

After recording return to:

Skamania County Department of Public Works
170 Vancouver Avenue
Stevenson, WA 98648
Attention: Public Works Director

REAL ESTATE EXCISE TAX

28402

FEB - 9 2010

PAID

exempt

Vicki Clelland, Opplis
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

Grantor(s): WIND RIVER RESORTS INTERNATIONAL, a Washington Corporation
Grantee: SKAMANIA COUNTY
Abbreviated Legal: PTN Govt L3, S27, T3N, R8E
Tax Parcel No.: 03082700080000 ym

THE GRANTOR, WIND RIVER RESORTS INTERNATIONAL, a Washington Corporation, for and in consideration of the sum of TEN and NO/100 ---(\$10.00) and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, SKAMANIA COUNTY, for the use of the public, the following described real estate identified as "Right-Of-Way Description" on Exhibit "A" situated in Skamania County, Washington, to the same extent and purposes as if the rights granted had been acquired under the Eminent Domain Statute of the State of Washington, together with any after-acquired title therein, to wit:

See Attached Exhibit "A"

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder of the herein described parcel, the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

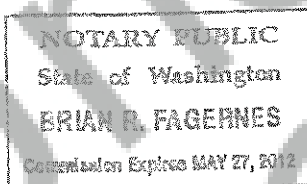
Stephen J. Klos
 Stephen J. Klos

01/29/2010
 Date

State of Washington)
) ss.
 County of King)

On this 29th day of January, 2010, before me personally appeared Steven J. Klos to me known to be the PRESIDENT of Wind River Resorts International, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Brian R. Fagnones
 Print Name: Brian Fagnones
 NOTARY PUBLIC in and for the State of WA
 residing at Rockstar
 Commission expires: May 27th 2012

EXHIBIT A**WIND RIVER RESORTS INTERNATIONAL, INC.****PARCEL NUMBER 03082700080000****PARCEL DESCRIPTION**

Government Lot 3, Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in Skamania County, Washington.

RIGHT-OF-WAY DESCRIPTION

Skamania County Assessor
Date 2-9-10 Parcel# 3-2-27-800
JM

That portion of Government Lot 3, Section 27, Township 3 North, Range 8 East, W.M. described as follows:

Beginning on the south line of said Government Lot 3 at a point which bears South 89°07'38" East 247.30 feet from the southwest corner of said Government Lot 3 and the beginning of a non-tangent curve the radius point of which bears South 81°42'33" West 111.00 feet; thence northerly along said curve through a central angle of 14°21'53" an arc distance of 27.83 feet; thence North 22°39'20" West 154.41 feet to the beginning of a curve to the right having a radius of 404.00 feet; thence northerly along said curve through a central angle of 1°41'03" an arc distance of 11.87 feet; thence North 69°01'43" East 19.00 feet to the beginning of a non-tangent curve the radius point of which bears North 69°01'43" East 385.00 feet; thence northerly along said curve, through a central angle of 55°40'30" an arc distance of 374.11 feet; thence North 34°42'14" East 80.68 feet to the beginning of a curve to the left having a radius of 248.00 feet; thence northerly along said curve through a central angle of 38°17'40" an arc distance of 165.75 feet; thence North 3°35'26" West 69.59 feet; to the beginning of a curve to the right having a radius of 1021.55 feet; thence northerly along said curve through a central angle of 2°56'13" an arc distance of 52.36 feet to a reverse curve having a radius of 162.00 feet; thence northwesterly along said curve through a central angle of 112°53'02" an arc distance of 319.17 feet; thence South 66°27'45" West 74.01 feet to the beginning of a curve to the right having a radius of 793.00 feet; thence westerly along said curve through a central angle of 4°11'18" an arc distance of 57.97 feet to the west line of said Government Lot 3; thence, along said west line, North 1°39'51" West 62.18 feet to the beginning of a non-tangent curve the radius point of which bears North 20°49'26" West 734.00 feet; thence easterly along said curve through a central angle of 2°42'49" an arc distance of 34.76 feet; thence North 66°27'45" East 96.15 feet to the beginning of a curve to the right having a radius of 283.84 feet; thence easterly along said curve through a central angle of 37°29'41" an arc distance of 185.75 feet to the easterly margin of the existing road of use right-of-way of Hot Springs Avenue; thence, along said existing road of use right-of-way, North 88°14'57" East 58.21 feet, North 71°49'08" East 25.50 feet,

South 69°16'35" East 8.07 feet, South 23°33'46" East 31.82 feet, South 5°53'37" East 51.51 feet and South 4°58'18" West 32.85 feet to the beginning of the new right-of-way and the beginning of a non-tangent curve the radius point of which bears South 77°56'21" West 138.47 feet; thence southerly along said curve and new right-of-way through a central angle of 12°08'43" an arc distance of 29.35 feet; thence, along the new right-of-way, South 0°05'04" West 76.38 feet to the beginning of a curve to the left having a radius of 961.55 feet; thence southerly along said curve and new right-of-way through a central angle of 3°40'29" an arc distance of 61.67 feet; thence, along the new right-of-way, South 3°35'26" East 69.59 feet to the beginning of a curve to the right having a radius of 308.00 feet; thence southerly along said curve and new right-of-way through a central angle of 6°18'30" an arc distance of 33.91 feet to the easterly margin of the existing road of use right-of-way of Hot Springs Avenue; thence, along said existing road of use right-of-way, South 8°12'15" East 19.63 feet, South 18°13'27" East 39.78 feet, South 15°22'51" West 30.34 feet, South 49°47'55" West 32.31 feet, South 28°54'47" West 27.91 feet and South 40°07'59" West 30.27 feet to the beginning of the new right-of-way and the beginning of a non-tangent curve the radius point of which bears North 56°36'34" West 308.00 feet; thence southwesterly along said curve and new right-of-way through a central angle of 1°18'48" an arc distance of 7.06 feet; thence South 34°42'14" West 80.67 feet to the beginning of a curve to the left having a radius of 325.00 feet; thence southwesterly along said curve through a central angle of 0°46'42" an arc distance of 4.42 feet; thence South 48°43'52" East 93.07 feet; thence South 29°12'13" West 118.33 feet; thence South 78°55'10" West 68.81 feet; to the beginning of a non-tangent curve the radius point of which bears South 89°23'08" East 325.00 feet; thence southerly along said curve through a central angle of 23°16'12" an arc distance of 131.99 feet; thence South 22°39'20" East 154.41 feet to the beginning of a curve to the right having a radius of 190.00 feet; thence southerly along said curve through a central angle of 14°23'43" an arc distance of 47.74 feet; thence South 8°15'37" East 12.64 feet to the south line of said Government Lot 3; thence, along said south line, North 89°07'38" West 80.01 feet to the point of beginning;

Containing an area of 2.69 acres of which 1.62 acres is existing right-of-way and 1.07 acres is new right-of-way.



12/01/2009

ROAD CONSTRUCTION AGREEMENT
BETWEEN
SKAMANIA COUNTY PUBLIC WORKS
AND

Property Owner: Wind River Resorts International
4170 – 95th Place SE
Mercer Island, WA 98040

Date: 2/9/10

Project: Hot Springs Avenue Reconstruction

Assessor's Parcel #: 03082700080000

(This agreement may be supplemental to the written terms of a Statutory Warranty Deed but shall not be in any conflict therewith. It shall also serve to protect the interests of the County and property owners where no deed is necessary. It is intended to cover details of construction in matters open to doubt or susceptible to misunderstanding and no liability nor obligation shall exist except as stated herein or in the deed)

The undersigned hereby agree to the following conditions for the construction of the project named and described above:

- [illegible]

Right of Entry. The property owners agree to allow the County and/or its assigns the right to work outside the limits of the right of way to accomplish the above. Skamania County agrees to indemnify and hold the landowner harmless from all claims and causes of action of any nature whatsoever arising out of the right of entry by the County or its contractors.

Right of Way Agent /


Skamania County Director of Public Works

Jamie Talpe
Chairman, Board of Commissioners

Owner

EXHIBIT A

WIND RIVER RESORTS INTERNATIONAL, INC.

PARCEL NUMBER 03082700080000

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