

When Recorded Return To:

Donald Russo
Schwabe, Williamson & Wyatt, P.C. **REAL ESTATE EXCISE TAX**
700 Washington Street, Suite 701
Vancouver, WA 98660

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SKAMANIA COUNTY TREASURER

Document Title(s)

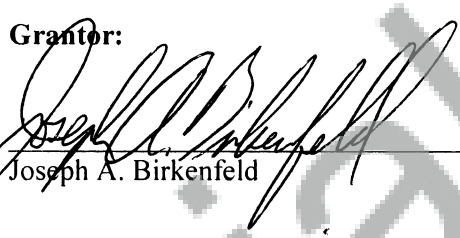
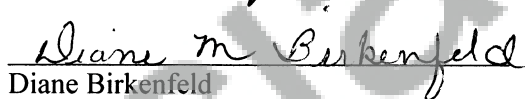
Quitclaim Deed

Grantor(s)	
1. Joseph A. Birkenfeld, a married man as his separate estate, and Diane Birkenfeld, his wife	
Grantee(s)	
1. Paradise Land Company, LLC, a Washington limited liability company	
Legal Description	
Sec 20, T 3 N, R 8 East, WM - See additional legal descriptions on Exhibit "A" attached.	
Assessor's Property Tax Parcel or Account Number	
03-08-20-4-4-0500-00	03-08-20-4-4-0500-80
02-07-01-0-0-1500-00	03-08-20-4-4-0500-81
02-07-01-1-0-2701-00	
03-08-20-4-4-0700-00	
03-08-20-4-4-0701-00	
Reference Numbers of Documents Assigned or Released	
N/A	

QUITCLAIM DEED

Joseph A. Birkenfeld, a married man as his separate estate, and Diane Birkenfeld, his wife, residing at P.O. Box 530, Carson, WA 98610 (“Grantor”), for good and valuable consideration, conveys and quitclaims to Paradise Land Company, LLC, a Washington limited liability company (“Grantee”), all interest such Grantor has in the real estate described on the attached Exhibit A, situated in the County of Skamania, State of Washington, including any after acquired title.

Dated: Dec. 4th, 2012

Grantor:

Joseph A. Birkenfeld

Diane 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: Dec. 4th, 2012

NOTARY PUBLIC
STATE OF WASHINGTON
DEBORAH L MEYER
MY COMMISSION EXPIRES
APRIL 15, 2013

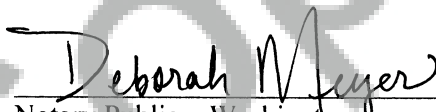

Notary Public – Washington
My appointment expires: 4-15-2013

EXHIBIT ALegal Description

PARCEL No. 02-07-01-0-0-1500-00

A tract of land in the Daniel Baughman Donation Land Claim No. 42 in Sections 1 and 2, Township 2 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

Beginning at Station 47+86 of the survey of the Spokane, Portland and Seattle Railway Company in said Section 1, said point being South 52 degrees 12' West, a distance of 176 feet from the intersection of the centerline of said survey with the Section line common to Sections 1 and 2 aforesaid; thence on a course at a right angle to the Southwest line of said right of way, 100 feet to the Southeasterly line of said railway right of way and the initial point of the tract hereby described; thence in a Southwesterly direction along said Southeasterly right of way line, 650 feet; thence at a right angle in a Southeasterly direction to intersection with the meander line of the Columbia River; thence following the meander line of said river in a Northeasterly direction to the intersection with the center of the channell of Rock Creek; thence following the center of the Channell, Northerly to the intersection with the Southeasterly right of way line of the Spokane, Portland and Seattle Railway Company; thence in a Southeasterly direction following said Southeasterly right of way line to the initial point.

AND

Shorelands of the second class in Sections 1 and 2, Township 2 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington, fronting the Baughman Donation Land Claim No. 42

PARCEL No. 03-08-20-4-4-0500-00; 03-08-20-4-4-0500-80; 03-08-20-4-4-0500-81.

Two tracts 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 the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 20; thence South 354 feet; thence East 430 feet; thence North 354 feet to the North line of the Southeast quarter of the Southeast quarter of said Section 20; thence West 430 feet to the point of beginning.

Legal Description - Continued

Beginning at a point 430 feet East and 20 feet South of the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 20; thence South 200 feet; thence East 200 feet; thence North 200 feet; thence West 200 feet to the point of beginning.

PARCEL No. 02-07-01-1-0-2701-00

All that portion of the Baughman D.L.C. lying Southerly of the Southerly right of way line of S.P. and S. Railway Company and bounded on the Easterly side by the center of the main channel of Rock Creek and bounded on the Westerly side by the division line between the Northeasterly and Southwesterly halves of the said Baughman D.L.C.

PARCEL No. 03-08-20-4-4-0701-00

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 in the County of Skamania and State of Washington, described as follows:

Beginning at a point 354 feet South and 30 feet East of the Northwest corner of the Southeast Quarter of the Southeast Quarter of the said Section 20; Thence South 82 feet; thence East 140 feet; thence North 82 feet; thence West 140 feet to the point of beginning.

Parcel No. 03-08-20-4-4-0700-00

That portion of the Southeast Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, 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 the said Sec. 20; thence North 524 feet; thence East 835 feet; thence South 524 feet; thence West 835 feet to the point of beginning;

EXCEPT THE FOLLOWING DESCRIBED TRACTS:

(1) Beginning at a point 354 feet South and 30 feet East of the Northwest corner of the Southeast Quarter of the Southeast Quarter of the said Section 20; thence East 400 feet; thence North 145 feet, more or less, to the North line of the tract above described; thence West 400 feet; thence South 145 feet, more or less, to the point of beginning;

QUITCLAIM DEED – Exhibit A

PDX/123153/179714/MBI/10462069.1

Legal Description - Continued

(2) Beginning at a point 576 feet North and 30 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of the said Section 20; thence East 208 feet; thence North 208 feet; thence West 208 feet; thence South 208 feet to the point of beginning;

(3) 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, described as follows: Beginning at a point 354 feet South and 30 feet East of the Northwest corner of the Southeast Quarter of the Southeast Quarter of the said Section 20; thence South 82 feet; thence East 140 feet; thence North 82 feet; thence West 140 feet to the point of beginning;

(4) Any portion thereof lying within the North 230 feet of the Southeast Quarter of the Southeast Quarter of said Section 20.

Skamania County Assessor

Date 12-13-12 Parcel# See page 1