

After recording, return to:

STEVEN M. CYR
LEGAL REPRESENTATION, LLC
4850 S.W. Scholls Ferry Road
Suite 305
Portland, Oregon 97225

REAL ESTATE EXCISE TAX

28447

MAR -9 2010

PAID Exempt
Vicki Chelland Papeth
SKAMANIA COUNTY TREASURER

Grantors: TERESA E. GAUL and NEIL G. GAUL, Joint Tenants With
Right of Survivorship

Grantee: GAUL HOLDINGS, LLC, an Oregon Limited Liability Company

Abbreviated Legal Description: SEC 17, TIN, R5E

Assessor's Property Tax Serial Number: 01-05-17-0-0-1200 ^(X)

WARRANTY DEED (Statutory Form)

TERESA E. GAUL and NEIL G. GAUL, Joint Tenants With
Right of Survivorship, Grantor, for and in consideration of zero
(\$0) in hand paid, conveys and warrants to GAUL HOLDINGS, LLC, an
Oregon Limited Liability Company, Grantee, all right, title and
interest in the following described real estate, situated in
Skamania County, State of Washington:

SEE ATTACHED EXHIBIT "A"

DATED: 12/28/09

Teresa E. Gaul
TERESA E. GAUL

Neil G. Gaul
NEIL G. GAUL

STATE OF OREGON)
) ss.
County of Washington)

I certify that I know or have satisfactory evidence that TERESA E. GAUL and NEIL G. GAUL are the individuals who appeared before me, and who acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED:

12/28/09

NOTARY PUBLIC FOR OREGON

My Commission Expires 9/4/13



C:\Users\Office\Documents\gaulskamaniacounty.deed.wpd

WARRANTY DEED (Statutory Form) - Page 2 of 2

EXHIBIT "A"

That portion of the Southeast Quarter of Section 17, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point in the centerline of the State Highway 14, which bears South 11°22'50" West, 4030.75 feet from an iron pipe at the Northeast corner of said Section 17; thence North 40°43'00" West along the centerline of a 60.0 foot easement 296.12 feet; thence following said centerline along the arc of a 200 foot radius curve to the right for an arc distance of 61.17 feet to the intersection of a 60.00 foot easement; thence South 87°42'00" West along the centerline of a 60.0 foot easement 806.85 feet; thence leaving said centerline North 02°18'00" West 30.0 feet to the Southeast corner of the "Peet" Tract as shown on recorded survey in Volume 1, at page 16; thence South 87°42'00" West along the South line of said "Peet" Tract, 148.74 feet; thence leaving said South line South 02°18'00" East 832 feet, more or less, to the centerline of State Highway 14; thence Easterly and Northerly along said centerline 1320 feet, more or less, to the Point of Beginning.

EXCEPT any portion lying South of the North right of way line of State Highway 14;

TOGETHER WITH a 60.00 foot easement for ingres, egress and utilities, the centerline of which is described as follows:

BEGINNING at a point in the centerline of State Highway 14, which bears South 11°22'50" West, 4030.75 feet from an iron pipe at the Northeast corner of said Section 17; thence North 40°43'00" West 296.12 feet; thence along the arc of a 200 foot radius curve to the right for an arc distance of 61.17 feet; thence South 87°42'00" West 806.85 feet to the terminus of said easement centerline.

SUBJECT TO THE FOLLOWING:

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Skamania County Assessor
Date 8-9-16 Parcel 1-5-17-1200
(18)

Purpose	Ingress, egress and utilities
Area affected:	East 30 feet and North 30 feet of said premises
Disclosed by:	Instrument recorded under Recording No. 84578, Book 73, Page 203

Reservation of oil, gases, coal, ores, minerals and fossils as therein set forth and subject to reservations of rights of way for the removal of timber, minerals, sand and gravel pursuant to R.C.W. 79.12.41C, 79.36.010 and 79.36.240, said reservations being enforceable by the State of Washington on payment of reasonable compensation therefore.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Northwestern Electric Company
Purpose:	Electric transmission lines
Area affected:	Said premises and other property
Dated:	November 13, 1930
Recorded:	February 20, 1931
Recoding No.:	17061, Book W, Page 573