

Doc # 2007164946
Page 1 of 3
Date: 02/08/2007 01:43P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL BARVISON
Fee: \$34.00

RETURN TO:

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

REAL ESTATE EXCISE TAX

26758
FEB - 8 2007

PAID 3200.46254 ^{red} 3830.00

V. Michael Barvison
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

Reference number(s) of related document:

Grantor: YELLOW PEAR, LLC

Grantee: WINE SPRING, LLC

Abbreviated Legal Description: Ptn Govt Lot 1, Sec. 19, T3N, R10 EWM; Ptn NW1/4 NE1/4 NW1/4 of Sec. 19; and Ptn of land described as Parcel V in Book 85, Skamania County Deeds

Complete legal description is on pages 1 and 2 of this document.

Assessor's Tax Parcel ID Nos.: 03 10 19 0 0 0306 00; 03 10 19 0 0 0306 03;
03 10 19 0 0 0306 06; 03 10 19 0 0 0306 80

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 **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 Sections 18 and 19, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, 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, Washington, 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 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, 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, Skamania County, Washington.

EXCEPT County roads. Skamania County Assessor
Date 2/2/7 Parcel# 3-10-19-306
65

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 0306 03; 03 10 19 0 0 0306 06; and 03 10 19 0 0 0306 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 reservation of water right out of an unnamed creek as disclosed in document recorded October 30, 1911, in Skamania County Records.

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

[END OF PAGE - SIGNATURE PAGE FOLLOWS]

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

Dated this 25th day of January, 2007.

YELLOW 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 **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.




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\wine spring\yellow pear-wine spring swd (parcel no. III[6])