

Doc # 2007164931
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Date: 02/08/2007 01:28P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$35.00

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:	24753
Grantor: WINTER PEAR, LLC	FEB - 8 2007
Grantee: HIGHLAND ORCHARDS, LLC	PAID 3208 ⁰⁰ + 1025 ⁰⁰ + 5 ⁰⁰
	By deputy SKAMANIA COUNTY TREASURER
Abbreviated Legal Description: Secs. 18 and 19, T3N, R10 - Ptn SE1/4 NE1/4 NW1/4 Sec. 19; NE1/4 NE1/4 NW1/4 Sec.19; Ptn of SW1/4 NE1/4 NW1/4 Sec. 19; Ptn of NW1/4 NE1/4 NW1/4 Sec. 19; Ptn of Parcel V W1/2 E1/2 W1/2 SW1/4 Sec. 18	
Complete legal description is on pages 1 and 2 of this document.	
Assessor's Tax Parcel ID Nos.:	6.S. 03 10 19 0 0 0300 00; 03 10 19 0 0 0300 03; and 03 10 19 0 0 0300 80

THE GRANTOR, WINTER 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 **HIGHLAND ORCHARDS, LLC**, a Washington limited liability company, the following-described real estate, situated in the county of Skamania, state of Washington:

**A parcel located in Sections 18 and 19, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, more specifically described as:
The East 8 rods of the Southeast quarter of the Northeast quarter of the Northwest quarter of said Section 19;**

EXCEPT County roads.

The described tract of land recorded in Book 85 of Skamania County Deed Records, page 213 as found in the second paragraph of Parcel II;

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 centerline 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 V lying 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, Skamania County, Washington.

EXCEPTING THEREFROM County roads.

Also EXCEPT, that portion described in Summary Judgment entered in Skamania County Court Cause No. 86-2-00038-2.

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 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, commonly described as Assessor's Tax Parcel Nos. 03 10 19 0 0 0300 03 and 03 10 19 0 0 0300 80.

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 Survey Agreement as disclosed by instrument recorded January 3, 2007 under Skamania County Auditor's File No. 2007164381.

Skamania County Assessor
Date 2/7/8 Parcel# 3-10-19-300
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[END OF PAGE - SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE OF
WINTER PEAR, LLC TO HIGHLAND ORCHARDS, LLC
STATUTORY WARRANTY DEED

Dated this 25th day of January, 2007.

WINTER PEAR, LLC

By: *JMB*
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 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 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.



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*