

**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):**

Grantee Modin

**REAL ESTATE EXCISE TAX**

28891

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

DEC 21 2010

**GRANTEE(S):**

Swift Cove

PAID

EXEMPT

*Audrey Johnson Deputy*  
SKAMANIA COUNTY TREASURER

☐ 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 *Jm*

☐ 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.

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

GRANTEE: **Swift Cove, LLC**, an Oregon 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

*ym*

The GRANTOR, Modin, LLC, for and in consideration of one dollar (\$1.00) conveys and quit claims to Swift Cove, 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.

Dated November 29 2010.

**GRANTOR:**

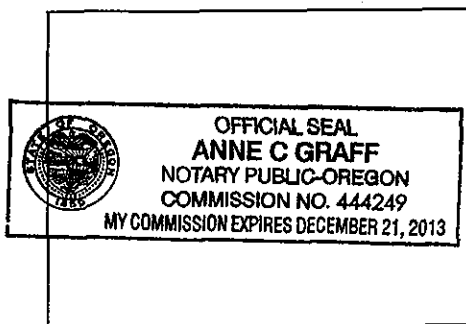
**MODIN, LLC,**  
a Washington limited liability company

By: James A. West  
Name: James A. West  
Title: Sole Member

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 sole member of Modin, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 29,, 2010



Anne C. Graff  
Notary Public  
Print Name Anne C. Graff  
Residing at: 4307 SW Admiral Ct. Hld 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

*Jm*

*cc*