

When recorded return to:  
Heights Villa Apartment Corp.  
P.O. Box 2875  
Vancouver, WA 98668

## STATUTORY WARRANTY DEED

THE GRANTOR(S) ANGEL HEIGHTS, LLC, a Washington Limited Liability Company

for and in consideration of One Dollar (\$1.00) and other valuable consideration

in hand paid, conveys, and warrants to HEIGHTS VILLA APARTMENT CORPORATION

the following described real estate, situated in the County of Skamania, State of Washington:

A 50% undivided interest in 10.27 Acres, as Set Forth on Exhibit "A" Attached hereto and made a part hereof.

Abbreviated Legal: (Required if full legal not inserted above.)

SW ¼ 36-3-7

Tax Parcel Number(s):

03073633020000 03-07-36-3-3-0200-00 *and*

Dated: September 22 2008

ANGEL HEIGHTS, LLC, a Washington Limited Liability Company

BY: Better World Acquisitions, LLC, a Washington Limited Liability Company, Manager

BY: Mimi Morissette

Mimi Morissette, Managing Member

Skamania County Assessor  
Date 9/23/08 Parcel# 3-7-36-3-3-200

### REAL ESTATE EXCISE TAX

27782

SEP 23 2008

PAID 2598.44 + 507.51 + 3.00 = 3110.95

Vicente Pelland  
SKAMANIA COUNTY TREASURER

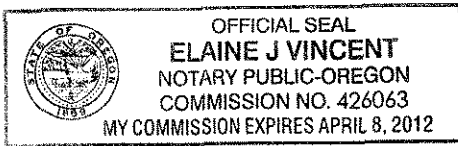
STATE OF OREGON

ss.

COUNTY OF HOOD RIVER

I certify that I know or have satisfactory evidence that Mimi Morissette, as Managing Member of Better World Acquisitions, LLC, a Washington Limited Liability Company, which is the Manager of Angel Heights, LLC, a Washington Limited Liability Company, is authorized to execute the instrument and acknowledged to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 22, 2008



*Elaine Vincent*  
Notary name printed or typed: ELAINE J. VINCENT  
Notary Public in and for the State of Oregon  
Residing at WHITE SALMON, WA  
My appointment expires: 04.08.2012

## EXHIBIT "A"

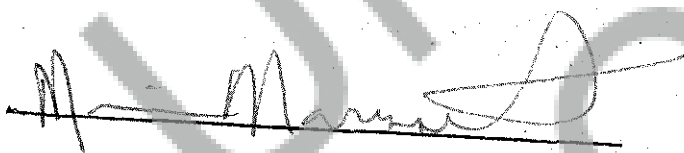
A Portion of the remainder of the H. Rehal Short Plat as recorded in Auditor's File No. 109019 records of Skamania County, Washington, located in the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian and being more particularly described as follows:

Beginning at the Southwest corner of said H. Rehal Short Plat, said point also being the Southeast corner of the Nicklaus Subdivision; thence N02°13'23"W 631.90 feet to the Northeast corner thereof; thence N89°21'36"W 248.05 feet to the South East corner of Lot 1, H. Rehal Short Plat; thence N03°02'37"W along the East line thereof 211.81 feet to the South line of the Plat of Angel Heights; thence S89°16'56"E 215.35 feet along said Plat line; thence N00°42'31"E 75.22 feet; thence S89°33'07"E 80.94 feet; thence S71°58'13"E 96.24 feet; thence S19°39'15"W 49.65 feet; thence S89°16'56"E 43.55 feet; thence S42°29'38"E 477.00 feet along said Plat line; thence S39°13'58"E 103.65 feet along said Plat line; thence S0°34'43"W 98.98 feet along said Plat line; thence S83°46'16"E 262.79 feet along said Plat line; thence S09°21'05"E 104.27 feet along said Plat line; thence N89°25'17"W 168.38 feet to the Northeast corner of Lot 1 Hazel Short Plat; thence N89°25'17"W 292.38 feet to the Northwest corner of said Lot 1; thence S0°42'43"W 310.78 feet along the West line thereof; thence N89°18'46"W 100.59 feet; thence N00°48'19"E 100.00 feet; thence N89°18'45"W 231.87 feet to the point of beginning.

Program B  
Exhibit C

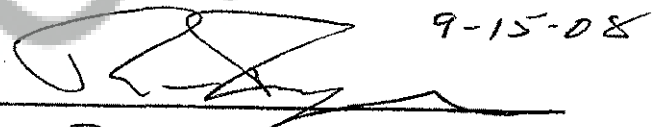
Exhibit C to Owner's Sale Agreement and Earnest Money Receipt dated 15 September 2008.

1. Purchaser is purchasing an Undivided Interest in Angel Heights phase II (unplated) 10.29 acres. Interest is 56% or approximately 5.75 acres, see Exhibit A.
2. Angel Heights LLC is providing a warranty deed with no incumbrances, either financial or unwritten on this Undivided Interest.
3. Management Agreement
  - a. Property may not be incumbered without written permission of Heights Villa Apt. Corp. in any way or form.
  - b. Taxes and Insurance are to be prorated after closing on the undivided interests according to the percentage of property held. Property taxes and insurance to be paid current at closing and kept up to date thereafter. An undivided interest may after 30 days notice assume the other undivided interest upon failure to pay their prorated share of either taxes or insurance. Forfeiture of an undivided interest will occur if not paid annually.
  - c. Revenue from use of building or property will be split on a pro rata basis. Any agreements for use must be signed by all undivided interests.
  - d. Any and all development actions and expenditures must be authorized in writing. Unauthorized are the responsibility of the ordering interest.
  - e. Any work ordered by Mimi Morrisette or any affiliated entity prior to closing to be paid in full prior to closing.
  - f. The term Angel Heights Phase II will cease to exist as of closing and a new name agreeable to all interests will be used.
  - g. Any promises, agreements, or representations by Angel Heights LLC for Angel Heights Phase II will not be supported unless made a matter of public record as disclosed in the Title report.



MIMI MORISSETTE

Manager member Angel Heights LLC



Ron Fragner  
Secretary HUAC

9-15-08