

When Recorded Return to:

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

REAL ESTATE EXCISE TAX  
29769  
OCT 25 2012  
PAID *Exempt*  
*Vickie Chelland*  
SKAMANIA COUNTY TREASURER

Document Title(s)

Bargain and Sale Deed

<b>Grantor(s)</b> MARY LEE BIRKENFELD, a single person																					
<b>Grantee(s)</b> BIRKENFELD HERITAGE LLC, a Washington Limited Liability Company																					
<b>Legal Description</b>  Sec. 18 T2N R5E; and a portion of Section 15, Township 4 North, Range 7 East  The full legal descriptions are included on <u>Exhibit A</u> of the document.																					
<b>Assessor's Property Tax Parcel or Account Number</b> <table><tr><td>02-05-18-0-0-0200-00</td><td>03-08-21-2-0-2700-00</td></tr><tr><td>04-07-00-0-0-0180-00</td><td>03-08-21-3-0-2000-00</td></tr><tr><td>04-07-15-0-0-0200-00 and 06*</td><td>03-08-21-3-0-2001-00</td></tr><tr><td>04-75-36-0-0-1300-00</td><td>03-08-21-3-0-2002-00</td></tr><tr><td>03-09-00-0-0-7600-00</td><td>03-08-28-1-0-0200-00</td></tr><tr><td>03-08-17-1-0-1400-00</td><td>03-08-28-1-0-0202-00</td></tr><tr><td>03-08-17-4-0-0400-00</td><td>03-08-28-1-2-0200-00</td></tr><tr><td>03-08-18-0-0-0100-00</td><td>03-08-28-1-2-0201-00</td></tr><tr><td><del>03-08-20-4-4-1000-00</del> <i>gk</i></td><td>04-07-26-2-0-1400-00</td></tr><tr><td>03-08-20-4-4-2500-00</td><td></td></tr></table> <p>*(a portion thereof)</p>		02-05-18-0-0-0200-00	03-08-21-2-0-2700-00	04-07-00-0-0-0180-00	03-08-21-3-0-2000-00	04-07-15-0-0-0200-00 and 06*	03-08-21-3-0-2001-00	04-75-36-0-0-1300-00	03-08-21-3-0-2002-00	03-09-00-0-0-7600-00	03-08-28-1-0-0200-00	03-08-17-1-0-1400-00	03-08-28-1-0-0202-00	03-08-17-4-0-0400-00	03-08-28-1-2-0200-00	03-08-18-0-0-0100-00	03-08-28-1-2-0201-00	<del>03-08-20-4-4-1000-00</del> <i>gk</i>	04-07-26-2-0-1400-00	03-08-20-4-4-2500-00	
02-05-18-0-0-0200-00	03-08-21-2-0-2700-00																				
04-07-00-0-0-0180-00	03-08-21-3-0-2000-00																				
04-07-15-0-0-0200-00 and 06*	03-08-21-3-0-2001-00																				
04-75-36-0-0-1300-00	03-08-21-3-0-2002-00																				
03-09-00-0-0-7600-00	03-08-28-1-0-0200-00																				
03-08-17-1-0-1400-00	03-08-28-1-0-0202-00																				
03-08-17-4-0-0400-00	03-08-28-1-2-0200-00																				
03-08-18-0-0-0100-00	03-08-28-1-2-0201-00																				
<del>03-08-20-4-4-1000-00</del> <i>gk</i>	04-07-26-2-0-1400-00																				
03-08-20-4-4-2500-00																					
<b>Reference Numbers of Documents Assigned or Released</b> N/A																					

BARGAIN AND SALE DEED

Mary Lee Birkenfeld, a single person, residing at 2642 Szydlo Road, Carson, WA 98610 (“Grantor”), for no consideration other than the partition of real property by Grantor, bargains, sells and conveys to Birkenfeld Heritage LLC, a Washington limited liability company, located at 2642 Szydlo Road, Carson, WA 98610 (“Grantee”) the real estate described on the attached Exhibit A, situated in the County of Skamania, State of Washington.

Dated: October 10/15, 2012

Grantor:

Mary Lee Birkenfeld  
Mary Lee Birkenfeld

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 bargain and sale deed, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: October 15, 2012



Melissa A. Anderson  
Notary public – Washington  
My appointment expires: 8-19-16

EXHIBIT "A"

PARCEL I: (02-05-18-0-0-0200-00) ✓

The fractional Northwest quarter of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, County of Skamania and State of Washington, being also Government Lots 3, 4 and 5 in said Northwest quarter.

EXCEPTING THEREFROM that portion which lies within the 300 foot strip of land in the United States of America, Bonneville Power Administration's electric power transmission line as set forth in Judgment on the Declaration of Taking in Suit No. 368 of the District Court of the United States for the Western District of Washington, Southern Division and recorded June 9, 1942 in Book 29, page 129, Skamania County Records.

PARCEL II: (04-07-00-0-0-0180-00)

A tract of land being in the East half of the Southeast quarter of Section 9; The West half of the Southwest quarter and the Southeast quarter of the Southwest quarter of Section 10; The Northeast quarter of the Northeast quarter of Section 16; all in Township 4 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

Lot 2, of ANN'S SHORT PLAT, recorded in Book 3, page 376, Skamania County Records.

PARCEL III: (04-07-15-0-0-0200-00)

The North half of the Southwest quarter of Section 15, Township 4 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington, except that portion lying Northeasterly of the center of the channel of Wind River.

The North half of the South half of the Southwest quarter and the North half of the Southwest quarter of the Southeast quarter of Section 15, Township 4 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington

The Northwest quarter of Section 15, Township 4 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington.

EXCEPT that portion thereof acquired by Alvin J. Chanda, et ux., in Warranty Deed recorded September 26, 1962, in Book 50, page 389, Skamania County Records.

FURTHER EXCEPTING THEREFROM any portion included in the plat of EL DESCANSO AL RIO.

PARCEL IV: (04-75-36-0-0-1300-00) ✓

The East half of the Southeast quarter of the Southeast quarter Section 36, Township 4 North, Range 7 ½ East, in the Willamette Meridian, County of Skamania and State of Washington.

PARCEL V: (03-09-00-0-0-7600-00) ✓

The South half of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 30, Township 3 North, Range 9 East, in the Willamette Meridian, County of Skamania and State of Washington.

PARCEL VI: (03-08-17-1-0-1400-00) ✓

A tract of land being in the Northeast quarter of Section 17, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

(D-1) Beginning at a point 81 rods and 13 1/2 feet East of the Southwest corner of the Northeast quarter of said Section 17; thence North 23 rods; thence East 69 rods and 9 1/4 feet; thence South 23 rods; thence West 69 rods and 9 1/4 feet to the point of beginning.

AND

(D-2) All that portion of Section 17, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington, lying North and East of Wind River.

AND

A tract of land being in the Northeast quarter of Section 17, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

(D-3) Beginning at a point on the quarter Section line 2,497.5 feet East of the Southwest corner of the Northeast quarter of said Section 17; thence North 379.5 feet; thence West 597.5 feet; thence North 295.5 feet; thence West 461 feet; thence North to the Northerly bank of Wind River; thence in a Southeasterly direction following the Northerly bank of said Wind River to its intersection with the East line of the said Section 17; thence Southerly following the said East Section line to the Southeast corner of the Northeast quarter of said Section 17; thence West along the quarter Section line to the point of beginning.

PARCEL VII: (03-08-17-4-0-0400-00)

Beginning at the center of Section 17, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington; thence South 89° 55' East, 30 feet to the initial point of the tract hereby described; thence South 89° 55' East 250 feet; thence South 172 feet; thence Westerly to a point 172 feet South of the initial point; thence North 172 feet to the initial point.

PARCEL VIII: (03-08-18-0-0-0100-00)

That portion of Government Lot 7 of Section 7, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington, lying Southerly and Easterly of the center of the channel of Wind River.

AND

The Northeast quarter of the Northeast quarter of Section 18, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington.

~~PARCEL IX: (03-08-20-4-4-1000-00)~~

? SOL 10-15-12

~~A tract of land located in the Southeast quarter of the Southeast quarter of Section 20, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:~~

~~Beginning at a point 576 feet North and 30 feet East of the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 20; thence East 208 feet; thence South 131.75 feet; thence West 208 feet; thence North 131.75 feet to the point of beginning.~~

EXCLUDED - 

PARCEL X: (03-08-20-4-4-2500-00) ✓

A tract of land located in the Southeast quarter of the Southeast quarter of Section 20, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

Beginning at a point 312 feet East and 30 feet North of the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 20; thence North 100 feet; thence East 150 feet; thence South 100 feet; thence West 150 feet to the point of beginning.

PARCEL XI: (03-08-21-2-0-2700-00) ✓

A tract of land in the Northwest quarter of Section 21, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

Beginning at a point 1,020 feet North of the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 21; thence East 657 1/2 feet; thence North 660 feet; thence West 657 1/2 feet; thence South 660 feet to the point of beginning.

EXCEPT that portion conveyed to Skamania County by document recorded in Book 48, page 341 and in Book 84, page 500, Skamania County Records.

PARCEL XII: (03-08-21-3-0-2000-00/03-08-21-3-0-2001-00/03-08-21-3-0-2002-00) ✓

A tract of land being a portion of the Southwest quarter of Section 21, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

Lots 1, 2 and 3, of MAN SHORT PLAT, recorded in Book 3, page 412, Skamania County Records.

PARCEL XIII: (03-08-28-1-0-0200-00/03-08-28-1-0-0202-00) ✓

The East half of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 28, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington.



## EXCEPTING THEREFROM:

A tract of land being 75 feet in width measured 37.5 feet to either side of a line as actually surveyed and as hereafter described. BEGINNING at- a point on the East line of Northwest quarter of the Northeast quarter of Section 28, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington, from which the Northeast corner of said Northwest quarter of the Northeast quarter bears in a Northerly direction 186 feet, more or less, said corner being in the centerline of a Section line County Road (Asphalt); THENCE, South  $66^{\circ} 45'$  West 61 feet to a point; THENCE South  $57^{\circ} 50'$  West 182 feet to a point; THENCE, South  $68^{\circ} 35'$  West 40 feet to a point; THENCE, South  $78^{\circ} 38'$  West 84 feet to a point on the West line of the East half of the Northeast quarter of the Northeast quarter of said Section 28, from which the Northwest corner of said East half of the Northeast quarter of the Northwest quarter of the Northeast quarter of said Section 28 bears in a Northerly direction 338 feet, said Northwest corner being in the centerline of a Section line county road (Asphalt).

## FURTHER EXCEPTING THEREFORM:

A tract of land in the East half of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 28, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

Beginning at a point where an iron pin has been set for the Northeast corner of tract of land herein described, which point bears South  $44^{\circ} 39'$  West, a distance of 346.2 feet from the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 28; thence South  $1^{\circ} 10'$  East, a distance of 30.00 feet; thence South  $78^{\circ} 38'$  West, a distance of 81.22 feet; thence North  $1^{\circ} 10'$  West, a distance of 44.03 feet; thence North  $88^{\circ} 50'$  East, a distance of 80.00 feet to the point of beginning.

PARCEL XIV: (03-08-28-1-2-0200-00/03-08-28-1-2-0201-00) ✓

A tract of land in the Northeast quarter of the Northwest quarter of Section 28, Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

Lots 1 and 2, of BROKEN SHORT PLAT, recorded in Book 3, page 411, Skamania County Records.

PARCEL XV: (04-07-26-2-0-1400-00) ✓

The West half of the West half of the Southwest quarter of the Northwest quarter of Section 26, Township 4 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington.

4-7-15-200

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°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°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°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°31'50" AN ARC LENGTH OF 501.84 FEET A CHORD WHICH BEARS SOUTH 40°30'27" EAST, 499.42 FEET; THENCE SOUTH 00°45'15" WEST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SAID SECTION 15, 229.70 FEET TO A POINT ON THE HANSON SHORT PLAT; THENCE NORTH 70°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°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°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°31'44" WEST, ALONG THE NORTHWEST LINE OF SAID LOT 3 OF HANSON SHORT PLAT 19.94 FEET; THENCE SOUTH 00°25'22" WEST ALONG THE WEST LINE OF LOT 3 SAID HANSON SHORT PLAT 312.01 FEET; THENCE NORTH 88°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°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°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°17'16" WEST, 279.45 FEET; (2) THENCE NORTH 33°53'16" WEST, 280.96 FEET; (3) THENCE NORTH 28°11'33" WEST, 213.80

EXHIBIT A/Page 1 of 2

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*  
*CS*

Skamania County Assessor  
Date *10-29-12* Parcel *See Cover page*  
*(Signature)*

Unofficial Copy