

**WHEN RECORDED RETURN TO:**

R. Gibson Masters

K&L Gates LLP

222 SW Columbia, Suite 1400

Portland, OR 97201

**DOCUMENT TITLE(S)**

Quit Claim Deed

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

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

**GRANTOR(S):**

Swift Cove

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

**GRANTEE(S):**

Grantee Modin

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

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

SE 1/4 SEC 24 T7N R6E WM

☐ Complete legal on page \_\_\_\_ of document.

**TAX PARCEL NUMBER(S):**

07063400030200 *SW*

☐ Additional parcel numbers on page \_\_\_\_ 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.

**REAL ESTATE EXCISE TAX**

*28890*

*21 ady*  
DEC ~~18~~ 2010

PAID

*EXEMPT*

*Audrey Fekini Deputy*  
SKAMANIA COUNTY TREASURER

After Recording Return to:

After Recording Return To:  
K&L Gates LLP  
222 SW Columbia Street, Suite 1400  
Portland, OR 97201-6632  
Attn: R. Gibson Masters

### QUIT CLAIM DEED

GRANTOR: **Swift Cove, LLC**, an Oregon limited liability company

GRANTEE: **Modin, LLC**, a Washington limited liability company

Legal Description:

Abbreviated Form: SE ¼ SEC 24 T7N R6E WM

Additional Legal is on Exhibit A attached to document

Assessor's Tax Parcel ID No. 07063400030200

Reference No: 2006162670

Skamania County Assessor  
Date 12-13-10 Parcel# 7-6-34-0-0-302  
*LM*

The GRANTOR, Swift Cove, LLC, for and in consideration of one dollar (\$1.00) conveys and quit claims to Modin, LLC, the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor(s) therein:

See Exhibit A attached hereto and incorporated herein by this reference.

This Quit Claim Deed is recorded to confirm the Quit Claim Deed from Swift Cove, LLC to Modin, LLC dated July 20, 2006 and recorded under document number 2006162670 (the "Original Deed"). Modin, LLC was not formed at the time of the Original Deed.

Dated November 29, 2010.

**GRANTOR:**

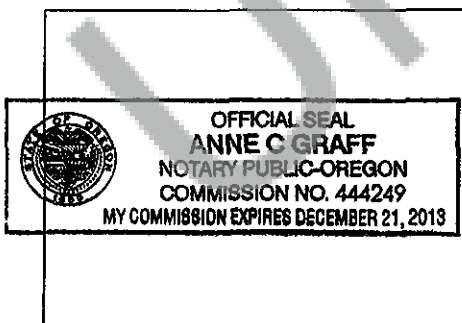
**SWIFT COVE, LLC,**  
an Oregon limited liability company

By: James A. West  
Name: James A. West  
Title: Manager

STATE OF Oregon )  
 ) ss.  
COUNTY OF Multnomah )

I certify that I know or have satisfactory evidence that James A. West is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the manager of Swift Cove, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 29, 2010



(Use this space for notarial stamp/seal)

Anne C. Graff  
Notary Public  
Print Name Anne C. Graff  
Residing at: 4307 SW Admiral Ct., Portland, OR  
My commission expires Dec. 21, 2013

**Exhibit A**

**LEGAL DESCRIPTION**

Unofficial  
Copy

**LEGAL DESCRIPTION  
FOR  
MODIN, LLC**

**36.61 ACRES:**

A portion of the Southeast quarter of Section 34, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a brass cap marking the Southeast corner of Section 34, as shown on Sheet 8 of "Project No. 2111 Washington, Pacific Power and Light Company Swift No. 1, H.E. Development Project Area and Project Boundary", dated March, 1961; thence North  $89^{\circ} 47' 50''$  West, along the South line of the Southeast quarter of Section 34, for a distance of 1321.45 feet; thence North  $00^{\circ} 00' 00''$  East, 586.91 feet; thence North  $24^{\circ} 00' 00''$  East, 690.38 feet to the centerline of the "10 Road"; thence South  $21^{\circ} 00' 00''$  East, following said centerline 80.00 feet; thence, along the arc of a 90 foot radius curve to the left, through a central angle of  $88^{\circ} 00' 00''$ , for an arc distance of 138.23 feet; thence North  $71^{\circ} 00' 00''$  East, 60.00 feet; thence along the arc of a 130 foot radius curve to the right, through a central angle of  $57^{\circ} 44' 00''$ , for an arc distance of 130.99 feet to the centerline of a proposed 60-foot private road easement; thence, leaving the centerline of the "10 Road", North  $50^{\circ} 00' 00''$  East, (along the centerline of said proposed 60-foot easement) 65.00 feet; thence along the arc of an 80 foot radius curve to the right, through a central angle of  $75^{\circ} 00' 00''$ , for an arc distance of 104.72 feet; thence South  $55^{\circ} 00' 00''$  East, 58.00 feet; thence along the arc of a 35 foot radius curve to the left, through a central angle of  $132^{\circ} 00' 00''$ , for an arc distance of 80.63 feet; thence North  $07^{\circ} 00' 00''$  West, 110.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of  $13^{\circ} 00' 00''$ , for an arc distance of 9.08 feet; thence North  $20^{\circ} 00' 00''$  West, 225.00 feet; thence along the arc of a 70 foot radius curve to the right, through a central angle of  $21^{\circ} 00' 00''$ , for an arc distance of 25.66 feet; thence North  $01^{\circ} 00' 00''$  East, 60.00 feet; thence along the arc of a 60 foot radius curve to the right, through a central angle of  $08^{\circ} 00' 00''$ , for an arc distance of 8.38 feet; thence North  $09^{\circ} 00' 00''$

Legal Description for  
**Modin LLC 36.61 Acres**  
 July 12, 2006  
 Page 2

East, 35.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of  $24^{\circ} 00' 00''$ , for an arc distance of 16.76 feet; thence North  $15^{\circ} 00' 00''$  West, 38.00 feet; thence along the arc of a 20 foot radius curve to the left, through a central angle of  $40^{\circ} 00' 00''$ , for an arc distance of 13.96 feet; thence North  $55^{\circ} 00' 00''$  West, 52.00 feet; thence along the arc of a 10 foot radius curve to the left, through a central angle of  $30^{\circ} 00' 00''$ , for an arc distance of 5.24 feet; thence North  $85^{\circ} 00' 00''$  West, 35.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of  $20^{\circ} 00' 00''$ , for an arc distance of 13.96 feet; thence South  $75^{\circ} 00' 00''$  West, 30.00 feet to the terminus of the proposed 60-foot easement; thence North  $00^{\circ} 02' 29''$  West, 89.40 feet to the "Project Boundary Line" as shown on those March, 1961 plans; thence along said "Project Boundary Line", South  $89^{\circ} 53' 21''$  East, 230.56 feet; thence South  $32^{\circ} 45' 36''$  East, 532.37 feet; thence South  $24^{\circ} 43' 21''$  East, 437.52 feet to the East line of the Southeast quarter of Section 34; thence leaving the "Project Boundary Line", South  $00^{\circ} 01' 30''$  East, 930.00 feet to the POINT OF BEGINNING.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

Skamania County Assessor  
 Date 12-13-10 Parcel# 7-6-34-0-0-302  
 Ym