

**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.

**REAL ESTATE EXCISE TAX**

**GRANTOR(S):**

Grantee Hall & Modin

28892

DEC 21 2010

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

**GRANTEE(S):**

Swift Cove

PAID

EXEMPT

*Audrey Fanni 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):**

07063400030300 *YWL*

☐ 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: **Hall & Modin, LLC**, a Washington limited liability company (a/k/a Hall Modin, LLC)

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. 07063400030300 *Ym*

The GRANTOR, Hall & 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~~, 2010.  
*December 1 2010*

**GRANTOR:**

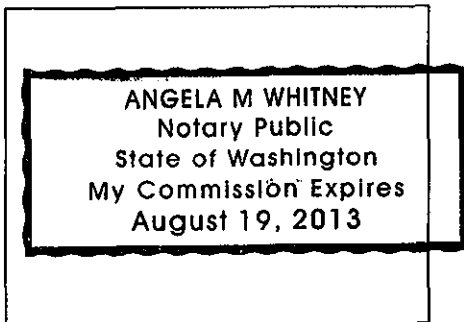
**HALL & MODIN, LLC**,  
a Washington limited liability company

By: *Shonda R Modin*  
Name: Shonda Modin  
Title: Sole Member

STATE OF Washington )  
 ) ss.  
 COUNTY OF Cowlitz )

I certify that I know or have satisfactory evidence that Shonda Modin 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 Hall & Modin, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 1, 2010



(Use this space for notarial stamp/seal)

Angela M Whitney  
 Notary Public  
 Print Name Angela M Whitney  
 Residing at: Longview WA 98632  
 My commission expires August 19 2013

Unofficial Copy

**Exhibit A**

**LEGAL DESCRIPTION**

Unofficial  
Copy

**LEGAL DESCRIPTION  
FOR  
HALL MODIN, LLC**

**20.05 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 South Quarter 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 South 89° 47' 50" East, along the South line of the Southeast quarter of Section 34, for a distance of 258.41 feet; thence North 00° 00' 00" East, 10.79 feet to the centerline of the "13 Road"; thence following said centerline along the arc of a 54 foot radius curve to the right, (the radial bearing of which is North 03° 00' 00" East), through a central angle of 151° 00' 00", for an arc distance of 142.31 feet; thence North 64° 00' 00" East, 95.00 feet; thence along the arc of a 100 foot radius curve to the left, through a central angle of 62° 00' 00", for an arc distance of 108.21 feet; thence North 02° 00' 00" East, 105.00 feet; thence along the arc of a 50 foot radius curve to the right, through a central angle of 52° 00' 00", for an arc distance of 45.38 feet; thence North 54° 00' 00" East, 115.00 feet; thence along the arc of a 60 foot radius curve to the left, through a central angle of 65° 00' 00", for an arc distance of 68.07 feet; thence North 11° 00' 00" West, 40.00 feet to the centerline of the "10 Road" and its intersection with the "13 Road"; thence continuing North 11° 00' 00" West, along the centerline of the "10 Road" for a distance of 105.00 feet; thence along the arc of a 300 foot radius curve to the right, through a central angle of 10° 00' 00", for an arc distance of 52.36 feet; thence North 01° 00' 00" West, 160.00 feet; thence along the arc of a 95 foot radius curve to the right, through a central angle of 105° 00' 00", for an arc distance of 174.10 feet; thence South 76° 00' 00" East, 227.00 feet; thence along the arc of a 260 foot radius curve to the left, through a central angle of 102° 00' 00", for an arc distance of 462.86 feet; thence along the arc of a 130

Legal Description for

**Hall Modin, LLC****20.05 Acres**

June 15, 2006

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foot radius curve to the right, through a central angle of  $65^{\circ} 00' 00''$ , for an arc distance of 147.48 feet; thence North  $67^{\circ} 00' 00''$  East, 100.00 feet; thence along the arc of a 230 foot radius curve to the left, through a central angle of  $11^{\circ} 37' 32''$ , for an arc distance of 46.67 feet to the centerline of a proposed 60 foot easement; thence leaving the centerline of the "10 Road", North  $82^{\circ} 12' 00''$  West, along the centerline of said proposed 60 foot easement 95.00 feet; thence along the arc of a 50 foot radius curve to the right, through a central angle of  $18^{\circ} 00' 00''$ , for an arc distance of 15.71 feet; thence North  $64^{\circ} 12' 00''$  West, 110.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of  $30^{\circ} 00' 00''$ , for an arc distance of 20.94 feet; thence South  $85^{\circ} 48' 00''$  West, 40.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of  $40^{\circ} 00' 00''$ , for an arc distance of 27.93 feet; thence South  $45^{\circ} 48' 00''$  West, 30.00 feet; thence along the arc of a 50 foot radius curve to the left, through a central angle of  $16^{\circ} 00' 00''$ , for an arc distance of 13.96 feet; thence South  $29^{\circ} 48' 00''$  West, 50.00 feet; thence along the arc of a 60 foot radius curve to the right, through a central angle of  $134^{\circ} 00' 00''$ , for an arc distance of 140.32 feet; thence North  $16^{\circ} 12' 00''$  West, 28.00 feet; thence along the arc of a 30 foot radius curve to the left, through a central angle of  $20^{\circ} 00' 00''$ , for an arc distance of 10.47 feet; thence North  $36^{\circ} 12' 00''$  West, 20.00 feet; thence leaving said proposed easement centerline, South  $86^{\circ} 33' 59''$  West, 750.26 feet to a 5/8 inch iron rod at Meander Corner No. 173 (Project No. 2111) on the "Project Boundary Line" as shown in those March, 1961 Plans; thence along said "Project Boundary Line", South  $54^{\circ} 58' 01''$  West, 166.10 feet to a 5/8 inch iron rod at Meander Corner No. 174 (Project No. 2111) at a point on the West line of the Southeast quarter of Section 34; thence leaving the "Project Boundary Line", South  $00^{\circ} 28' 03''$  East, 1229.62 feet to the POINT OF BEGINNING.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

Skamania County Assessor

Date 12-13-10 Parcel# 7-6-34-0-0-303

Ym