

Doc # 2006162304
Page 1 of 6
Date: 07/14/2006 11:31A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$37.00

**Recording Requested By and
After Recording, Mail To**

David P. Miller
900 SW Fifth Avenue, 26th Floor
Portland, OR 97204

STATUTORY WARRANTY DEED

SEA 28956

Documents released or assigned: None

REAL ESTATE EXCISE TAX

Grantor: **ANE FORESTS OF LEWIS RIVER INC.,**
a Washington corporation

26132
JUL 14 2006

Grantee: **MARBLE CREEK, LLC,**
a Washington limited liability company

PAID *8627.20 + 1685.45 = 10,312.65*
Vickie Chelland, Auditor
SKAMANIA COUNTY TREASURER

Abbreviated Legal Description:

NW 1/4 of Section 26, Township 7 North, Range 5
East, W.M., Skamania County, Washington
Complete legal description is on Exhibit A of this document.

Assessor's Property Tax Parcel Account Number(s):

07-05-26-0-0-0500-00

7-14-06
gmm

STATUTORY WARRANTY DEED

The Grantor, **ANE FORESTS OF LEWIS RIVER INC.**, a Washington corporation, for and in consideration of \$10.00, and other valuable consideration, in hand paid, grants, sells, conveys and confirms to **MARBLE CREEK, LLC**, Grantee, the real estate situated in Skamania County, Washington, as described on attached Exhibit A (the "Property").

SUBJECT TO all recorded easements, covenants and other matters of record including all matters listed on Exhibit B hereto. Reserving to Grantor, its successors and assigns, any and all rights of Grantor to use existing roads on the Property conveyed and the right to use any easements granted by Grantor to Grantee in common with Grantee and its successors or assigns.

Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants of this Deed to those herein expressed, excludes all covenants arising or to arise by statutory or other implication, and, except as otherwise provided herein, does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor, and not otherwise, it will warrant and defend the title to the Property.

DATED: July 11, 2006.

GRANTOR: **ANE FORESTS OF LEWIS RIVER INC.**

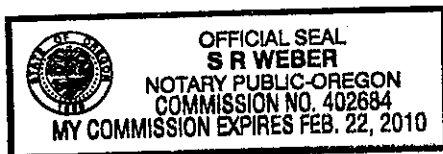
By:

David P. Miller
David P. Miller, Assistant Secretary

STATE OF OREGON)
) ss.
County of Multnomah)

On July 11, 2006, before me personally appeared DAVID P. MILLER, to me known to be the Assistant Secretary of ANE Forests of Lewis River Inc., a Washington corporation, 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 stated that he was authorized to execute said instrument on behalf of said corporation.

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



Signature: SR Weber
Name (Print): S R Weber
NOTARY PUBLIC in and for the State Oregon,
Residing at _____
My appointment expires: _____

KPF Surveying Inc.
1514 N.E. 267th Avenue
Camas, Wa 98607
360-834-0174



February 14, 2006

EXHIBIT "A"

PERIMETER DESCRIPTION
OF THE PROPERTY

That certain tract of land conveyed to ANE Forests of Lewis River, Inc. by deed recorded under Auditors' file Book 111, Page 814, records of Skamania County, Washington, located in a portion of the Northwest quarter of the Northeast quarter of Section 26, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Northeast quarter of Section 26;

Thence South $88^{\circ}53'35''$ East, along the North line of said Northeast quarter for a distance of 991.26 feet to the northeast corner of Lot 1 of "Marble Creek" Short Plat recorded in Auditor's File number 2004152964, records of Skamania County, Washington;

Thence along the West line of said Lot 1, along the arc of a 358.10 foot radius, non-tangent curve to the left, for an arc distance of 12.33 feet, through a central angle of $1^{\circ}58'21''$, the long chord of which bears South $20^{\circ}17'30''$ W, for a chord distance of 12.33 feet;

Thence continuing along said west line South $19^{\circ}18'20''$ W, for a distance of 335.12 feet to the Southwest corner of said Lot 1;

Thence South $88^{\circ}53'35''$ East, along the South line of said Lot 1 for a distance of 398.36 feet;

Thence continuing along said south, line North $80^{\circ}12'15''$ East, for a distance of 232.96 feet;

Thence North 83°38'21" East, for a distance of 1.17 feet to a point on the Meander line of Swift reservoir;

Thence along said Meander line the following courses:

South 22°10'38" East, for a distance of 294.61 feet;

Thence South 29°37'38" East, for a distance of 489.69 feet;

Thence South 20°46'52" West, for a distance of 394.66 feet;

Thence South 75°50'04" West, for a distance of 146.57 feet;

Thence North 84°46'38" West, for a distance of 346.66 feet;

Thence North 83°34'08" West, for a distance of 572.10 feet;

Thence North 79°37'08" West, for a distance of 647.88 feet;

Thence North 71°09'08" West, for a distance of 34.34 feet to a point on the West line of said Southeast quarter of Section 26;

Thence leaving said meander line, along said West line of the Southeast quarter of Section 26, North 00°21'04" East, for a distance of 1194.80 feet to the POINT OF BEGINNING.

Containing 46.19 acres, more or less.

Together with and subject to easements for ingress and egress as recorded under Auditor's file numbers 2006160121 and 2006160122, records of Skamania County, Washington.

Together with and subject to a 60 foot wide driveway and utility easement as recorded under Auditor's file Book 252, Page 486, records of Skamania County, Washington.

Also together with and subject to easements, reservations, covenants, and restrictions apparent or of record.

Gary H. Martin, Skamania County Assessor

Date 7-14-06 Parcel # 7-S-26-500

GHM

Kyle P. Feeder, PLS
President
KPF Surveying Inc.

1. Taxes for Year 2006: \$69.39, Balance: \$34.69
Parcel No. 07-05-26-0-0-0500

2. The Lien of Real Estate Excise Sales Tax upon any sale of said property, if unpaid. The state rate is 1.53%.

As of July 1, 2005 an additional fee of \$5.00 will be applied to all non-exempt Excise Tax Forms and a fee of \$10.00 will be applied to all exempt Excise Tax Forms.

3. Potential Taxes, Penalties and Interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property. Notice of approval of such classified use was given by the Skamania County Assessor and is disclosed on the Tax Roll.

NOTE: Buyers must contact the Assessor's Office about this Classification as they are requiring a Timber Management Plan and it MUST be complete before closing unless Classification is being paid off at closing.

4. Rights of others thereto entitled in and to the continued uninterrupted flow of Marble Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
5. Any adverse claims based upon the assertion that Marble Creek and Swift Reservoir has moved.
6. Rights, if any, of the property owners, abutting the Swift Reservoir in and to the water of the Swift Reservoir and in and to the bed thereof; also boating and fishing rights of property owners abutting the Swift Reservoir or the stream of water leading thereto of therefrom.
7. Rights of the Public in and to that portion lying within Road.
8. Easement for Telephone Transmission Lines, including the terms and provisions thereof, recorded in Book 34, Page 165.

CONTINUED

9. Order to Overflow Land, including the terms and provisions thereof, in favor of Pacific Power and Light, recorded in Book 43, Page 130.
10. Easement for Road to State of Washington, including the terms and provisions thereof, recorded in Auditor File No. 71966.
11. Easement for Right of Way, in favor of Pacific Power and Light Company, including the terms and provisions thereof, recorded in Book 47, Page 406.
12. Easement for Right of Way, in favor of Pacific Power and Light, including the terms and provisions thereof, recorded in Book 46, Page 477.
13. Easement including the terms and provisions thereof, recorded September 5, 1969 in Book 61, Page 155.
14. Easement for Right of Way, in favor of Department of Natural Resources, including the terms and provisions thereof, recorded in Book 61, Page 593.
15. Statutory Mineral Reservation, in favor of the State of Washington, pursuant to Chapter 256, Laws of 1907, arising by reason of Deed from the State of Washington recorded August 30, 1983 in Book 82, Page 630, Auditor File No. 96306, Skamania County Deed Records.
16. Conditions and Restrictions, including the terms and provisions thereof, recorded in Book 82, Page 630.
17. Assignment of Easements, including the terms and provisions thereof, recorded November 9, 1988 in Book 111, Page 822.
18. Order including the terms and provisions thereof, in favor of United States of America recorded in Book 47, Page 239.
19. Easement, including the terms and provisions thereof recorded October 16, 2003 in Book 252, Page 486.