

Doc # 2007164928
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Date: 02/08/2007 01:25P
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:

Grantor: YELLOW PEAR, LLC

Grantee: ORGANIC PRODUCE, LLC

PAID

SKAMANIA COUNTY TREASURER

Abbreviated Legal Description: Lots 3 and 4 SEELEY SUBDIV; SW1/4 SE1/4
NW1/4; Ptn SE1/4 SE1/4 NW1/4 and S1/2 N1/2 SE 1/4 NW 1/4, Sec. 19, T3N, R10
Complete legal description is on pages 1 and 2 of this document.

Assessor's Tax Parcel ID No.: 03 10 19 00 0302 00

THE GRANTOR, YELLOW 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 **ORGANIC PRODUCE, LLC**, a Washington limited liability company, the following-described real estate, situated in the county of Skamania, state of Washington:

**Lots 3 and 4, SEELEY SUBDIVISION, recorded in Skamania County, Washington, Volume "A" of Plats, page 32;
EXCEPT County Roads'**

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

STATUTORY WARRANTY DEED

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g-3651\cm\pears\organic produce\yellow pear-organic produce swd (parcel no.2)

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.

AND 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.

[END OF PAGE - SIGNATURE PAGE FOLLOWS]

Skamania County Assessor

Date 2/8/07 Parcel# 3-10-19-302
65

**SIGNATURE PAGE OF
YELLOW PEAR, LLC TO ORGANIC PRODUCE, LLC
STATUTORY WARRANTY DEED**

Dated this 25th day of January, 2007.

YELLOW PEAR, LLC

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 Manager of **YELLOW 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 25th day of January, 2007.



[Signature]
Cynthia A. McConnell
(print name)

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