miller & Assoc.

Return Address:

Richard Miller & Associates
121 S.W. Morrison, Suite 325
Portland, Oregon 97204

APR 10 11 56 AM '98

O'Leary
AUDITOR
GARY H. OLSON

19432

REAL ESTATE EXCISE TAX

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Warranty Deed
- 2.
- 3.
- 4.

APR 10 1998

PAID exemptInd

SKAMANIA COUNTY TREASURER

GRANTOR(S) (Last name, first, then first name and initials)

1. S.D.S. Co., a Washington general partnership, aka S.D.S. Company
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. S.D.S. Co., L.L.C., a Washington limited liability company
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

T 3 N, R 7 E	T 3 N, R 10 E	T 4 N, R 7-1/2 E
T 3 N, R 8 E	T 3 N, 4 7-1/2 E	
T 3 N, R 9 E	T 4 N, R 7 E	

☒ Complete legal on page 1-7 of document. Exhibit A

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

03 07 24 0 0 0300 00

☐ Property Tax Parcel ID is not yet assigned.☒ Additional parcel #'s on page 2 of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

AFTER RECORDING, RETURN TO:

Richard W. Miller
Richard Miller & Associates
121 S.W. Morrison St., Suite 325
Portland, OR 97204

WARRANTY DEED

S.D.S. CO., a Washington general partnership, aka S.D.S. Company, Grantor, conveys and warrants to S.D.S. CO., L.L.C., a Washington limited liability company, Grantee, the following described real property located in Skamania County, Washington, and more particularly described in full on the attached Exhibit A, and briefly described as follows:

Township 3 North, Range 7 East
Township 3 North, Range 8 East
Township 3 North, Range 9 East
Township 3 North, Range 10 East
Township 3 North, Range 7 1/2 East
Township 4 North, Range 7 East
Township 4 North, Range 7 1/2 East

SUBJECT to all covenants, conditions, encumbrances and restrictions, whether or not of record.

Assessor's Tax Parcel ID Numbers appear on page 2.

The true and actual consideration for this conveyance is \$0.00.

Dated as of February 1, 1998.

S.D.S. CO.

Gary H. Martin, Skamania County Assessor
Date 1/5/98 Parcel # See Attached

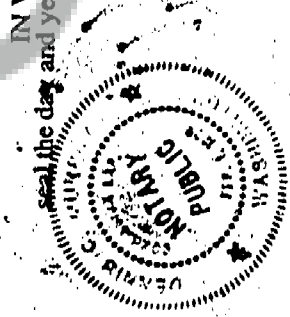
By John L. Cheney, Managing Partner

By Matthew W. Stevenson
Matthew W. Stevenson, Managing Partner

STATE OF WASHINGTON } ss.
 County of Klickitat }

On this 27th day of MARCH, 1998, personally appeared before me John L. Cheney and Matthew W. Stevenson, each to me known to be managing partners of the partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year first above written.



Dennis C. Murphy
 Notary Public in and for the
 State of Washington
 Residing at: Catapa WA
 My appointment expires: 2-1-99

Assessor's Tax Parcel ID Numbers

03 07 24 0 0 0300 00	03 10 00 0 0 0300 00
03 07 26 0 0 0400 00	03 10 00 0 0 0301 00
03 08 06 0 0 1200 00	03 10 00 0 0 0600 00
03 08 19 0 0 0400 00	03 10 00 0 0 1000 00
03 08 20 2 0 0400 00	03 10 19 0 0 0100 00
03 08 26 0 0 0301 00	03 10 20 0 0 0200 00
03 08 29 0 0 0300 00	03 10 22 0 0 0901 00
03 08 30 0 0 0100 00	03 10 22 0 0 0200 00
03 09 00 0 0 2700 00	03 10 24 0 0 0300 00
03 09 00 0 0 3100 00	03 10 25 0 0 0200 00
03 09 10 0 0 2200 00	03 10 25 0 0 0800 00
03 09 11 3 0 1500 00	03 10 25 0 0 0900 00
03 09 15 0 0 0200 00	04 07 00 0 0 0500 00
03 09 15 0 0 1700 00	04 07 36 0 0 0500 00
03 10 00 0 0 0100 00	

2 - Warranty Deed

GRANTOR: S.D.S. CO.
GRANTEE: S.D.S. CO., L.L.C.
WARRANTY DEED

FEBRUARY 1, 1998

EXHIBIT A

Legal Description

PARCEL 1: The East half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 2: The Northeast Quarter of the Northwest Quarter of the Southeast Quarter, the North half of the Northeast Quarter of the Southeast Quarter, the Southwest Quarter of the Northeast Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of the Southeast Quarter, all in Section 26, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 3: Beginning at the Southwest corner of Section 6, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence North 20 chains; thence East 20 chains; thence South 20 chains; thence West 20 chains to the point of beginning.

EXCEPT that portion conveyed to State of Washington by instrument recorded in Book 43, Page 327.

ALSO EXCEPT that portion lying Northerly of highway as deduced by instrument recorded in Book 47, Page 220.

PARCEL 4: Beginning at a point of the South line of the Northeast quarter of Section 18, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington. Said point bearing South 84° 36' East from the center of said section and 330 feet distant; thence North for 660 feet along the line of the Ella M. Woodward Tract; thence South 84° 36' East for 330 feet along the line of the Ella M. Woodward Tract; thence South for 660 feet to the South line of the Quarter section; thence North 84° 36' West along the South line of said Quarter section for 330 feet to the point of beginning.

PARCEL 5: The South half of the Northeast Quarter, the North half of the Southeast Quarter and the North half of the Southwest Quarter, all in Section 19, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 6: The Southwest Quarter of the Northwest Quarter and the East half of the Northwest Quarter all in Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom the following:

Beginning at the North Quarter corner of said Section 20; thence West 396 feet; thence South 792 feet; thence East 396 feet; thence North 792 feet to the point of beginning.

ALSO EXCEPT that portion conveyed to Jesse G. Renfro et. ux. by instrument recorded May 31, 1977 in Book 72, Page 758.

PARCEL 7: That portion of the Jos. Robbins D.L.C. in Sections 26 and 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Northerly of County Road No. 3271 designated as the Home Valley Cut-Off Road extending Easterly from its intersection with County Road No. 3036 designated as the Berge Road.

EXCEPT that portion thereof lying Northwesterly of the said Berge Road.

The North half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and Government Lot 1, all in Section 26, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania State of Washington.

EXCEPT a strip of land 300 feet in width acquired by the United States of America for the Bonneville Power Administration's Bonneville-Coulee No. 1 and No. 2 transmission lines.

ALSO EXCEPT that portion thereof lying Westerly of County Road No. 3036 designated as the Berge Road.

ALSO EXCEPT a strip of land 40 feet in width described as follows:

Beginning at the Northwest corner of the said Section 26; thence East following the North line of the said Section 26 720 feet; thence South 40 feet; thence West 720 feet to intersection with the West line of the said Section 26; thence North 40 feet to the point of beginning.

All that portion of Government Lot 2 and of the Northeast Quarter of the Southwest Quarter of Section 26, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Northerly of County Road No. 3271 designated as the Home Valley Cut-Off Road.

PARCEL 8: The West half of the Northwest Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration.

PARCEL 9: That portion of the Northeast Quarter of the Northeast Quarter of Section 30, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of the said Section 30; thence East 80 rods to the Northeast corner of the Northeast Quarter of the Northeast Quarter of the said Section 30; thence South 80 rods; thence in a Northwesterly direction to the point of beginning.

PARCEL 10: The Southeast Quarter of the Northeast Quarter of Section 12, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 11: The Northwest Quarter, the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter, all in Section 23, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion conveyed to Skamania County by instrument recorded February 26, 1960 in Book 47, Page 99.

PARCEL 12: Lot 4, Block 11 (also described as the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 10), the South half of Lot 1, Block 15 (also described as the South half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 15), the North half of Lot 2, Block 15 (also described as the North half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 15), the North half of Lot 1, Block 14 and the North half of Lot 2, Block 14 (also described as the North half of the North half of the Northeast Quarter of the Northwest Quarter), all in the MANZANOLA ORCHARD AND LAND COMPANY TRACTS, according to the recorded plat thereof, recorded in Book A of Plats, Page 37, all in Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 13: The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 14: Government Lots 1, 2 and 3 and the Southwest Quarter of the Northeast Quarter all in Section 4, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 15: The North half of the Southwest Quarter of the Southwest Quarter, Northwest Quarter of the Southwest Quarter of Section 4 all of Section 5, the Northwest Quarter of the Southwest Quarter, the East half of the Southwest Quarter and the East half in Section 6; the Northeast Quarter of the Northwest Quarter and the East half all in Section 7, all of Section 8 all in Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 16: All of Section 17, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom the following:

- A. That portion conveyed to State of Washington by instrument recorded December 12, 1947 under Auditor's File No. 37340.
- B. That portion conveyed to Lee Montgomery et. ux. by instrument recorded March 16, 1970 in Book 61, Page 595, Auditor's File No. 71947.
- C. That portion conveyed to Karl Klippel et. ux. by instrument recorded August 8, 1995 in Book 151, Page 631.
- D. The South half of the South half of the Southeast Quarter of the Southeast Quarter as described by instrument recorded in Book 74, Page 802.

PARCEL 17: The East half and the East half of the Southwest Quarter, all in Section 18, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington. EXCEPT that portion as described in Book 49, Page 181.

PARCEL 18: The West half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter and the Southwest Quarter, all in Section 9, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

ALSO the Northwest Quarter, the Northwest Quarter of the Southwest Quarter, the North half of the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Southwest Quarter of the Northeast Quarter, all in Section 16, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

ALSO a tract of land in the Southeast Quarter of the Northeast Quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 56 rods West of the Southeast corner of the Northeast Quarter of Section 16; thence North 40 rods; thence West 24 rods; thence South 40 rods; thence East 24 rods to the place of beginning.

ALSO the Northeast Quarter of the Southeast Quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom the following:

- A. That portion conveyed to Leslie E. Donaldson et. ux. by instrument recorded September 13, 1983 in Book 82, Page 680.
- B. Lots 1 and 2 of the A.G. Malella Short Plat, recorded in Book 3 of Short Plats, Page 239 and that portion lying South of Lot 2.
- C. Lots 1 and 2 of the Reno Ziegler Short Plat, recorded in Book 2 of Short Plats, Page 55.

PARCEL 19: The Southeast Quarter of the Northeast Quarter, the North half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter all in Section 4, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 20: The North half of the Northeast Quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT the following described tract:

Beginning at a brass hub marking the center of the said Section 19; thence north 1,320 feet to an iron pipe and the initial point of the tract hereby described; thence East 1,389.6 feet to an iron pipe; thence North 28 East 152.5 feet to an iron pipe; thence North 60 West 173.6 feet to an iron pipe; thence North 85 West 772.2 feet to an iron pipe; thence West 309 feet to an iron pipe; thence North 06 45' West 1,042 feet; thence West 107.1 feet to an iron pipe; thence South 1,320 feet to the initial point.

PARCEL 21: That portion of the West half of the Northwest quarter lying North of County road, that portion of the Southeast quarter of the Northwest quarter lying North of county road, The West half of the Northeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, except the South 330 feet thereof, all of the North 330 feet of the Northwest Quarter of the Southeast Quarter, all in Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 22: The Southeast Quarter of the Northwest Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

ALSO that portion of Lot 2 of said Section 22 lying Northerly of the right of way of the Spokane, Portland and Seattle Railway Company right of way.

EXCEPT from said Government Lot 2 that portion thereof conveyed to the State of Washington for State Highway No. 8 (now State Highway No. 14) by instrument dated February 26, 1934, recorded May 15, 1934 in Book X of Deeds, Page 516, Auditor's File No. 19446, records of Skamania County, Washington.

PARCEL 23: The South half of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter all in Section 1 and the Northwest Quarter of the Northeast Quarter of Section 12, all in Township 3 North, Range 7½ East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 24: Government Lots 11 and 12 in Section 24, Township 3 North, Range 7½ East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion conveyed to Thomas A. Smith et. ux by instrument recorded August 24, 1992 in Book 130, Page 343.

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PARCEL 25: Government Lots 1 and 2 in Section 25, Township 3 North, Range 7½ East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion conveyed to Thomas A. Smith et. ux. by instrument recorded August 24, 1992 in Book 130, Page 343.

EXCEPT that portion conveyed to United States of America.

PARCEL 26: The East half of Government Lot 7, the West half of the Northwest Quarter of the Southeast Quarter and Government Lot 12, except the West 46 rods thereof, all in Section 25, Township 3 North, Range 7½ East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion thereof lying within the 300 foot strip of land acquired by the United States of America for the Bonneville-Coulee No. 1 and No. 2 transmission lines.

PARCEL 27: Government Lot 10 and the West 18.63 acres of Government Lot 11, in Section 25, Township 3 North, Range 7½ East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion thereof which lies within the 300 foot strip of land acquired by the United States of America for Bonneville Power Administrations electric power transmission lines.

PARCEL 28: The South half of the Northeast Quarter, the North half of the Southeast Quarter and the South half of the Northwest Quarter, all in Section 36, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL 29: Government Lots 1 and 2 of Section 36, Township 4 North, Range 7½ East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT a tract of land consisting of five acres, more or less, conveyed to Harvey L. Moon and Joan Moon, husband and wife, by deed dated October 8, 1969, recorded at Page 625, Book 63 of Deeds, records of Skamania County, Washington.

ALSO EXCEPT a tract consisting of five acres, more or less, sold under real estate contract dated December 15, 1965 to Walter D. Laimier and Jeanette D. Laimier, husband and wife, recorded at Page 312, Book 55 of Deeds, records of Skamania County, Washington.