

Recorded at the Request of and When Recorded  
Return to:

Sterling Savings Bank  
111 N. Wall Street  
Spokane, WA 99201  
Attn: Patrick Rusnak

**REAL ESTATE EXCISE TAX**

29429  
MAR - 1 2012  
PAID # 2,306.87  
*Vicki Chelland, Deputy*  
SKAMANIA COUNTY TREASURER

**SPECIAL WARRANTY DEED**

**Grantor:** FIRST INDEPENDENT REAL ESTATE LLC, a Washington limited liability company

**Grantee:** STERLING SAVINGS BANK, a Washington state chartered bank

**Abbrev. Legal Description:** Lot(s) 1-4, Block 9, of Town of Stevenson  
Lot(s) 8-11, Block 8, of Riverview Addn.

**Tax Parcel ID No.** 03 07 36 4 4 3000 00

*THE GRANTOR, FIRST INDEPENDENT REAL ESTATE, LLC, a Washington limited liability company, for good and valuable consideration, grants, bargains, sells, conveys, and confirms to STERLING SAVINGS BANK, a Washington state chartered bank ("Grantee"), the following-described real estate, situated in the County of Clark, State of Washington:*

See legal description attached hereto as Exhibit "A."

Subject to the "Permitted Exceptions" set forth on Exhibit "B" attached hereto.

The Grantor, for itself and for its successors-in-interest, does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, it will forever warrant and defend the said described real estate.

Dated: February 28, 2012.

FIRST INDEPENDENT REAL ESTATE LLC, a  
Washington limited liability company

By: *Steve Bernhoff*  
Name: STEVE BERNHOFF  
Its: MANAGER

709698.0001/5297279.1  
Stevenson

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

I certify that I know or have satisfactory evidence that Steve Bernhoft is the person who appeared before me, and said person acknowledged that he signed this instrument in his capacity as the Manager of First Independent Real Estate LLC, on oath stated that he is authorized to execute this instrument and acknowledged it to be the free and voluntary act for the uses mentioned in the instrument.

DATED: 2/28/12 Rebecca H Bristol  
Print Name: Rebecca H Bristol  
NOTARY PUBLIC for the State of  
Washington, residing at  
Vancouver, WA

REBECCA H BRISTOL  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JULY 21, 2015

My appointment expires:  
7/21/15

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# EXHIBIT A

## Legal Description

### PARCEL I

Lots 1, 2 and 3, the East 14 feet of Lot 4, Block 9 of the TOWN OF STEVENSON, according to the official Plat thereof, recorded in Book "A" of Plats, page 11, records of Skamania County, Washington.

TOGETHER WITH that portion of the alley adjacent on the North as vacted under Ordinance No. 956 and recorded under Auditor's File No. Book 189, page 995, which attaches by Operation of Law.

ALSO TOGETHER WITH all right, title and interest in and to that certain 20 feet perpetual easement contained in Statutory Warranty Deed dated September 7, 1978, recorded under Auditor's File No. Book 75, Page 345, records of Skamania County, Washington, described as follows:

COMMENCING at the Northwesterly corner of the above described tract of land; thence North 55°30' East 119 feet to the former boundary line of the Town of Stevenson; thence North 34°30' West 20 feet; thence South 55°30' West 119 feet; thence South 34°30' East 20 feet to the Place of Beginning.

### PARCEL II

Lots 8 1/2, 9, 10 and 11, Block 8, of RIVERVIEW ADDITION TO THE TOWN OF STEVENSON, according to the official Plat thereof, recorded in Book "A" of Plats, page 21, records of Skamania County, Washington.

### PARCEL III

That portion of Leavens Street shown on the Plat of the Town of Stevenson, recorded in Book "A" of Plats, page 11, records of Skamania County, Washington, more particularly described as follows:

Beginning at the Southeasterly Corner of Lot 1 of Block 9 of the TOWN OF STEVENSON, according to the Plat aforesaid; Thence North 55°30' East 30 Feet; thence North 34°30' West 118 feet to the Northeasterly corner of said Plat; thence South 55°30' West 30 feet; thence South 34°30' East 118 feet to the Point of Beginning.

Being the same property as surveyed and described by Metes and Bounds as follows:

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Skamania County Assessor  
Date 2-29-12 Parcel # 3-7-36-4-4-3000  
*[Signature]*

Situated in the City of Stevenson, County of Skamania, state of Washington, part of Section 36, Township 3 North, Range 7 East, Willamette Meridian. Known as being all of Lots 1, 2 and 3 and the East 14 feet of Lot 4, Block 9 of the Town of Stevenson as recorded in Plat Book A, Page 11 of Skamania County Records and Lots 8 1/2, 9, 10 and 11, Block 8 of Riverview Addition to the Town of Stevenson as recorded in Book A, Page 21 of Skamania County Records, including a portion of vacated Leavens Street as vacated by AFN 135435 of Skamania County Records and a portion of vacated 8' alley as vacated in AFN Book 189, Page 995 of Skamania County Records and being more particularly described as follows:

Commencing at a 5/8" iron pin with cap "TRANTOW 15673" found at the southeast corner of Lot 13, Block 8, of Riverview Addition to the Town of Stevenson, according to the official Plat thereof on file and of Record in the Office of the Auditor of Skamania County, Washington at Page 21 of Book "A" of Plats, Records of Skamania County, Washington;

Thence, South 55°30'00" West, along the northwest line of NW Second Street, a distance of 99.00 feet to the POINT OF BEGINNING;

Thence, continuing along said northwest line, South 55°30'00" West, a distance of 299.00 feet;

Thence, North 34°30'00" West, along the northeast line and its northwesterly extension of lands now or formerly of Big River Investments, LLC as recorded in Book 142, Page 700, a distance of 118.00 feet;

Thence, North 55°30'00" East, along the north line of that property conveyed under AF# Book 189 Page 995, the north line of that property conveyed under AF# Book 190 Page 372, also being the southeast line of land now or formerly of Skamania County, a distance of 119.00 feet to a 1" iron pin with aluminum cap stamped "Bell Design Co. LS 11873" found at the northeast corner of said vacated Leavens Street;

Thence, South 34°30'00" East, along an interior line of said Skamania County lands and the east line of vacated Leavens Street, a distance of 2.00 feet to a 1" iron pin with aluminum cap stamped "Bell Design Co. LS 11873" found at the northwest corner of Block 8, Riverview Addition to the Town of Stevenson;

Thence, North 55°30'00" East, along the south line of said Skamania County land and the north line of Block 8, Riverview Addition to the Town of Stevenson, a distance of 180.00 feet to the northeast corner of Lot 11;

Thence South 34°30'00" East, along the southwest line of lands now or formerly of Marilyn Bolles as recorded in Book 203, Page 348, a distance of 116.00 feet to the POINT OF BEGINNING.

The Property surveyed and shown hereon is the same property described in Schedule A of Clark County Title, Agent for Old Republic National Title Insurance Agent (Closing Agent: Fidelity National Title) Title Order No. 00136692 with an effective date of January 9, 2012.

## EXHIBIT B

### Permitted Exceptions

1. Easement and the terms and conditions thereof in document entitled Statutory Warranty Deed:  
 Purpose: 20 foot perpetual easement  
 Area Affected: Said premises  
 Recorded: September 13, 1927  
 Auditor's File No: Book 75, page 345  
 Said Easement is a re-record of the Easement recorded under Auditor's File No: Book 27, page 313.
2. Easement and the terms and conditions thereof:  
 Purpose: 5 foot drainage and public utilities  
 Area Affected: Said premises  
 Recorded: April 28, 1943  
 Auditor's File No: 32481
3. Ordinance No. 956 and the terms and conditions thereof:  
 Regarding: Street and 5 foot utility easement  
 Recorded: June 4, 1999  
 Auditor's File No: Book 189, page 995
4. Agreement and the terms and conditions thereof in document entitled Resolution No. 49-Resolution for Vacation of Street:  
 Regarding: 30 foot vacation of Leavens Street  
 Recorded: June 16, 1999  
 Auditor's File No: Book 190, page 372
5. Easement and the terms and conditions thereof:  
 Purpose: Communications system right of way and 2 x 3.5 foot utility easement  
 Area Affected: Said premises  
 Recorded: January 13, 2003  
 Auditor's File No: Book 235, page 433
6. Matters set forth by an unrecorded Survey:  
 Dated: October 25, 2011  
 Disclosed by: Application  
 Discloses: A possible building encroachment modified to include joint access driveway

7. Easement and the terms and conditions thereof in document entitled Ordinance No. 956:  
Purpose: Ingress, egress and utilities  
Area Affected: As to the vacated alley  
Auditor's File No: Book 189, page 995  
Ordinance No. 11-08 and the terms and conditions thereof:  
Regarding: Right of way Use Permit – Building Encroachment

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