

After recording return to:

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

REAL ESTATE EXCISE TAX

28517

APR 26 2010

PAID

Exempt

Vicki Belland, County
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

Grantor(s): CARSON ACRES, LLC, an Oregon Limited Liability Company
Grantee: SKAMANIA COUNTY
Abbreviated Legal: PTN SE1/4 NE1/4 28-3N-8E and PTN Lot 6 28-3N-8E
Tax Parcel Nos.: 03082810010000 and 03082810100100

SM 4-26-10

THE GRANTOR, CARSON ACRES, LLC, an Oregon Limited Liability Company, 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"

EXHIBIT A

CARSON ACRES LLC

PARCEL NUMBERS 03082810100010 & 03082810010000

PARCEL DESCRIPTION

Parcel A

The Southeast Quarter of the Northeast Quarter of Section 28, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington;

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 of Skamania County, Washington;

Parcel B

Lot 6, Section 28, Township 3 North, Range 8 East of Willamette Meridian, Skamania County, Washington;

Excepting therefrom a 300 foot right of way to Bonneville Power Administration as conveyed to the United States of America;

Also excepting 0.34 acres deeded to Skamania County by deed dated December 28, 1988 and recorded in Book 112, page 389 Deed Records for Skamania County, Washington.

Skamania County Assessor
Date 4-26-10 Parcel # 3-8-28-1-0-1000-10
LM 3-8-28-1-0-100-00

RIGHT-OF-WAY DESCRIPTION

Those portions of Government Lot 6 and of the Southeast Quarter of the Northeast Quarter of Section 28, Township 3 North, Range 8 East, W.M. described as follows:


Beginning on the south line of said Government Lot 6 at a point which bears North 89°54'47" West 931.67 feet from the southeast corner of said Government Lot 6 being a point on the new easterly right-of-way line and the beginning of a non-tangent curve the radius point of which bears North 43°52'45" East 734.00 feet; thence northwesterly along said curve through a central angle of 2°07'42" an arc distance of 27.26 feet; thence North 35°13'01" West 332.96 feet; thence South 53°28'46" West 60.02 feet to the new westerly right-of-way line; thence, along said new westerly right-of-way line South 35°13'01" East 312.67 feet to the south line of said Government Lot 6; thence, along said south line, South 89°54'47" East 36.76 feet to the centerline of Hot Springs Avenue as described in Deed to Skamania County under Book 81, Page 103, records of Skamania County, Washington; thence, along said centerline, South 44°02'42" East 2.99 feet to the beginning of curve to the left having a radius of 764.00 feet; thence southeasterly along said curve and

centerline through a central angle of $2^{\circ}08'00''$ an arc distance of 28.45 feet; thence, along said centerline, South $46^{\circ}10'42''$ East 180.06 feet to the beginning of a curve to the left having a radius of 764.00 feet; thence southeasterly along said curve and centerline through a central angle of $17^{\circ}09'00''$ an arc distance of 228.68 feet; thence, along said centerline, South $63^{\circ}19'42''$ East 45.65 feet to the beginning of a curve to the left having a radius of 764.00 feet; thence easterly along said curve and centerline through a central angle of $46^{\circ}42'57''$ an arc distance of 622.92 feet to the east line of said Southeast Quarter of the Northeast Quarter of Section 28; thence, along said east line, North $1^{\circ}39'51''$ West 31.68 feet to the new northerly right-of-way line and the beginning of a non-tangent curve the radius point of which bears North $20^{\circ}49'26''$ West 734.00 feet; thence westerly along said curve through a central angle of $47^{\circ}29'44''$ an arc distance of 608.45 feet; thence North $63^{\circ}19'42''$ West 20.42 feet; thence North $26^{\circ}40'18''$ East 10.00 feet; thence North $63^{\circ}19'42''$ West 25.23 feet to the beginning of a curve to the right having a radius of 724.00 feet; thence northwesterly along said curve through a central angle of $3^{\circ}42'58''$ an arc distance of 47.17 feet; thence South $30^{\circ}24'16''$ West 10.00 feet to the beginning of a non-tangent curve the radius point of which bears North $30^{\circ}24'16''$ East 734.00 feet; thence northwesterly along said curve through a central angle of $13^{\circ}07'27''$ an arc distance of 168.13 feet; thence North $43^{\circ}31'43''$ East 5.00 feet to the beginning of a non-tangent curve the radius point of which bears North $43^{\circ}31'43''$ East 729.00 feet; thence northwesterly along said curve through a central angle of $0^{\circ}17'35''$ an arc distance of 3.73 feet; thence North $46^{\circ}10'42''$ West 96.09 feet; thence South $43^{\circ}49'18''$ West 5.00 feet; thence North $46^{\circ}10'42''$ West 83.97 feet to the beginning of a curve to the right having a radius of 734.00 feet; thence northwesterly along said curve through a central angle of $0^{\circ}03'27''$ an arc distance of 0.74 feet to the south line of said Government Lot 6 and the point of beginning;

Containing an area of 1.23 acres of which 0.76 acres is existing right-of-way and 0.47 acres is new right-of-way.



12/01/2009


Thomas Monaghan

STATE OF OREGON)
) ss.
County of CLACKAMAS)

On this 15 day of DECEMBER, 2009, before me personally appeared Thomas Monaghan, to me known to be the managing member of Carson Acres LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that she 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.



Tracey M. Kobashigawa
Print Name: TRACEY M. KOBASHIGAWA
NOTARY PUBLIC in and for the State of OREGON
residing at 1875 BLANKENSHIP RD
Commission expires: APRIL 26, 2013