

When Recorded Return to:  
MLB DEVELOPMENT, LLC,  
505 NW Wallula  
Gresham OR 97030

Doc # 2004151998  
Page 1 of 2  
Date: 02/13/2004 03:21P  
Filed by: FIDELITY NATIONAL TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$20.00

**REAL ESTATE EXCISE TAX**

23644

FEB 13 2004

PAID 512.4100. = 612.00

*Vickie Clelland, Deputy*

SKAMANIA COUNTY TREASURER

Fidelity National Title Company of Washington, Inc.

**STATUTORY WARRANTY DEED**

ORDER NO: V36481 CF

THE GRANTOR THE HIGHLANDS LIMITED PARTNERSHIP, a Washington general partnership

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

MLB DEVELOPMENT, LLC., an Oregon limited liability Company

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

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal Description: Lot 3, WINDSONG ESTATES NO. 2,  
Assessor's Tax Parcel No.(s): 02 07 20 4 2 0403 00

Gary H. Martin, Skamania County Assessor

Date 2/13/04 Parcel # 2-7-20-4-2-403  
6.5.

Dated: February 9, 2004

THE HIGHLANDS LIMITED PARTNERSHIP

*William A. Behrens*

William A. Behrens  
General Partner

*CB*

STATE OF WASHINGTON  
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that THE HIGHLANDS LIMITED PARTNERSHIP to me known to be the THE HIGHLANDS LIMITED PARTNERSHIP the entity that they executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that they is/are authorized to execute the said instrument on behalf of said entity.

Dated: Feb 9 2004

*Cheryl A. Flack*

Notary Public in and for the State of Washington

Residing at Vancouver

My appointment expires: 2/1/2006

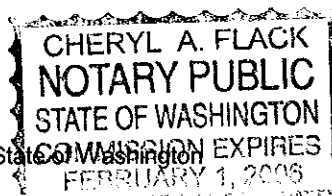


EXHIBIT 'A'

DESCRIPTION:

ORDER NO: V36481 CF

LOT 3, WINDSONG ESTATES NO. 2, according to the plat thereof, recorded in Book "B" of plats, page 105, Records of Skamania County, Washington

SUBJECT TO:

ExhibitB

7. **COVENANTS, CONDITIONS, AND RESTRICTIONS** imposed by instrument recorded under Recording No. Book 201, page 824.
8. **Easement**, including the terms and provisions thereof, in favor of Northwestern Electric Company, recorded October 15, 1912 in Book "O", page 105, Skamania County Deed Records.
9. **Easement for Road and Utilities**, including the terms and provisions thereof, recorded July 10, 1992 in Book 129, page 688, Skamania County Deed Records.
10. **Agreement to install and maintain a screen across the outlet of Green Leaf Slough** granted to the Department of Game of the State of Washington by an **undated agreement** acknowledged on May 11, 1948, and on May 28, 1948, and recorded April 10, 1956, at page 349 of Book 41 of Deeds, records of Skamania County, Washington.
11. **Easement for access to properties described in Statutory Warrant Deed to H. Robert Cole**, recorded August 18, 1969, on page 110 of Book 61, Skamania County Deed Records and Real Estate Contract with Robert W. Olwine, et ux, recorded July 16, 1970, on page 349 of Book 41 of Deeds, records of Skamania County, Washington.
12. **COVENANTS, CONDITIONS, AND RESTRICTIONS** imposed by instrument recorded under Recording No. Book 61, page 883.
13. **COVENANTS, CONDITIONS AND RESTRICTIONS** as shown on the face of Short Plat Recorded in Book T, page 107
14. **EASEMENT**, and the terms and conditions thereof,  
For: **Gravel Road**,  
Affecting: **Said premises**,  
Disclosed by: **Recorded Plat of said addition**
15. **EASEMENT**, and the terms and conditions thereof,  
For: **Utilities**,  
Affecting: **Said premises**,  
Disclosed by: **Recorded Plat of said addition**
16. **EASEMENT**, and the terms and conditions thereof,  
For: **Road and utility easement**,  
Affecting: **Said premises**,  
Disclosed by: **Instrument recorded under Recording No. Book 129, page 688.**
17. **COVENANTS, CONDITIONS, AND RESTRICTIONS** imposed by instrument recorded under Recording No. Book 150, page 750, Auditor's File No. 122646.
18. **COVENANTS, CONDITIONS AND RESTRICTIONS** as shown on the face of the plat.