

REAL ESTATE EXCISE TAX

WHEN RECORDED RETURN TO:
Dustin R. Klinger
3315 N.E. Holladay St.
Portland, OR 97232
File No. A-4487

29524
MAY 08 2012
PAID exempt
Vicki Chellak, Deputy
SKAMANIA COUNTY TREASURER

SPECIAL WARRANTY DEED

Grantor(s):

(1) Patricia M. Habberstad, PR of the Estate of Lucille K. Klinger

Grantee(s): (1) S Panther Creek LLC (2) D Panther Creek LLC

Legal Description (abbreviated): Portion of SW1/4, Sec 6, Twp3 N, R 8, EWM
Assessor's Tax Parcel ID #: 03080600090000100
03080600090006

Skamania County Assessor
Date 5-7-12 Parcel # 3-8-6-0-0-900-00
Y/M 4/11 + 900-06

THE GRANTOR, PATRICIA M. HABBERSTAD, for and in consideration of Inheritance, grants, bargains, sells, conveys and confirms to S PANTHER CREEK LLC, A Washington Limited Liability Company, as to an undivided 50% interest, and D PANTHER CREEK LLC, A Washington Limited Liability Company, as to an undivided 50% interest, the following described real estate (as to an undivided 50% interest):

Beginning at the center of the West end of Panther Creek Bridge of the Bear Creek Road; thence due West to the intersection of the East Line of the Wind River Road; thence following the East Line of said Road Northerly to the North Line of the SouthWest Quarter of Section 6, Township 3 North, Range 8, East of the Willamette Meridian thence East on the North Line of said SouthWest Quarter of said Section to the Center of Panther Creek Southerly to the Center of said Creek under said Panther Creek Bridge, thence Westerly to the Point of Beginning.

Also,

Beginning at the Center of Panther Creek on the North Line of the SouthWest Quarter of Section 6, Township 3 North, Range 8, East of the Willamette Meridian; thence following the Center of Panther Creek Southerly to a point under Panther Creek Bridge of the Bear Creek Road; thence West to the Center of the West end of said Bridge; thence Southerly to the South boundary of said Bear Creek Road; thence following the East boundary of that portion of the said Bear Creek Road lying West of said Panther Creek, to its intersection with the East Line of said SouthWest Quarter of said Section 6; thence North on the East Line of said SouthWest Quarter of said Section 6 to the NorthEast corner thereof; thence West on the North Line of said SouthWest Quarter of said Section 6 to the

center of Panther Creek, the point of beginning. Subject to and excepting all the rights of way on both of the foregoing Tracts of land.

Reserving to the previous grantor, Charles F. Nelson, a perpetual right to water of Panther Creek and a perpetual right of way as now located for pumping and conveying said water to the remaining lands of previous grantor in said SouthWest Quarter of said Section 6. Also reserving a perpetual right to water from Panther Creek and perpetual right of way for pump and means of conveying water from NorthEast Quarter of SouthWest Quarter of Section 6, to Lot 6 of said SouthWest Quarter.

Situate in the County of Skamania, State of Washington.

SUBJECT TO: Easements, restrictions, reservations, covenants and agreements of record.

AND SUBJECT TO:

The Grantor for herself and for her successors in interest does by these presents expressly limit the covenants of the 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.

IN WITNESS WHEREOF, the Grantor has caused this deed to be signed,
sealed and delivered as of this 11th day of JUNE, 2006.

By Patricia M. Habberstad
PATRICIA M. HABBERSTAD, As Personal
Representative of the Estate
of LUCILLE K. KLINGER



STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this day personally appeared before me PATRICIA M. HABBERSTAD, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that He/She/They signed the same as His/her/Their free and voluntary act and Deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 9th DAY OF
JUNE, 2006.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE