

Doc # 2007164925  
Page 1 of 3  
Date: 02/08/2007 01:22P  
Filed by: CLARK COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$34.00

**RETURN TO:**

VELIKANJE, MOORE & SHORE, INC., P.S.  
Attention: Morris G. Shore  
P. O. Box 22550  
Yakima, Washington 98907

**STATUTORY WARRANTY DEED  
REAL ESTATE EXCISE TAX**

Reference number(s) of related document:	24751
Grantor:	RED PEAR, LLC
Grantee:	SIXTY SIX ACRES, LLC
FEB - 8 2007 PAID 3200 <sup>00</sup> + 625 <sup>00</sup> + 5 <sup>00</sup> by deputy SKAMANIA COUNTY TREASURER	
Abbreviated Legal Description: Lots 2, 7, 10, 14 and 15 SEELEY SUBDIV; Ptn OF Lot 9 SEELEY SUBDIV; Ptn of Govt Lot 2 and W1/2 W1/2 SW1/4 SE1/4 NW1/4, Sec. 19, T3N, R10 EWM	
Complete legal description is on pages 1 and 2 of this document.	
Assessor's Tax Parcel ID Nos.: 03 10 19 0 0 0307 00 and 03 10 19 0 0 0307 06	

**THE GRANTOR**, RED PEAR, LLC, a Washington limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, conveys and warrants to SIXTY SIX ACRES, LLC, a Washington limited liability company, the following-described real estate, situated in the county of Skamania, state of Washington:

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

Lots 2, 7, 10, 14 and 15, SEELEY SUBDIVISION, recorded in Book "A" of plats, page 32, records of Skamania County, Washington and that portion of Lot 9 of said SEELEY SUBDIVISION South of the centerline of the Cook Underwood Road.

**EXCEPT** the Northeast quarter of Lot 7.

STATUTORY WARRANTY DEED

1

g-3651\cm\pears\sixty six acres\red pear-sixty six acres swd (parcel no.7)

**That portion of the South half of Government Lot 2 of Section 19 East of a tract of land 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;  
The West half of the West half of the Southwest quarter of the Southeast quarter of the Northwest quarter of Section 19, Skamania County, Washington.  
EXCEPT County roads.**

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

SUBJECT TO Acknowledgement of Termination of Easement Rights as disclosed by document dated December 15, 2006, and recorded January 24, 2007, under Skamania County Recording No. 2007164770.

SUBJECT TO AND TOGETHER WITH matters as disclosed in Agreement Relating to Easements dated January 23, 2007, and recorded January 24, 2007, under Skamania County Recording No. 2007164771.

SUBJECT TO AND TOGETHER WITH matters affecting water rights as disclosed in Quitclaim Deed - Transfer of Water Rights dated January 16, 2007, and recorded January 24, 2007, under Skamania County Recording No. 2007164772.

SUBJECT TO classification of a portion of the property as farm and agricultural land pursuant to RCW 84.34.

SUBJECT TO terms and conditions of easement for pipeline and maintenance thereof as disclosed by instrument dated September 13, 1926, under Deed Record V, pages 72 and 73.

SUBJECT TO terms and conditions of instrument recorded under Skamania County Recording No. 2006162232 for a boundary line adjustment.

SUBJECT TO reservation of water right out of an unnamed creek as disclosed in document recorded October 30, 1911, in Skamania County Records.

SUBJECT TO easement for electric transmission and distribution in favor of Public Utilities District No. 1 of Skamania County, as disclosed by instrument dated December 1, 1947, recorded December 5, 1947 under Skamania County Recording No. Book 31, page 556.

Skamania County Assessor

Date 2/8/07 Parcel# 3-10-19-307  
68

[END OF PAGE - SIGNATURE PAGE FOLLOWS]

**SIGNATURE PAGE OF  
RED PEAR, LLC TO SIXTY SIX ACRES, LLC  
STATUTORY WARRANTY DEED**

Dated this 25<sup>th</sup> day of January, 2007.

**RED PEAR, LLC**

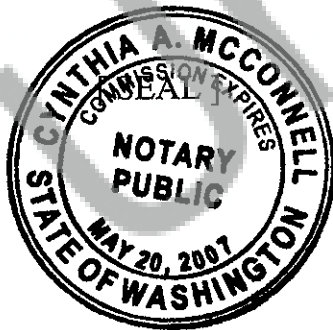
By: 

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 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 the 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 25<sup>th</sup> day of January, 2007.



  
Cynthia A. McConnell  
(print name)

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

**STATUTORY WARRANTY DEED**

g-3651\cm\pears\sixty six acres\red pear-sixty six acres swd (parcel no.7)