

*Return Address:*

Velikanje, Moore & Shore, P.S.  
Attention: Morris G. Shore  
P.O. Box 22550  
Yakima, WA 98907

**REAL ESTATE EXCISE TAX**

26380

NOV - 2 2006

PAID

*Exempt*  
*Vicki Clelland, Deputy*  
SKAMANIA COUNTY TREASURER

Doc # 2006163596

Page 1 of 6

Date: 11/02/2006 10:32A

Filed by: SCHWABE WILLIAMSON & WYATT

Filed & Recorded in Official Records

of SKAMANIA COUNTY

SKAMANIA COUNTY AUDITOR

J MICHAEL GARVISON

Fee: \$37.00

**QUITCLAIM DEED**

**Reference number(s) of related document:**

**Grantor(s):** (1) SIX PARTNERS LIMITED PARTNERSHIP;  
(2) BLOXOM ORCHARDS CORPORATION;  
(3) RED PEAR, LLC; (4) GREEN PEAR, LLC; (5) WINTER PEAR, LLC

**Grantee(s):** (1) YELLOW PEAR, LLC

**Abbreviated Legal Description:** Lots 1 and 8, Seeley Subdivision, Sec. 19, T3N, R10, EWM.;  
Lots 3 and 4, Seeley Subdivision, Sec. 19, T3N, R10, E.W.M., SW1/4 SE1/4  
NW1/4; Ptn SE1/4 SE1/4 NW1/4 of Sec. 19, and S1/2 N1/2 SE1/4 NW1/4 of  
Sec. 19; and  
Ptn Govt Lot 1, Sec. 19, T3N, R10, E.W.M.; Ptn NW1/4 NE1/4 NW1/4 of  
Sec. 19; and ptn of land described as Parcel 5 in Book 85 of Skamania  
County Deeds.

**Complete legal description is on pages 2 and 3 of this document.**

**Assessor's Tax Parcel ID No.:** 03101900030900; 03101900030200; 03101900030600

THE GRANTORS, SIX PARTNERS LIMITED PARTNERSHIP, a Washington limited partnership, and BLOXOM ORCHARDS CORPORATION, a Washington corporation ("Record Title Grantors") and RED PEAR, LLC, GREEN PEAR, LLC and WINTER PEAR, LLC, all being Washington limited liability companies ("Additional Grantors") [Note: Additional Grantors have joined in this deed because of their interest in the Subject Real Property as a result of a prior unrecorded quitclaim deed delivered to Additional Grantors on or about January 6, 2006 by Record Title Grantors] for good and valuable consideration, convey and quitclaim to YELLOW PEAR, LLC, a Washington limited liability company, as Grantee, the following

described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the Grantors therein:

**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.

**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.

**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 29.3 acres, more or less. Gary H. Martin, Skamania County Assessor  
Date 11/2/06 Parcel # 2-10-19-300  
Now 3-10-19-302 + 306 + 309

TOGETHER WITH the appurtenances belonging thereto, including water, water rights and matters appertaining thereto.

DATED this 28<sup>th</sup> day of July, 2006.

Six Partners Limited Partnership, a  
Washington limited partnership

By: [Signature]  
John M. Bloxom, Jr.,  
Authorized General Partner

Bloxom Orchards Corporation,  
a Washington corporation

By: [Signature]  
John M. Bloxom, Jr., President

Red Pear, LLC,  
a Washington limited liability Company

By: [Signature]  
John M. Bloxom, Jr., Manager

Green Pear, LLC,  
a Washington limited liability Company

By: [Signature]  
John M. Bloxom, Jr., Manager

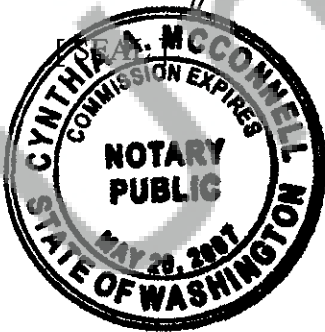
Winter Pear, LLC,  
a Washington limited liability Company

By: [Signature]  
John M. Bloxom, Jr., Manager

STATE OF WASHINGTON )  
 ) ss.  
County of Yakima )

On this day personally appeared before me JOHN M. BLOXOM, JR., to me known to be the Authorized General Partner SIX PARTNERS LIMITED PARTNERSHIP, a Washington limited partnership, and who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Partnership, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 28<sup>th</sup> day of July, 2006.



[Signature]  
Cynthia A. McConnell  
(print name)

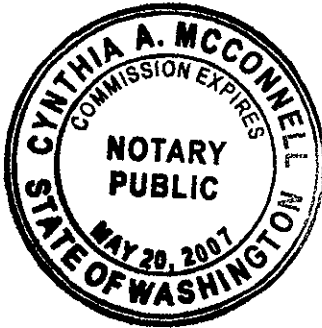
NOTARY PUBLIC in and for the state  
of Washington, residing at YAKIMA  
My appointment expires 5/20/07

STATE OF WASHINGTON )  
 ) ss.  
County of Yakima )

I certify that I know or have satisfactory evidence that JOHN M. BLOXOM, JR., is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of

BLOXOM ORCHARDS CORPORATION, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes therein described.

Dated this 28<sup>th</sup> day of July, 2006.



Cynthia A. McConnell  
Cynthia A. McConnell  
(print name)

NOTARY PUBLIC in and for the state  
of Washington, residing at Yakima  
My appointment expires 5/20/07

STATE OF WASHINGTON )  
 ) ss.  
County of Yakima )

On this day personally appeared before me JOHN M. BLOXOM, JR., to me known to be the Manager of RED PEAR, LLC, a Washington limited liability company, and who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said LLC, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 28<sup>th</sup> day of July, 2006.



Cynthia A. McConnell  
Cynthia A. McConnell  
(print name)

NOTARY PUBLIC in and for the state  
of Washington, residing at Yakima  
My appointment expires 5/20/07

STATE OF WASHINGTON )  
 ) ss.  
County of Yakima )

On this day personally appeared before me JOHN M. BLOXOM, JR., to me known to be the Manager of GREEN PEAR, LLC, a Washington limited liability company, and who executed the within and foregoing instrument, and acknowledged said instrument to be the free and

voluntary act and deed of said LLC, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 28<sup>th</sup> day of July, 2006.



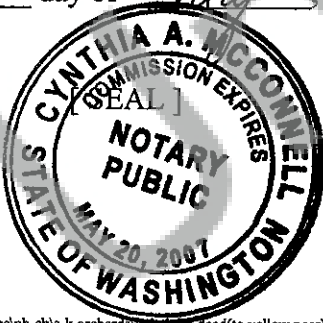
Cynthia A. McConnell  
Cynthia A. McConnell  
(print name)

NOTARY PUBLIC in and for the state  
of Washington, residing at Yakima  
My appointment expires 5/20/07

STATE OF WASHINGTON )  
County of Yakima ) ss.

On this day personally appeared before me JOHN M. BLOXOM, JR., to me known to be the Manager of WINTER PEAR, LLC, a Washington limited liability company, and who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said LLC, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 28<sup>th</sup> day of July, 2006.



Cynthia A. McConnell  
Cynthia A. McConnell  
(print name)

NOTARY PUBLIC in and for the state  
of Washington, residing at Yakima  
My appointment expires 5/20/07

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7/6/2006 10:48 am:pb