

**WHEN RECORDED RETURN TO:**

Ken Woodrich

P.O. Box 510

STEWENSON, WA 98648

**DOCUMENT TITLE(S)**

WARRANTY DEED

**REFERENCE NUMBER(S)** of Documents assigned or released:

**REAL ESTATE EXCISE TAX**

☐ Additional numbers on page \_\_\_\_\_ of document.

27818

**GRANTOR(S):**

James D. Monaghan

PAID

OCT 15 2008

exempt

☒ Additional names on page 2 of document.

Vickie Clelland Regan  
SKAMANIA COUNTY TREASURER

**GRANTEE(S):**

CARSON ACRES, LLC

☐ Additional names on page \_\_\_\_\_ of document.

**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

28 3-8

☒ Complete legal on page 2-4 of document.

**TAX PARCEL NUMBER(S):**

03082810010000

☒ Additional parcel numbers on page 2 of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

## WARRANTY DEED

THE GRANTORS, JAMES D. MONAGHAN, Successor Trustee of the MONAGHAN FAMILY REVOCABLE TRUST, for and in consideration of the sum of Ten Dollars (\$10), in hand paid, conveys and warrants to CARSON ACRES, LLC, an Oregon Limited Liability Company, all of the following described real estate situated in Section Twenty-Seven (27) and Section Twenty-Eight (28), Township Three (3) North, Range Eight (8) East of the Willamette Meridian, Skamania County, state of Washington:

Parcel 1: Tax account No. 03082810010000.  
 Parcel 2: Tax account No. 03082810110000  
 Parcel 3: Tax account No. 03082810110000  
 Parcel 4: Tax account No. 03082810110000  
 Parcel 5: Tax account No. 03082800010000  
 Parcel 6: Tax account No. 03082800010000  
 Parcel 7: Tax account No. 03082800010000  
 Parcel 8: Tax account No. 03082730030000  
 Parcel 9: Tax account No. 03082810100000 & 03082810100100.

Skamania County Assessor  
 Date 10/15/08 Parcel# 3-8-28-1-0-100  
3-8-28-1-0-100  
3-8-28-1-0-1000  
3-8-28-1-0-1001  
3-8-27-3-0-0300  
3-8-27-100  
*Jm*

Parcel 1: Lot Six (6), Section 28, Township 3 North, Range 8 East of the Willamette Meridian, excepting therefrom a 300 foot right-of-way to Bonneville Power Administration as conveyed to the United States of America. Also excepting .34 acres deeded to Skamania County by deed dated December 28, 1988, and recorded in Book 112, Page 389 Deed Records for Skamania County, Washington. *Jm 10/15/08*

SUBJECT TO rights-of-way for a county road known as St. Martin Hill Road, for a county road known as Hot Spring Avenue, and for Northwest Natural Gas Company Pipeline.

Parcel 2: The East half (E 1/2) of the Southwest quarter of the Northeast quarter (SW 1/4 of NE 1/4) of Section Twenty-eight (28). *Jm 10/15/08*

Parcel 3: The Northwest quarter of the Southwest quarter of the Northeast quarter (NW 1/4 of SW 1/4 of NE 1/4) of Section Twenty-eight (28). *Jm 10/15/08*

SUBJECT TO county road right of way presently known as Monaghan Road.

Parcel 4: That part of the West half of the Northwest quarter of the Northeast quarter (W 1/2 of NW 1/4 of NE 1/4) of Section Twenty-eight (28) lying South of the Bonneville Power Administration right of way, more particularly described as follows: *Jm 10/15/08*

BEGINNING at the intersection of the North-South centerline of Section 28 and the South line of the Bonneville Power Administration right of way, which point is South

0°19' East 1312.50 feet, measured along said North-South centerline from the quarter corner on the North line of Section 28; thence North 89°17'15" East 669.70 feet along Bonneville Power Administration's South right of way line to the East line of the West half of the Northwest quarter of the Northeast quarter of Section 28; thence South 0°52'20" East 24.70 feet to the Northeast corner of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 28; thence South 89°13' West 669.70 feet along the North line of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 28 to the North-South centerline of Section 28; thence North 0°19' West 25.70 feet to the point of beginning.

SUBJECT TO county road right of way presently known as Monaghan Road.

Parcel 5: Lot Four (4) of Section Twenty-eight (28). *Jm 10/15/08*

SUBJECT TO flowage easement of the United States of America.

Parcel 6: The Southwest quarter of the Southeast quarter (SW 1/4 of SE 1/4) of Section Twenty-eight (28). *Jm 10/15/08*

EXCEPT THEREFROM Burlington Northern Railroad Company right of way. ,

SUBJECT TO flowage easement of the United States of America.

Parcel 7: The Northeast quarter of the Southeast quarter (NE 1/4 of SE 1/4) of Section Twenty-eight (28). *Jm 10/15/08*

EXCEPT THEREFROM Burlington Northern Railroad Company right of way.

EXCEPT FURTHER State of Washington right of way for Highway No. 14.

SUBJECT TO Northwestern Electric Company right of way for electric transmission lines.

Parcel 8: Lot Six (6) of Section Twenty-seven (27). *Jm 10/15/08*

EXCEPT THEREFROM Burlington Northern Railroad right of way.

EXCEPT FURTHER State of Washington right of way for Highway No. 14.

SUBJECT TO county road right of way presently known as Hot Spring Road.

Parcel 9: The Southeast quarter of the Northeast quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, excepting therefrom a 6.018 acre tract deeded to Skamania County for borrow pit purposes April 28, 1982, and recorded on Page No. 103 of Book No. 81, deed records Skamania County, Washington. *Jm 10/15/08*

SUBJECT TO a right of way for county road known as Hot Spring Avenue.

ALSO SUBJECT TO a right of way obtained by West Coast Power Co. in 1963 for a power line known as "The Home Valley Line" and which is now in use by Skamania County Public Utility Dist. No. 1.

ALSO SUBJECT TO a flowage easement granted to United States of America on the right bank of Wind River.

This deed is executed and delivered to the Limited Liability Company as a distribution from Trust to Trustor's children into a wholly-owned limited liability company in the same proportions as their testamentary bequest, and no monetary consideration has been paid from the Grantee to the Grantors.

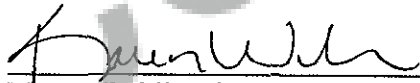
Dated the 7 day of October, 2008.

  
James D. Monaghan

State of Oregon                    )  
  ) ss:  
County of Multnomah            )

On this 7<sup>th</sup> day of October, 2008, personally appeared the above named JAMES D. MONAGHAN who appeared as Trustee of the MONAGHAN FAMILY REVOCABLE TRUST and acknowledged the foregoing instrument to be the voluntary act and deed of the Trust.

Before me:

  
Notary Public of Oregon  
My Commission Expires: 10/17/09

