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BOOK 221 PAGE 452

FILED IN RECORD
SKAMIA COUNTY
BY CLERK OF COURT

MAR 8 11 06 AM '02
EMOSER

J. MICHAEL GARVISON

AFTER RECORDING MAIL TO:

Name SMITH & JORDAN PROPERTIES, LLC
Address PO Box 5311
City/State Beverton, OR 97006
SEA 24580

Bargain and Sale Deed

THE GRANTOR CAPITAL MANAGEMENT GROUP, INC.



First American Title
Insurance Company

for and in consideration of TEN DOLLARS AND OTHER VALUABLE
CONSIDERATIONS

Dollars (\$ 10.00 +).

(this space for title company use only)

in hand paid, bargains, sells, and conveys to SMITH & JORDAN PROPERTIES, LLC

the following described estate, situated in the County of SKAMANIA, State of Washington:

FULL LEGAL ON PAGE 2

W 1/2 LOT 3 OREGON LUMBER COMPANY SUBDIVISION

REAL ESTATE EXCISE TAX

22087

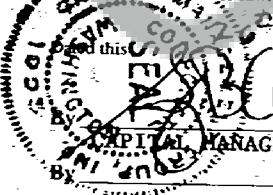
MAR - 8 2002

PAID \$3046.40

W. K. R. O. P. A. T. S.
SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s): 03-09-14-2-0-1700-00

The Grantor for and for successors in interest do hereby expressly limit the covenants of the deed to those hereon expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons who may ever lawfully claiming or to claim by, through, or under said Grantor and not otherwise.



day of February, 2002

By *[Signature]*
CAPITAL MANAGEMENT GROUP, INC.

By

By

EXHIBIT "A"

The West one-half of Lot 3, OREGON LUMBER COMPANY SUBDIVISION, according to Skamania County Records, Book A of Plats, Page 29, in Section 14, Township 3 North, Range 9 East of the Willamette Meridian.

ALSO beginning at a point of intersection of the West line of the East one-half of said Lot 3 with the South line of County Road known as Jessup Road; thence South 280 feet; thence East 112 feet; thence North to the South line of said Jessup Road; thence Westerly along the South line of said road to the point of beginning.

Gary H. Martin, Skamania County Assessor

SUBJECT TO: Date 3802 Parcel # 03 09142 01700 00
AD

1. Rights of others thereto entitled in and to the continued uninterrupted flow of SQUAW CREEK, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
2. Any adverse claims based upon the assertion that SQUAW CREEK has moved.
3. The rights of the public in and to that portion lying within roads and highways.
4. Reservation of Right-of-Way, over the North 20 feet of the East half of Lot 3, and reservation of one-half of water rights, including the terms and provisions thereof, as contained in deed from E.A. Weren, et. ux., to Katherine D. Crawford, recorded December 1, 1911 in Book N, Page 377, Skamania County Deed Records.
5. Easement for Pipeline, including the terms and provisions thereof, as reserved in deed from Edward J. Miller, to Elizabeth Whitney, recorded August 13, 1937, in Book 2, Page 382, Auditors File No. 24534, Skamania County Deed Records.

STATE OF WASHINGTON, } ss. ACKNOWLEDGMENT - Individual
 County of _____

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

GIVEN under my hand and official seal this _____ day of _____, 19____

Notary Public in and for the State of Washington,
 residing at _____
 My appointment expires _____

STATE OF WASHINGTON, } ss. ACKNOWLEDGMENT - Corporate
 County of King

On this 26th day of February, 2002, before me, the undersigned, a Notary Public in and for the State of
 Washington, duly commissioned and sworn, personally appeared Greg B. Eldert
 _____ and _____ to me known to be the
Vice President and _____ Secretary, respectively, of Capital Management Group, Inc.
 _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
 act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is
 authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

JANILEE A. JEFFERY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
2003

Janilee A. Jeffery
 Notary Public in and for the State of Washington,
 Residing at Auburn, WA
 My appointment expires 6-29-2003

WA-46A (11/96)

This jurat is page _____ of _____ and is attached to _____ dated _____