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BOOK 252 PAGE 670

FILED FOR RECORD
SKAMIA CO. WASH
BY SKAMIA CO. TELL

When recorded, return to Grantee at:		REAL ESTATE EXCISE TAX	OCT 17 4 11 PM '03
S.D.S. Company, LLC P.O. Box 266 Bingen, WA 98605		23382	<i>Amaser</i>
		OCT 20 2003	AUDITOR
		PAID $665.60 + 130. = 795.60$	J. MICHAEL GAYLISON
Grantor (Short Name):	Longview Fibre Company	<i>Vicki Cliland, Depts</i>	
Grantee (Short Name):	S.D.S. Company, LLC		
Legal Description (Abbreviated):	NE 1/4 SEC 16 T3N R9E		
Tax Parcel Account Number(s):	03-09-00-0-0-0401-00	SKAMIA COUNTY TREASURER	

Sdc 26319

SPECIAL WARRANTY DEED
TIMBER - WASHINGTON

KNOW ALL MEN BY THESE PRESENTS: That

Longview Fibre Company, a Washington corporation having an address of P.O. Box 667, Longview, Washington 98632 ("Grantor"),

For and in consideration of the sum of Fifty-Two Thousand (\$52,000.00) Dollars and other good and valuable consideration paid, the receipt of which is hereby acknowledged,

Grants, bargains, sells, conveys, and confirms to

Gary H. Martin, Skamania County Assessor

Date *10/16/03* 3-9-03 Parcel #

S.D.S. Company, LLC, a Washington limited liability company, having an address of P.O. Box 266, Bingen, Washington 98605 ("Grantee"),

The following real property and improvements, rights, interests, appurtenances, tenements, hereditaments, appurtenances thereto (collectively the "Premises") situate in the County of Skamania and State of Washington more particularly described on Exhibit "A" attached hereto. Exhibit A is hereby declared to be, and is hereby made, a part of this deed, and the parties agree that in the case of inadvertent detachment or other impediment, the provisions of Exhibit A are specifically incorporated herein by reference.

The foregoing conveyance is made Subject To the following exceptions to title:

1. Taxes and ad valorem assessments which are not yet due and payable.
2. Zoning ordinances and other rules, ordinances, regulations, laws and statutes promulgated by any local, county, state or federal government or other authority having jurisdiction with respect to use or development or access to the Premises.
3. Matters which would be disclosed by an accurate, personal inspection and survey of the Premises or, in the case that the Premises consist of apparently contiguous parcels, all such parcels.
4. Rights of Way, interests and other interests dedicated under any plats or subdivisions for any of the Premises.

5. Limitations of access of any roadways bordering or on the Premises which would be disclosed of record or by statute.
6. Interests, reservations, limitations, servitudes, rights or exceptions imposed by or arising under any recorded easement, agreement or other instrument in the county records, including, but not limited to those described on Exhibit "B" attached hereto and made a part hereof.

The Grantor, for itself and its successors and assigns, does by these presents expressly limit the covenants of deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant, subject as aforesaid, that against all persons whomsoever lawfully claiming, or to claim, by, through, or under the said Grantor and not otherwise, Grantor will forever warrant and defend said Premises.

Grantor expressly states its intention that all after-acquired title otherwise vesting in it shall, within the meaning of RCW 64.04.070, inure to Grantee and its successors and assigns.

In Witness Whereof, on this 16 day of October, 2003, the Grantor, by and through its duly elected and authorized President & Chief Executive Officer, has duly executed this deed.

GRANTOR: *Longview Fibre Company*

By: *R. H. Wollenberg*
Its: President & Chief Executive Officer

STATE OF WASHINGTON)

COUNTY OF COWLITZ) ss.

On this 16th day of October, 2003, before me personally appeared R. H. Wollenberg, to me known to be the President & Chief Executive Officer of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath state that he/she was authorized to execute said instrument.

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



Rosemary Y. Purcell
Notary Public in and for the State
of *Washington*
My commission expires *3-25-04*

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED
FROM LONGVIEW FIBRE COMPANY TO S.D.S. COMPANY, LLC
LEGAL DESCRIPTION OF PREMISES

The North Half of the Northeast Quarter and the East Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter all in Section 16, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington.

*

Unofficial
Copy

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED
FROM LONGVIEW FIBRE COMPANY TO S.D.S. COMPANY, L.L.C.
TITLE COMPANY SPECIAL EXCEPTIONS

- 1) Taxes for Year 2003: \$98.42.
- 2) Rights of others thereto entitled in and to the continued uninterrupted flow of creeks, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
- 3) Any adverse claims based upon the assertion that creeks has moved.
- 4) Access is not insured or warranted.
- 5) Reservation, including the terms and provisions thereof, recorded November 9, 1993 in Book 139, Page 386.