

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

**REAL ESTATE EXCISE TAX**

28954

FEB - 9 2011

PAID

*exempt*  
*Victoria Opelland, Deputy*  
SKAMANIA COUNTY TREASURER

**BARGAIN AND SALE DEED**

GRANTOR: SWIFT COVE, LLC

GRANTEE: JAMES A. WEST

Legal Description:

Abbreviated Form: SE ¼ SEC 24 T7N R6E WM

Additional legal on Exhibit A to document

Assessor's Tax Parcel ID#: 07063400030000, 07063400030200 and 07063400030300 <sup>(b)</sup>

THE GRANTOR, SWIFT COVE, LLC, an Oregon limited liability company, for and in consideration of ten dollars (\$10.00) in hand paid, bargains, sells and conveys to James A. West, an unmarried man, the following described real estate, situated in the County of Skamania, State of Washington:

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

Subject to and excepting those matters listed in Exhibit B attached hereto and incorporated herein by this reference.

Dated 2-2, 2011.

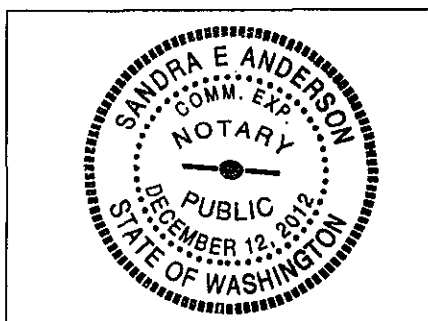
SWIFT COVE, LLC, an Oregon limited liability company

By James West  
Swift Cove LLC  
Its Manager

STATE OF Washington )  
COUNTY OF Conkling ) ss.

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 signed this instrument, on oath stated that he 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: Feb. 2, \_\_\_\_\_, 2011



(Use this space for notarial stamp/seal)

Sandra E. Anderson  
Notary Public  
Print Name Sandra E. Anderson  
My commission expires 12-12-12

EXHIBIT ALegal DescriptionsParcel I:

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 to the True Point of Beginning; 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" 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" as it's 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 foot radius curve to the right, through a central angle of 65°00'00", for an arc distance of 147.48 feet; thence North 67°00'00" East, 100.00 feet; thence leaving the centerline of the "10 Road", South 00°00'00" West, 1306.89 feet to a point on the South line of the Southeast quarter of Section 34, that bears North 89°47'50" West, 1321.45 feet from the Southeast corner of Section 34; thence North 89°47'50" West, 1057.78 feet to the True Point of Beginning.

Parcel II:

A portion of the Southeast quarter of Section 34, Township 7 North, Range 6 East, of the 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°47'50" West, along the South line of the Southeast quarter of Section 34, for a distance of 1321.45 feet; thence North 00°00'00" East, 586.91 feet; thence North 24°00'00" East, 690.38 feet to the centerline of the "10 Road"; thence South 21°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°00'00", for an arc distance of 138.23 feet; thence North 71°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°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°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°00'00", for an arc distance of 104.72 feet; thence South 55°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°00'00", for an arc distance of 80.63 feet; thence North 07°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°00'00", for an arc distance of 9.08 feet; thence North 20°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°00'00", for an arc distance of 25.66 feet; thence North 01°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°00'00", for an arc distance of 8.38 feet; thence North 09°00'00" East, 35.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of 24°00'00", for an arc distance of 16.76 feet; thence North 15°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°00'00", for an arc distance of 13.96 feet; thence North 55°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°00'00" for an arc distance of 5.24 feet; thence North 85°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°00'00", for an arc distance of 13.96 feet; thence South 75°00'00" West, 30.00 feet to the terminus of the proposed 60 foot easement; thence North 00°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°53'21" East, 230.56 feet; thence South 32°45'36" East, 532.37 feet; thence South 24°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°01'30" East, 930.00 feet to the Point of Beginning.

Parcel III:

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°0'00", 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 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 it's 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 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 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 foot radius curve to the right, through a central angle of 65°00'00", for an arc distance of 147.48 feet; thence North 67°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°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°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°00'00", for an arc distance of 15.71 feet; thence North 64°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°00', for an arc distance of 20.94 feet; thence South 85°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°00'00", for an arc distance of 27.93 feet; thence South 45°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°00'00", for an arc distance of 13.96 feet; thence South 29° 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° 00'00", for an arc distance of 140.32 feet; thence North 16° 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° 00'00", for an arc distance of 10.47 feet; thence North 36° 12'00" West, 20.00 feet; thence leaving said proposed easement centerline, South 86° 33'59" West, 750.26 feet to a 1/4 inch iron rod at Meander Corner No. 173 (Project No. 2111) on the "Project Boundary Line" as shown in those March, 1961 Plats; thence along said "Project Boundary Line", South 54° 58'01" West, 166.10 feet to a 1/4 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° 28'03" East, 1229.62 feet to the Point of Beginning.

7-6-34-300  
7-6-34-300  
7-6-34-300  
Date 2-9-11 Parcel # 7-6-34-300  
Skamania County Assessor  
-5-

## EXHIBIT B

### Exceptions

- 1 Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Swift Reservoir, if it is navigable.
- 2 Any question that may arise due to shifting or change in the course of the Swift Reservoir or due to the Swift Reservoir having shifted or changed its course.
- 3 Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
- 4 Easement, including the terms and provisions thereof, recorded in Book 65, Page 481.
- 5 Notice of Mineral Claim by International Paper Company, including the terms and provisions thereof recorded June 5, 1986 in Book 101, Page 407.
- 6 Reservations of Minerals to International Paper Company, including the terms and provisions thereof recorded April 4, 1996 in Book 156, Page 375. Also recorded January 2, 1998 in Book 172, Page 138.
- 7 Right Title and interest of John Montchalin and Mitchell L. Montchalin as revealed by Quit Claim Deed recorded June 25, 2001 in Book 211, Page 584. Also recorded June 25, 2001 in Book 211, Page 604.
- 8 Assignment and Assumption Agreement for Access Rights between Lincoln Timber LLC, a Delaware Limited Liability Company and Pacific Timber Acquisitions LLC, a Delaware Limited Liability Company, recorded December 18, 2002 in Book 234, Page 23.
- 9 An easement, including the terms and provisions thereof, recorded October 29, 2004, in Auditor File NO. 2004155002.
- 10 An easement, including the terms and provisions thereof, recorded November 23, 2004, in Auditor File No. 2004155350.