

When recorded return to:

Three Rivers Recreational Area - Sauer LLC  
26300 NE 16th St.  
Camas, WA 98607

REAL ESTATE EXCISE TAX

29490

APR 18 2012

PAID \$1,688.00

*Vickie Chelland*  
SKAMANIA COUNTY TREASURER

Bargain and Sale Deed

137051

THE GRANTOR, West Coast Bank, a Washington Corporation for and in consideration of  
One hundred ten thousand dollars and 00/100

Dollars (\$ 110,000.00 ), in hand paid, bargains, sells, and conveys to,

Three Rivers Recreational Area - Sauer, LLC, a Washington limited  
liability company

the following described real estate, situated in the County of Skamania, State of  
Washington:

see exhibit "A" for full legal description

Tax Parcel Number(s): 07 06 24 0 0 0100 00 *SW*

Abbreviated Legal: Ptn of Fortin Short Plat in Section 24, Township 7 N,  
Range 6 E W.M.

The Grantors for themselves and for their successors in interest do by these presents expressly limit the  
covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or  
other implications, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim  
by, through, or under said Grantors and not otherwise, they will forever warrant and defend the said described  
real estate.

Dated this 13th day of April, 2012

West Coast Bank

*Lisa K. Dow*  
By: Lisa K. Dow, Authorized Officer

STATE OF WASHINGTON }  
COUNTY OF CLARK

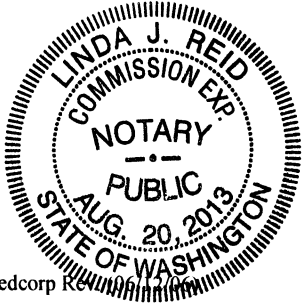
ss

I certify that I know or have satisfactory evidence that Lisa K. Dow is the person who appeared before me, and  
said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the  
instrument and acknowledged it as the Authorized Officer of West Coast Bank to be the free and voluntary act  
of such party for the uses and purposes mentioned in this instrument.

Dated: April 13, 2012

*Linda J. Reid*

Linda J. Reid  
Notary Public in and for the State of Washington  
Residing in Vancouver  
My appointment expires: August 20, 2013



**AS IS Condition:**

By recordation of this deed, Grantee hereby acknowledges and agrees the property is accepted on the basis of Grantee's examination of the property and that Grantor has made no representation or warranties expressed or implied as to the property or the improvements or fixtures thereon or appurtenances thereto or their conditions or fitness for use. Grantee accepts the property and any improvements or fixtures thereon and appurtenances thereto "AS IS", that is with all defects, if any, "WHERE IS" and without any warranty, expressed or implied as to the condition, repair, acreage or value of said property. Grantor and Grantor's agents have made no promises to repair or alter the property or any improvements.

Without limiting the generality of the foregoing Grantor makes no warranty or representation expressed or implied with regard to the presence of hazardous substances or toxic waste on the premises or the presence or absence of asbestos in the construction of the improvements on the premises.

All obligations, representations or agreements in any earnest money agreement, sale agreement or any other agreement, whether collateral or direct, written or verbal, express or implied, are hereby merged into this deed and are deemed satisfied performed and extinguished.

**Washington Notice:**

This property is not used principally for agricultural purposes.

## EXHIBIT "A"

A tract of land in Section 24, Township 7 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as follows:

A tract of land located in a portion of the Fortin Short Plat, according to the Plat thereof, recorded in Auditor's File No. 2006161036, records of Skamania County, Washington, located in a portion of the Southwest quarter of Section 24, Township 7 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at the Northwest corner of said Fortin Short Plat; thence South 01°06'01" West, along the West line of said Fortin Short Plat, a distance of 330.05 feet; thence continuing along said West line, South 01°13'05", West, for a distance of 223.90 feet to the Northwest corner of Lot 4, of said Fortin Short Plat; thence North 52°00'00" East, along the North line of said Lot 4, for a distance of 151.96 feet to the most Westerly corner of Lot 3 of said Fortin Short Plat, said point being the True Point of Beginning; thence North 52°00'00" East, along the North line of said Lot 3, for a distance of 240.38 feet to the most Northerly corner of said Lot 3; thence leaving said North line, along the arc of a 143.89 foot radius non-tangent curve to the right, for an arc distance of 125.63 feet, the radius of which bears North 42°58'31" East through a central angle of 50°01'33", the long chord of which bears North 22°00'47" West, for a chord distance of 121.68 feet; thence North 03°00'00" East, for a distance of 90.00 feet; thence along the arc of a 404.89 foot radius tangent curve to the left, for an arc distance of 106.00 feet, the radius of which bears North 87°00'00" West, through a central angle of 15°00'00", the long chord of which bears North 04°30'00" West, for a chord distance of 105.70 feet to a point on the North line of said Fortin Short Plat; thence South 89°01'28" East, along said North line, for a distance of 462.08 feet to the Northeast corner of said Fortin Short Plat; thence South 01°18'16" West, along the East line of said Fortin Short Plat, for a distance of 1450.59 feet to the Southeast corner of said Fortin Short Plat; thence along the South line of said Fortin Short Plat the following courses:

North 73°10'00" West, for a distance of 74.77 feet; thence North 85°40'00" West, for a distance of 75.00 feet; thence North 75°10'00" West, for a distance of 123.00 feet; thence North 75°50'00" West, for a distance of 95.00 feet; thence North 86°00'00" West, for a distance of 82.00 feet; thence North 47°40'00" West, for a distance of 89.00 feet; thence North 47°00'00" West, for a distance of 94.00 feet; thence North 43°50'00" West, for a distance of 93.00 feet; thence North 48°30'00" West, for a distance of 84.20 feet to the Southwest corner of said Fortin Short Plat; thence North 01°13'05" East, along the West line of said Fortin Short Plat, for a distance of 145.00 feet; thence North 31°36'32" East, for a distance of 451.43 feet to a point on the Westerly line of said Lot 3; thence North 38°00'00" West, along said West line, for a distance of 175.00 feet to the True Point of Beginning.

Skamania County Assessor

Date 4-18-12 Parcel# 7-6-24-100