

RETURN TO:

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

REAL ESTATE EXCISE TAX

26754

FEB - 8 2007

PAID 3200.4625 + ^{fees} 500 = 3830.00

Vickie Cleveland
SKAMANIA COUNTY TREASURER

Doc # 2007164934
Page 1 of 4
Date: 02/08/2007 01:31P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$35.00

STATUTORY WARRANTY DEED

Reference number(s) of related document:

Grantor: RED PEAR, LLC

Grantee: WINE SPRING, LLC

Abbreviated Legal Description: SE1/4 NE1/4 NW1/4; Ptn E1/2 SE1/4 NW1/4; Ptn W1/2 E1/4 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 0304 00; 03 10 19 0 0 0304 03

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 **WINE SPRING, 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 of Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, more specifically described as:

The Southeast quarter of the Northeast quarter of the Northwest quarter of Section 19;

STATUTORY WARRANTY DEED

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g-3651\cm\pears\wine spring\red pear-wine spring swd (parcel no. [4])

THAT PORTION of the East half of the Southeast quarter of the Northwest quarter of Section 19 lying East 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 West line of the East half of the Southeast quarter of Section 19;

THAT PORTION of the West half of the East half of the Northwest quarter of Section 19 lying West of the centerline of Ausplund Road and South 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;

EXCEPTING the East 8 rods of the Southeast quarter of the Northwest quarter of said Section 19 and the East 8 rods of the Northeast quarter of the Northwest quarter of Section 19, Skamania County, Washington.

AND EXCEPT County roads.

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

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 No. 03 10 19 0 0 0304 03.

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 2/8/7 Parcel 3-10-19-304
65

**SIGNATURE PAGE OF
RED PEAR, LLC TO WINE SPRING, LLC
STATUTORY WARRANTY DEED**

Dated this 25th day of January, 2007.

RED 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 **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 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

STATUTORY WARRANTY DEED

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