

WHEN RECORDED RETURN TO:
Bacchus Partners, LLC
PO Box 130
Underwood, WA 98651

RE-RECORD TO CORRECT LEGAL DESCRIPTION

DOCUMENT TITLE(S):
STATUTORY WARRANTY DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:
AUDITOR FILE NO. 2005158182

GRANTOR :
R. Clark Ziegler, Trustee of the Carol Ziegler Family Trust

GRANTEE:
Bacchus Partners, LLC, a Washington limited liability company

ABBREVIATED LEGAL DESCRIPTION:
Pt of SW ¼ SEC 20 T3N R10E

FULL LEGAL DESCRIPTION IS ON PAGE 7

TAX PARCEL NUMBER(S):
03-10-20-0-0-0800-00,, 03-10-20-0-0-0803-00

REAL ESTATE EXCISE TAX

30202
JUL 31 2013

PAID ~~EXEMPT~~ RECORDED APN
Vance (Uella) 2005158182
SKAMANIA COUNTY TREASURER
12-25-11-2005

Doc # 2005158182
 Page 1 of 5
 Date: 08/01/2005 03:00P
 Filed by: SKAMANIA COUNTY TITLE
 Filed & Recorded in Official Records
 of SKAMANIA COUNTY
 J. MICHAEL GARVISON
 AUDITOR
 Fee: \$36.00

REAL ESTATE EXCISE TAX
 Recording requested by and when
 recorded mail to:

Wyers & Haskell, P.C.
 P.O. Box 417
 Hood River, OR 97031

25141
 AUG 0 1 2005
 PAID 12800. + 2500. = 15300.00
 Vickie Olland Deeds
 SKAMANIA COUNTY TREASURER

SK 27878

STATUTORY WARRANTY DEED

GRANTOR: R. Clark Ziegler, Trustee of the Carole Ziegler Family Trust
 GRANTEE: Bacchus Partners, LLC
 ABBREV LEGAL DESCRIPTION: SW 1/4 Sec. 20 T3N R10 EWM
 (additional legal descriptions on page 3.)
 ASSESSOR'S TAX PARCEL ID # 03-10-20-0-0-0800-00, 03-10-20-0-0-0803-00
 REF. NOS. OF DOCUMENTS RELEASED OR ASSIGNED: 138246, 138247, 138248, 138249

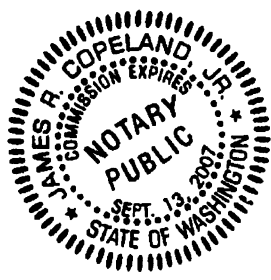
THE GRANTOR, R. Clark Ziegler, Trustee of the Carole Ziegler Family Trust,
 for and in consideration of: One Million and 00/100 Dollars (\$1,000,000.00),
 in hand paid, conveys and warrants to: Bacchus Partners, LLC, a Washington limited liability
 company,
 the real estate situated in the County of Skamania, State of Washington, as described on the
 attached Exhibit A.

DATED: August 1, 2005.

R. Clark Ziegler Trustee
 R. Clark Ziegler
 Trustee of the Carole Ziegler Family Trust
 Grantor

STATE OF WASHINGTON)
County of Skamania) ss

On this day personally appeared before me R. Clark Ziegler, Trustee of the Carole Ziegler Family Trust to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he, she or they signed the same as his, her, or their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 29 day of July, 2005.



[Signature]
NOTARY PUBLIC
Residing at: Steverson
My commission expires: 9-13-07

Unofficial Copy

001 2005158102
0002 of 3

EXHIBIT A

03-10-2000-0800

The West Half of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian,

EXCEPT that portion thereof lying Northerly of the center line of the county road known and designated as the Kollock Road;

ALSO EXCEPT a tract of land located in the Southwest Quarter (SW 1/4) of Section 20, Township 3 North, Range 10 E.W.M., described as follows:

Beginning at the southwest corner of the said Section 20; thence along the south line of the said section 20 south 88°53' east 1,305.31 feet; thence north 1,590.13 feet to the center line of County Road No. 3130 designated as the Kollock-Knapp Road, said point being the initial point of the tract hereby described; thence south 279 feet; thence north 44°16' west 623.85 feet; thence north 279 feet to the centerline of said Kollock-Knapp Road; thence following the centerline of said road southeasterly 624 feet, more or less, to the initial point; said tract containing three acres, more or less;

SUBJECT TO easements and rights of way for public road, telephone and electric power transmission lines;

TOGETHER WITH an easement for a water pipeline as now installed and constructed over and across the East Half of Section 19, Township 3 North, Range 10 East of the Willamette Meridian; and the right to take water through said pipe from a spring and reservoir system located in the South Half of Section 18, Township 3 North, Range 10 East of the Willamette Meridian, lying Southerly of the county road known and designated as the Kollock Road.

The West 16 rods of the Southeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian;

TOGETHER WITH that portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, lying Southerly of the county road known and designated as the Kollock Road;

EXCEPT that parcel of land located in the South Half of the Southwest Quarter of Section 20, Township 3 North, Range 10 East, Willamette Meridian, County of Skamania, State of Washington, more fully described as follows:

Commencing at a point South 88°49'56" East, a distance of 1101.67 feet from the Southwest corner of said Section 20, said point is on the South line of said Section 20 and is the True Point of Beginning; thence continuing along the South line South 88°49'56" East, a distance of 271.20 feet; thence North 1°10'04" East, a distance of

DOC # 2685158182
Page 3 of 5

211.99 feet to a Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence North 87°53'13" West, a distance of 271.23 feet to another Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence South 1°10'04" West, a distance of 216.46 feet, more or less, to the True Point of Beginning, containing 1.33 acres, more or less.

TOGETHER WITH a 20-foot wide easement over an existing gravel driveway for ingress and egress from the Cook-Underwood County Road to the West side of the above described property.

Reserving to the grantor a 20-foot wide easement over said existing gravel driveway through the Northwest corner of the herein described real property.

SUBJECT TO that certain "Dedication Deed" to Skamania County for County Road right-of-way known and designated as Cook-Underwood Road, recorded under auditor file number 80757.

TOGETHER WITH the right to use the existing gravel driveway located North of the herein described real property to access the shop building.

TOGETHER WITH the following declaration which constitutes a negative covenant running with the above described real property:

The owner, on behalf of his/herself, his/her heirs, successors and assigns, declares that the real property described herein is located adjacent to or in close proximity to real property zoned for use as agricultural and forest land (AG-1, AG-2, F-2, or F-3). Owners of said agricultural and forest lands are entitled to engage in accepted agricultural or forest practices, and the same shall not constitute a nuisance or be the basis of any cause of action by the undersigned or anyone whose title is derived from him/her.

03-10-2000-0803

All that portion of the following described tract lying Southerly of County Road No. 31300 designated as the Kollock-Knapp Road:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian; thence East along the South line of the said Section 20 a distance of 16 rods to the initial point of the tract hereby described; thence North 80 rods to a point which is 16 rods East of the Northwest corner of the Southeast Quarter of the Southwest Quarter of the said Section 20; thence East along the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 16 rods; thence South at right angles to the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 40 rods; thence West parallel to the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 40 rods to intersection with the South line of the said Section 20; thence West along the South line of the said Section 20 to the initial point.

EXCEPT a tract of land located in the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the said Section 20; thence East along the South line of the said Section 20 a distance of 264 feet to the initial point of the tract thereby described; thence North parallel to the East line of the Southeast Quarter of the Southwest Quarter of the said section 20 a distance of 250 feet; thence East 132 feet; thence South parallel to the East line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 250 feet to the South line of the said Section 20; thence West along said South line to the initial point.

Gary H. Martin, Skamania County Assessor
Date 8/1/05 Parcel # 3-10-20-800 + 803

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DOC # 2005158182
Page 3 of 5

State of Washington
County of Skamania
I, Timothy O. Todd, County Auditor, do hereby certify that the foregoing instrument is a true and correct copy of the document now on file and recorded in my office in witness whereof I returned set my hand and official seal this _____ day of _____, 2005.
Timothy O. Todd, County Auditor
by _____

Unofficial Copy

State of Washington ss.
County of Skamania

I, Timothy O. Todd, Skamania County Auditor, do hereby certify that the foregoing instrument is a true and correct copy of the document now on file or recorded in my office.

In witness whereof, I hereunto set my hand and official seal this 25 day of June 2013

Timothy O. Todd, County Auditor
By Melvin Aul Deputy

EXHIBIT "A"

PARCEL 1:

The West Half of the Southwest Quarter of Section 20 and the West 16 rods of the Southeast quarter of the Southwest quarter of Section 20, all in Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania and State of Washington.

EXCEPT that portion thereof lying Northerly of the center line of the county road known and designated as the Kollock Road.

ALSO EXCEPT a tract of land located in the Southwest Quarter (SW 1/4) of Section 20, Township 3 North, Range 10 E.W.M., described as follows:

Beginning at the southwest corner of the said Section 20; thence along the south line of the said Section 20 South $88^{\circ}53'$ East, a distance of 1,305.31 feet; thence North 1,590.13 feet to the center line of County Road No. 3130 designated as the Kollock-Knapp Road, said point being the initial point of the tract hereby described; thence South 279 feet; thence North $44^{\circ}16'$ West, a distance of 623.85 feet; thence North 279 feet to the centerline of said Kollock-Knapp Road; thence following the centerline of said road Southeasterly 624 feet, more or less, to the initial point.

TOGETHER WITH that portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, lying Southerly of the county road known and designated as the Kollock Road.

EXCEPT that parcel of land located in the South Half of the Southwest Quarter of Section 20, Township 3 North, Range 10 East, Willamette Meridian, County of Skamania, State of Washington, more fully described as follows:

Commencing at a point South $88^{\circ}49'56''$ East, a distance of 1101.67 feet from the Southwest corner of said Section 20, said point is on the South line of said Section 20 and is the True Point of Beginning; thence continuing along the South line South $88^{\circ}49'56''$ East, a distance of 271.20 feet; thence North $1^{\circ}10'04''$ East, a distance of 211.99 feet to a Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence North $87^{\circ}53'13''$ West, a distance of 271.23 feet to another Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence South $1^{\circ}10'04''$ West, a distance of 216.46 feet, more or less, to the True Point of Beginning.

Skamania County Assessor
Date 7-31-13 Parcel# 3-10-20-00-800
3 LM

PARCEL 2:

A tract of land in the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington which is all of that portion of the following described tract lying Southerly of County Road No. 31300 designated as the Kollock-Knapp Road:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian; thence East along the South line of the said Section 20 a distance of 16 rods to the initial point of the tract hereby described; thence North 80 rods to a point which is 16 rods East of the Northwest corner of the Southeast Quarter of the Southwest Quarter of the said Section 20; thence East along the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 16 rods; thence South at right angles to the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 40 rods; thence West parallel to the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 8 rods; thence South parallel to the West line of the Southeast quarter of the Southwest quarter of the said Section 20, a distance of 40 rods to the intersection with the South line of the said Section 20; thence West along the South line of the said Section 20 to the initial point.

EXCEPT a tract of land located in the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the said Section 20; thence East along the South line of the said Section 20 a distance of 264 feet to the initial point of the tract thereby described; thence North parallel to the East line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 250 feet; thence East 132 feet; thence South parallel to the East line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 250 feet to the South line of the said Section 20; thence West along said South line to the initial point.

Skamania County Assessor
 Date 7-31-13 Parcel# 3-10-20-0-0-803
 JIM