

When Recorded Return to:

Richard W. Miller
Cosgrave Vergeer Kester
500 Pioneer Tower
888 SW Fifth Avenue
Portland, OR 97204

REAL ESTATE EXCISE TAX

2954
JUN - 7 2012

PAID EXEMPT
Audrey Timi Deputy
SKAMANIA COUNTY TREASURER

Document Title(s)

Quitclaim Deed

Grantor(s)
1. Mary Lee Birkenfeld, and Joseph A. Birkenfeld and Diane M. Birkenfeld, husband and wife, collectively as tenants in common
Grantee(s)
1. Mary Lee Birkenfeld, a single person
Legal Description
A portion of Section 15, Township 4 North, Range 7 East The full legal description is included on <u>Exhibit A</u> of the document.
Assessor's Property Tax Parcel or Account Number
A portion of 04-07-15-0-0-0200-00 <u>6.5</u> A portion of 04-07-15-0-0-0200-06
Reference Numbers of Documents Assigned or Released
N/A

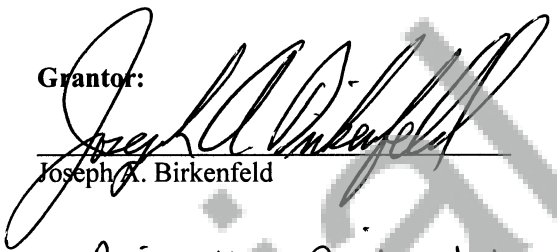
QUITCLAIM DEED

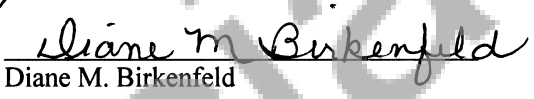
Joseph A. Birkenfeld and Diane M. Birkenfeld, husband and wife, residing at P.O. Box 530, Carson, WA 98610, and Mary Lee Birkenfeld, residing at 2642 Szydlo Road, Carson, WA 98610, as tenants in common ("Grantor"), for no consideration other than the partition of real property by tenants in common, convey and quitclaim to Mary Lee Birkenfeld, a single person ("Grantee"), all interest in the real estate described on the attached Exhibit A, situated in the County of Skamania, State of Washington.

Dated: 6-6, 2012

Planning Department Exemption over
20 acres approved by: KW 6/7/2012

Grantor:


Joseph A. Birkenfeld

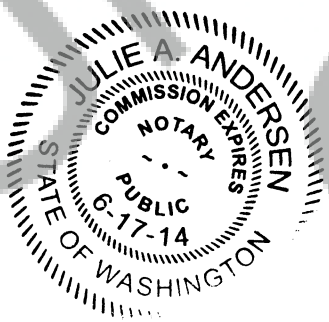

Diane M. Birkenfeld

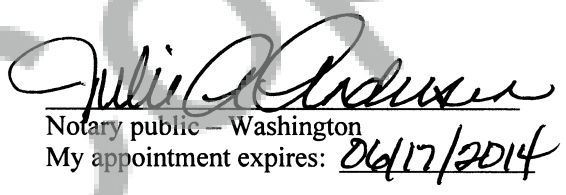

Mary Lee Birkenfeld

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

On this day personally appeared before me Joseph A. Birkenfeld, known or proved to me to be the individual described in and who executed the within and foregoing quitclaim deed, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: June 6, 2012

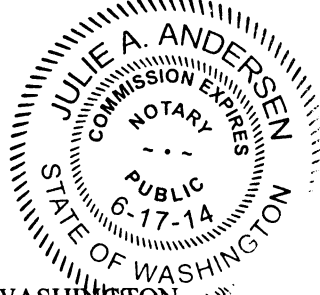



Notary public – Washington
My appointment expires: 06/17/2014

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

On this day personally appeared before me Diane M. Birkenfeld, known or proved to me to be the individual described in and who executed the within and foregoing quitclaim deed, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: June 6, 2012

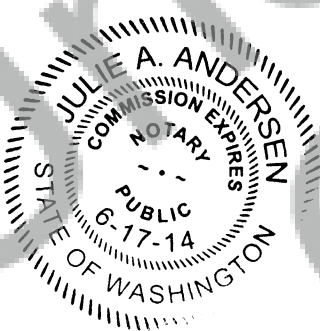


Julie A. Andersen
Notary public – Washington
My appointment expires: 06/17/2014

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

On this day personally appeared before me Mary Lee Birkenfeld, known or proved to me to be the individual described in and who executed the within and foregoing quitclaim deed, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: June 6, 2012



Julie A. Andersen
Notary public – Washington
My appointment expires: 06/17/2014

EXHIBIT A

Legal Description of Tract 3

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPTING THEREFROM ALL OF THAT LAND PLATTED WITHIN THE HANSON SHORT PLAT AS RECORDED IN BOOK 3 PAGE 116 SKAMANIA COUNTY RECORDS; ALSO EXCEPTING THEREFROM ALL OF LAND PLATTED WITHIN THE PLAT OF EL DECANSO AL RIO AS RECORDED IN BOOK A PAGE 90 OF SKAMANIA COUNTY RECORDS;

ALSO EXCEPTING A TRACT OF LAND MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST, OF THE WILLAMETTE MERIDIAN; THENCE NORTH $88^{\circ}53'17''$ WEST, ALONG THE NORTH LINE OF SAID SECTION 15, 1134.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF WIND RIVER ROAD; THENCE SOUTH $30^{\circ}44'34''$ EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID WIND RIVER ROAD, 841.83 FEET TO THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE SOUTH $30^{\circ}44'34''$ EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID WIND RIVER ROAD 699.40 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1472.40 FEET; THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF $19^{\circ}31'50''$ AN ARC LENGTH OF 501.84 FEET A CHORD WHICH BEARS SOUTH $40^{\circ}30'27''$ EAST, 499.42 FEET; THENCE SOUTH $00^{\circ}45'15''$ WEST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SAID SECTION 15, 229.70 FEET TO A POINT ON THE NORTH LINE OF LOT 3 OF THE P&R HANSON SHORT PLAT OF LOT 4 OF THE HANSON SHORT PLAT; THENCE NORTH $70^{\circ}26'43''$ WEST, ALONG THE NORTH LINE OF SAID LOT 3 OF THE P&R HANSON SHORT PLAT OF LOT 4 OF THE HANSON SHORT PLAT AND ITS NORTHWESTERLY PROJECTION, 309.53 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 3 OF HANSON SHORT PLAT; THENCE NORTH $52^{\circ}12'15''$ EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, 35.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH $70^{\circ}26'43''$ WEST, ALONG THE NORTH LINE OF SAID LOT 3 OF HANSON SHORT PLAT, 406.34 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 3; THENCE SOUTH $19^{\circ}31'44''$ WEST, ALONG THE NORTHWEST LINE OF SAID LOT 3 OF HANSON SHORT PLAT 19.94 FEET; THENCE SOUTH $00^{\circ}25'22''$ WEST ALONG THE WEST LINE OF LOT 3 SAID HANSON SHORT PLAT 312.01 FEET; THENCE NORTH $88^{\circ}54'40''$ WEST, ALONG THE NORTH LINE OF LOT AND LOT 3 OF SAID HANSON SHORT PLAT 658.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH $00^{\circ}05'24''$ WEST, ALONG THE WEST LINE OF LOT 1 OF SAID HANSON SHORT PLAT 665.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH $88^{\circ}53'46''$ WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 15, 39.68 FEET MORE OR LESS TO THE CENTERLINE OF THE WIND RIVER; THENCE FOLLOWING THE CENTERLINE OF SAID WIND RIVER THE FOLLOWING SEVEN (14) COURSES: (1) THENCE NORTH $29^{\circ}17'16''$ WEST, 279.45 FEET; (2) THENCE NORTH $33^{\circ}53'16''$ WEST, 280.96 FEET; (3) THENCE NORTH $28^{\circ}11'33''$ WEST, 213.80

FEET; (4) THENCE NORTH 45°07'45" WEST, 195.80 FEET; (5) THENCE NORTH 37°50'50" WEST, 196.10 FEET; (6) THENCE NORTH 23°35'15" WEST, 111.76 FEET; (7) THENCE NORTH 13°50'29" WEST, 210.97 FEET; (8) THENCE NORTH 07°50'45" WEST, 116.83 FEET; (9) THENCE NORTH 14°39'45" WEST, 94.91 FEET; (10) THENCE NORTH 06°00'50" WEST, 87.29 FEET; (11) THENCE NORTH 05°06'27" EAST, 56.79 FEET; (12) THENCE NORTH 27°25'52" EAST, 44.74 FEET; (13) THENCE NORTH 51°48'29" EAST, 56.69 FEET; (14) THENCE NORTH 88°32'52" EAST, 45.99 FEET TO A POINT IN THE CENTERLINE OF SAID WIND RIVER, LAST SAID POINT BEING NORTH OF THE NORTHEASTERLY MOST ROCK OUTCROP ON THE SOUTHEAST BANK OF SAID WIND RIVER; THENCE LEAVING THE CENTERLINE OF THE WIND RIVER NORTH 36°51'01" EAST, 1037.57 FEET; THENCE SOUTH 74°49'05" EAST, 39.93 FEET; THENCE SOUTH 39°43'14" EAST, 142.98 FEET; THENCE SOUTH 24°27'49" EAST, 647.97 FEET; THENCE NORTH 70°22'40" EAST, 357.48 FEET TO THE POINT OF BEGINNING.

INCLUDING THERETO

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.
EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY OF THE CENTERLINE OF THE WIND RIVER

INCLUDING THERETO

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

Planning Department - Exemption over
20 acres approved by: KW 6/7/2012

Skamania County Assessor
Date 6/7/12 Parcel# 4-7-15-200
GS