

AFTER RECORDING MAIL TO:

Woodrich & Archer LLP  
P.O. Box 510  
Stevenson WA 98648  
(509) 427-5665

Document Title(s) or transactions contained therein:

1. Deed in Lieu of Forfeiture

Rerecord 2012179978

Grantor(s): [Last name first, then first name and initials]

1. Paul W. Russin, A Married Man dealing in his Separate Estate

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

Grantee(s): [Last name first, then first name and initials]

1. McGuire Enterprises LLC, A Washington Limited Liability Company

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

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/¼/¼]

Lot 25 of Wind River Estates Subdivision Phase 2, according to the Plat thereof recorded in Book B of Plats, Page 90

☒ Complete legal description is on page 2 of document

Reference Number(s) of Documents Assigned or Released: [Bk/Pg/Aud#]

AF2006161377  
AF2011128367

☒ Additional numbers on page \_\_\_\_\_ of document

Assessor's Property Tax Parcel/Account Number(s):

03-08-29-3-1-0123-00

☐ Property Tax Parcel ID is not yet assigned

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:  
WOODRICH & ARCHER LLP  
P.O. Box 510  
Stevenson, WA 98648  
(509)427-5665  
(509)427-7618

### DEED IN LIEU OF FORFEITURE

Grantor (s) Paul W. Russin, A Married Man dealing in his Separate Estate  
Grantee (s) McGuire Enterprises LLC, A Washington Limited Liability Company  
Additional Grantor(s) on page(s)  
Additional Grantee(s) on page(s)  
Abbreviated Legal: Lot 25 of Wind River Estates Subdivision Phase 2, according to the plat thereof, recorded in Book B of Plats, Page 90.  
Additional Legal on page(s)  
Assessor's Tax Parcel No's: 03-08-29-3-1-0123-00

Skamania County Assessor  
Date 2-1-12 Parcel 3-8-293-1-123

### RECITALS

**WHEREAS**, MCGUIRE ENTERPRISES LLC, A Washington Limited Liability Company, Seller, and Paul W. Russin, A Married Man dealing in his Separate Estate, Purchaser, entered into a Real Estate Contract for sale of real property identified herein, said Real Estate Contract recorded in the records of Skamania County, AF# 2006161377 on May 1, 2006;

**WHEREAS**, by agreement of Seller and Purchaser said Real Estate Contract was amended to extend the period for Purchaser to pay off said contract from May 15, 2011 to May 15, 2013 by way of an Amendment to Real Estate Contract recorded in the records of Skamania County, AF# 2011178367 on June 1, 2011;

**WHEREAS**, for consideration specified herein Purchaser conveys and quit claims to Seller all interest in said property in lieu of forfeiture;

**NOW THEREFORE,**

**THE GRANTOR, PAUL W. RUSSIN**, A Married Man dealing in his Separate Estate, for and in consideration of the covenants herein contained, the avoidance of the costs and expense of forfeiture litigation, and no monetary consideration, does by these presents convey

### REAL ESTATE EXCISE TAX

Deed in Lieu of Forfeiture  
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29399  
FEB - 2 2012

PAID EXEMPT  
*Audrey L. Kline*  
SKAMANIA COUNTY TREASURER

and quitclaim, together with all after-acquired title of the Grantor herein, to **McGUIRE ENTERPRISES LLC**, A Washington Limited Liability Company, the following described real estate, situated in the County of Skamania, State of Washington and more fully described in Exhibit "A" attached hereto and incorporated herein as if fully set forth:

Lot 25 of the Wind River Estates, according to the plat thereof, recorded in Book B of Plats, Page 90, in the County of Skamania, State of Washington.  
Tax Parcel No. 03-08-29-3-1-0123-00.

DATED this 10 day of January, 2012.

  
PAUL W. RUSSIN

On January 10 2012, before me, Josie E. Hyde, a Notary Public, personally appeared Paul W. Russin, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to that he executed the same in his authorized capacity and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
NOTARY PUBLIC

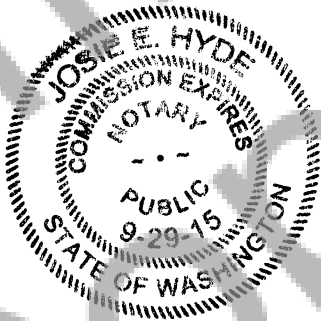


EXHIBIT 'A'

A tract of land situated within the Southwest Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington and described as follows:

Lot 25 of the WIND RIVER ESTATES SUBDIVISION, according to the map thereof, recorded in Book 'B' of Plats, Pages 90-95, Auditor File No. 129340.

Plus beginning at an iron pipe with brass cap on the West line of said Southwest Quarter of the Northeast Quarter lying North  $01^{\circ}01'15''$  East, 1228.61 feet from the Southwest corner thereof (which is the Northwest corner of Wind River Estates Subdivision, as shown on said Plat); thence North  $86^{\circ}13'50''$  East, 137.94 feet to the Northwest corner of Lot 25; thence South  $01^{\circ}01'15''$  West, 184.58 feet along the West line of said Lot 25 to the Southwest corner thereof; thence North  $75^{\circ}46'01''$  West, 196.34 feet to the West line of said Southwest Quarter of the Northeast Quarter; thence North  $01^{\circ}01'15''$  East, 140.00 feet to the point of beginning.

EXCEPTING THEREFROM a triangular parcel of land described as follows:

Beginning at a point lying South  $01^{\circ}01'15''$  West, 140.00 feet from the Northwest corner of said Wind River Estates Subdivision; thence South  $75^{\circ}46'01''$  East, 170.42 feet to a point; thence North  $01^{\circ}22'33''$  East, 35.77 feet to the Southerly edge of Frances Lane private road; thence along the Southerly edge of said road North  $80^{\circ}35'39''$  West, 26.84 feet; thence leaving said road North  $89^{\circ}16'48''$  West, 139.58 feet to the point of beginning.