

original

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Date: 07/07/2006 04:01P
Filed by: SCHWABE WILLIAMSON & WYATT PC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$45.00

AFTER RECORDING RETURN TO:

Bradley W. Andersen
Schwabe, Williamson & Wyatt
700 Washington Street, Suite 701
Vancouver, WA 98660

REAL ESTATE EXCISE TAX

26110

JUL 10 2006

PAID

exempt

G. J. DePue

SKAMANIA COUNTY TREASURER

QUIT CLAIM DEED

(Boundary Line Adjustment)

GRANTOR:

Six Partners Limited Partnership and Bloxom
Orchards Corporation as tenants in common each as
to an undivided 50% interest

GRANTEE:

Six Partners Limited Partnership and Bloxom
Orchards Corporation as tenants in common each as
to an undivided 50% interest

ABBREVIATED LEGAL:

Lots 1, 2, 3, 4, W ½ of N ½ of 7, 8, 9, 10, 14 and 15
of Seeley's Subdivision in Section 19 of T3N,
R10E, W.M.; Portion of the N ½ of the NE ¼ and a
portion of Govt. Lots 1 and 2 in Section 19, T3N,
R10E, W.M.; Portion of the SW ¼ of the SE ¼ and
the SE ¼ of the SW ¼ of Section 18, T3N, R10E,
W.M.; E ½ of the E ½ of the SE ¼ of the SE ¼ in
Section 24, T3N, R9E, W.M.

ASSESSOR'S TAX PARCEL NOS.:

Tax Parcel Nos. 03-10-19-00-0300-00, 03-10-00-
00-1190-00, 03-09-24-00-0800-00

OTHER REFERENCE NOS.:

None

7-7-06 (ALL)
STP

RECITALS

WHEREAS the Grantors obtained a Land-Use Approval and Decision (the "Decision")
from Skamania County, Washington, dated December 15, 2005, identified as NSA-05-45,

1- Boundary Line Adjustment Quit Claim Deed
PDX/112797/141104/KRF/1429842.1

recognizing 11 parcels;

WHEREAS, on January 4, 2006, the Grantors applied to boundary line adjust these 11 parcels;

WHEREAS, by virtue of quit claim deeds (the "Deeds") dated January 6, 2006, the Grantors conveyed these adjusted 11 parcels to four separate limited liability companies; Red Pear, LLC, Green Pear, LLC, Yellow Pear, LLC and Winter Pear, LLC, but, because the County had not yet approved these boundary line adjustments, these deeds were never recorded;

WHEREAS, on June 5, 2006, the Decision was revised to determine that the Grantors possess 8 separate existing legal parcels ("8 parcels") under the County's land-use regulations, which includes Skamania County's National Scenic Area Ordinance;

WHEREAS, the 8 parcels as currently configured are depicted on the attached Exhibit A and are identified under the above referenced Decision as the Final Site Plan;

WHEREAS, the Grantors now desire to adjust the boundary lines of each of the 8 parcels by virtue of this Boundary Line Adjustment Quit Claim Deed so that the 8 parcels will be configured as depicted on Exhibit "B";

WHEREAS, the Grantors do not intend by this conveyance or this instrument to consolidate any of these 8 parcels but have chosen to use this single instrument merely to provide a more coherent mechanism to effectuate these boundary line adjustments;

WHEREAS, the Grantors do not intend to create any new parcels and understand that no new parcels will be allowed without first conforming to the State of Washington and Skamania County Subdivision and land-use regulatory laws;

NOW THEREFORE, the Grantors desire to adjust the boundary lines of the 8 legal parcels by quit claim deed as follows:

QUIT CLAIM DEED (Boundary Line Adjustment)

SIX PARTNERS LIMITED PARTNERSHIP and BLOXOM ORCHARDS CORPORATION, as tenants in common each as to an undivided 50% interest, Grantors, who own the following described real estate:

ORIGINAL LEGAL DESCRIPTIONS (as depicted on Exhibit A):

Parcel 1

Lot 1 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32.

2 - Boundary Line Adjustment Quit Claim Deed
PDX/112797/141104/KRF/1429842.1

Parcel 2

Lot 2 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32.

Parcel 3

Lot 3 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32.

Parcel 4

Lot 4 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32.

Parcel 5

That portion of the Southwest Quarter of the Southeast Quarter and of the Southeast Quarter of the Southwest Quarter of Section 18, Township 3 North, Range 10, E.W.M., described as follows:

Beginning at an iron pipe 2,640 feet North of a brass hub marking the center of Section 19, Township 3 North, Range 10, East, W.M.; thence East 107.1 feet; thence North $06^{\circ} 45'$ West 66.7 feet to an iron pipe; thence West 1,420.3 feet to intersection with the East line of the Southeast Quarter of the Southwest Quarter of the said Section 18; thence South 66 feet to the South line of the said Section 18; thence East 1,320 feet to the point of beginning, situate in Skamania County, Washington.

Parcel 6

A tract of land in the North Half of the Northeast Quarter of Section 19, Township 3 North, Range 10, East W.M., described as follows:

Beginning at a brass hub marking the center of 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 $06^{\circ} 45'$ West 1,042 feet; thence West 107.1 feet to an iron pipe; thence South 1,320 feet to the initial point;

ALSO Government Lots 1 and 2 (being also described as the West Half of the Northwest Quarter), and the East Half of the Northwest Quarter of Section 19, Township 3 North, Range 10, E.W.M.; EXCEPT the East 8 rods of the Southeast Quarter of the Northwest Quarter of the said Section 19; AND EXCEPT a tract of land consisting of 32.01 acres, more or less, conveyed to Broughton Lumber Company by Deed dated July 16, 1952, and recorded July 24, 1952, at Page 342 of Book 35 of Deeds under Auditor's File No. 44316, records of Skamania County, Washington.

Parcel 7

The West half of the North half of Lot 7 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32;

ALSO Lot 8 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32;

ALSO Lot 9 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32;

ALSO The South half of Lot 7 and Lots 10, 14 and 15 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32.

Parcel 8

The East Half of the East Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 3 North, Range 9, East W.M.

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, hereby convey and quit claim to SIX PARTNERS LIMITED PARTNERSHIP and BLOXOM ORCHARDS CORPORATION, as tenants in common each as to an undivided 50% interest, Grantees, the following described real estate which revises and adjusts the boundary lines of the above described "Original Legal Descriptions", situated in the County of Skamania, State of Washington, to-wit:

REVISED LEGAL DESCRIPTIONS (as depicted on Exhibit B):

Parcel 1

A parcel located in Section 19 of Township 3 North, Range 10 East, of the Willamette Meridian, more specifically described as:

Lot 1 and Lot 8 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32;

Said parcel contains 20 acres, more or less.

Planning Department - BLA Approved By: **KW**
7/7/06

Parcel 2

A parcel located in Section 19 of Township 3 North, Range 10 East, of the Willamette Meridian, more specifically described as:

Lot 3 and 4 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32;

The Southwest quarter of the Southeast quarter of the Northwest quarter;

All that portion of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 19 and the South half of the North half of the Southeast quarter of the Northwest quarter of Section 19, west of a line that starts at the intersection of Kollock-Knapp Road and Ausplund Road; thence north along the centerline of Ausplund Road 500 feet; thence perpendicular and east of said centerline an offset of 80 feet for the length of 400 feet, thence returning perpendicular to said centerline and continuing north along said centerline to the North line of said South half of the North half of the Southeast quarter of the Northwest quarter of Section 19

EXCEPTING the West half of the West half of the West half of the Southeast quarter of the Northwest quarter of Section 19;

Said parcel contains 32.1 acres, more or less.

Planning Department - BLA Approved By: *fw*
7/7/06

Parcel 3

A parcel located in Section 19 of Township 3 North, Range 10 East, of the Willamette Meridian, more specifically described as:

That portion of the Northeast quarter of Government Lot 2 and the portion of the Southeast quarter of the Government Lot 1, both of Section 19, south of the South line of a parcel described in Deed Record W of Skamania County, Page 290 and east of a tract of land consisting of 32.01 acres, more or less, conveyed to Broughton Lumber Company by deed dated July 16, 1952, and recorded July 24, 1952, at Page 342 of Book 35 of Deeds under Auditor's File No. 44316, records of Skamania County;

That portion of the North half of the North half of the Southeast quarter of the Northwest quarter and that portion of the Southwest quarter of the Northeast quarter of the Northwest quarter, west of the centerline of Ausplund Road and south the centerline of an existing road located approximately 860 feet, more or less, south of the north line of said section 19, said center line is oriented east and west and said south line includes the east and west extension of said centerline to the east and west lines of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of said Section 19;

The West half of the Southwest quarter of the Northwest quarter of the Southeast quarter of the Northwest quarter of section 19;

Said parcel contains 24.8 acres, more or less.

Planning Department - BLA Approved By: KW
7/7/06

Parcel 4

A parcel located in Section 19 of Township 3 North, Range 10 East, of the Willamette Meridian, more specifically described as:

The Southeast quarter of the Northeast quarter of the Northwest quarter of section 19;

That portion of the East half of the Southeast quarter of the Northwest quarter of section 19 lying east of a line that starts at the intersection of Kollock-Knapp Road and Ausplund Road; thence north along the centerline of Ausplund Road 500 feet; thence perpendicular and east of said centerline an offset of 80 feet for the length of 400 feet; thence returning perpendicular to said centerline and continuing north along said centerline to the west line of the East half of the Southeast quarter of Section 19;

That portion of the West half of the East half of the Northwest quarter of section 19 lying west of the centerline of Ausplund Road and south the centerline of an existing road located approximately 860 feet, more or less, south of the north line of said section 19, said center line is oriented east and west and said south line includes the east and west extension of said centerline to the east and west lines of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of said Section 19;

EXCEPTING the east 8 rods of the Southeast Quarter of the Northwest quarter of said section 19 and the east 8 rods of the Northeast quarter of the Northwest quarter of section 19;

Said parcel contains 20.1 acres, more or less.

Planning Department - BLA Approved By: KW
7/7/06

Parcel 5

A parcel located in Section 18 and 19 of Township 3 North, Range 10 East, of the Willamette Meridian, more specifically described as:

The east 8 rods of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of said section 19;

The described tract of land recorded in Book 85 of Skamania County Deeds, Page 213 as found in the second paragraph of Parcel 2;

The Northeast quarter of the Northeast quarter of the Northwest quarter of section 19;

That portion of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 19 lying north of the centerline of an existing road located approximately 860 feet, more or less, south of the north line of said section 19, said center line is oriented east and west and said south line includes the east and west extension of said centerline to the east and west lines of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of said Section 19;

That portion of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 19 lying east of the East line of the West half of the East half of the West half of the Northwest quarter of the Northeast quarter of the Northwest quarter of section 19.

That portion of land described in Book 85 of Skamania County Deeds, Page 213 as Parcel 5 laying east of the East line of the West half of the East half of the West half of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 18;

Said parcel contains 35.6 acres, more or less. Planning Department - BLA Approved By: kw
7/7/06

Parcel 6

A parcel located in Section 18 and 19 of Township 3 North, Range 10 East, of the Willamette Meridian, more specifically described as:

That portion of Government Lot 1 of said Section 19, lying north of the south line of the parcel described in Deed Record W of Skamania County, Page 290

That portion of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 19 lying west of the East line of the West half of the East half of the West half of the Northwest quarter of the Northeast of the Northwest quarter of Section 19;

That portion of land described in Book 85 of Skamania County Deeds, Page 213 as Parcel 5, west of the East line of the West half of the East half of the West half of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 18;

Said parcel contains 39.3 acres, more or less. Planning Department - BLA Approved By: kw
7/7/06

Parcel 7

A parcel located in Section 19 of Township 3 North, Range 10 East, of the Willamette Meridian, more specifically described as:

Lots 2, 7, 10, 14 and 15 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32;
and that portion of lot 9 of said Seeley Subdivision south of the centerline of the Cook Underwood Road, EXCEPT the NE quarter of Lot 7;

That portion of the South half of Government Lot 2 of Section 19 east of a tract of land consisting of 32.01 acres, more or less, conveyed to Broughton Lumber Company by deed dated July 16, 1952, and recorded July 24, 1952, at Page 342 of Book 35 of Deeds under Auditor's File No. 44316, records of Skamania County;

The West half of the West half of the Southwest quarter of the Southeast quarter of the Northwest quarter of Section 19;

Said parcel contains 66.6 acres, more or less. Planning Department - BLA Approved By: *KW*
7/7/06

Parcel 8

A parcel located in Section 19 of Township 3 North, Range 10 East, and Section 24 of Township 3 North, Range 9 East of the Willamette Meridian, more specifically described as:

The East half of the East half of the Southeast quarter of the Southeast quarter of Section 24,

The portion of lot 9 of the Seeley Subdivision recorded in Skamania County Volume A of Plats, Page 32, lying north of the centerline of Cook Underwood Road;

Said parcel contains 18.7 acres, more or less. Planning Department - BLA Approved By: *KW*
7/7/06

The purpose of this Deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantors and Grantees; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this Deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

[SIGNATURES ON FOLLOWING PAGE]

Dated this 29 day of June, 2006.

Six Partners Limited Partnership, a Washington
limited partnership

By: [Signature]
Its: Manager

Bloxom Orchards Corporation, a Washington
corporation

By: [Signature]
Its: President

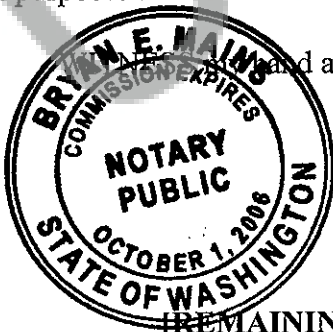
Planning Department - BLA Approved By: KW
7/7/06

STATE OF WASHINGTON)

County of Yakima)

ss.

On this 29 day of June, 2006, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared John M. Bloxom, Jr., known to me to be the individual described in and who executed the foregoing document, on behalf of Six Partners Limited Partnership as its Manager and acknowledged the instrument to be of his own free and voluntary act and deed, for the uses and purposes therein mentioned.



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

[Signature]

NOTARY PUBLIC for the State of Washington
My Commission Expires: 10-1-06

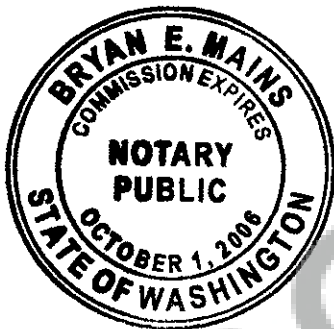
[REMAINING NOTARY BLOCK ON FOLLOWING PAGE]

STATE OF WASHINGTON)

County of Yakima) ss.

On this 29 day of June, 2006, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared John M. Bloxom, Jr., known to me to be the individual described in and who executed the foregoing document, on behalf of Bloxom Orchards Corporation as its President, and acknowledged the instrument to be of his own free and voluntary act and deed, for the uses and purposes therein mentioned.

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



[Signature]
NOTARY PUBLIC for the State of Washington
My Commission Expires: 10-1-06

Planning Department - BLA Approved By: KW
7/7/06

Exhibit A – Original Parcels

(see attached)

Unofficial
Copy

Exhibit B – Revised Parcels

(see attached)

Unofficial
Copy

EXHIBIT B

SECTION 19, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M. SKAMANIA COUNTY, WASHINGTON

Planning Department - BLA Approved By: Kw

7/7/00

