

When Recorded Return to:

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

Document Title(s)

Bargain and Sale Deed

Grantor(s) MARY LEE BIRKENFELD, a single person																					
Grantee(s) BIRKENFELD HERITAGE LLC, a Washington Limited Liability Company																					
Legal Description Section 1, Township 2 North, Range 6 East The full legal descriptions are included on <u>Exhibit A</u> of the document.																					
Assessor's Property Tax Parcel or Account Number <table><tr><td>02-06-00-0-0-0101-00</td><td>03-08-18-0-0-0400-00</td></tr><tr><td>02-06-00-0-0-0201-00</td><td>03-08-29-0-0-1800-00</td></tr><tr><td>02-06-00-0-0-1700-00</td><td>03-08-30-0-0-0200-00</td></tr><tr><td>02-07-00-0-0-2500-00</td><td>03-08-31-0-0-0300-00</td></tr><tr><td>03-75-01-0-0-0401-00</td><td>03-08-31-0-0-0400-00</td></tr><tr><td>03-75-25-0-0-1200-00</td><td></td></tr><tr><td>03-75-36-1-0-0100-00</td><td></td></tr><tr><td>03-75-00-0-0-0290-00</td><td></td></tr><tr><td>03-08-05-0-0-0400-00</td><td></td></tr><tr><td>03-08-08-0-0-0100-00</td><td></td></tr></table>		02-06-00-0-0-0101-00	03-08-18-0-0-0400-00	02-06-00-0-0-0201-00	03-08-29-0-0-1800-00	02-06-00-0-0-1700-00	03-08-30-0-0-0200-00	02-07-00-0-0-2500-00	03-08-31-0-0-0300-00	03-75-01-0-0-0401-00	03-08-31-0-0-0400-00	03-75-25-0-0-1200-00		03-75-36-1-0-0100-00		03-75-00-0-0-0290-00		03-08-05-0-0-0400-00		03-08-08-0-0-0100-00	
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03-08-05-0-0-0400-00																					
03-08-08-0-0-0100-00																					
Reference Numbers of Documents Assigned or Released N/A	30241 AUG 19, 2013																				

REAL ESTATE EXCISE TAX

PAID Exempt
Audrey F. Skamania
SKAMANIA COUNTY TREASURER

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"), as to an undivided one-quarter interest in the real estate described on the attached Exhibit A, situated in the County of Skamania, State of Washington.

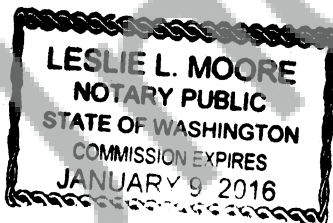
Dated: April 15th, 2013

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: April 15th, 2013



Leslie L. Moore
Notary public - Washington
My appointment expires: 1-9-2016

EXHIBIT A

PARCEL 1: 2-06-00-0-0-0101-00

The Northeast quarter and Government Lots 1 and 2, of Section 1, Township 2 North, Range 6 East, in the Willamette Meridian, County of Skamania and State of Washington.

EXCEPTING THEREFROM that portion describe in Warranty Deed to United States of America, USDA Forest Service, recorded December 22, 1997 in Book 171, page 856.

PARCEL 2: 02-06-00-0-0-0201-00

The Northwest quarter and Government Lots 3 and 4; the Southwest quarter; all in Section 1, Township 2 North, Range 6 East, in the Willamette Meridian, County of Skamania and State of Washington.

EXCEPTING THEREFROM that portion describe in Warranty Deed to United States of America, USDA Forest Service, recorded December 22, 1997 in Book 171, page 856.

PARCEL 3: 02-06-00-0-0-1700-00

The Southwest quarter of the Southwest quarter of Section 9, Township 2 North, Range 6 East, in the Willamette Meridian, County of Skamania and State of Washington.

PARCEL 4: 02-07-00-0-0-2500-00

The Southwest quarter of the Southeast quarter of Section 7, Township 2 North, Range 7 East, in the Willamette Meridian, County of Skamania and State of Washington.

EXHIBIT A

PARCEL 8: 03-75-01-0-0-0401-00

Government Lots 6, 7 and 9, Section 1, all in Township 3 North, Range 7 1/2 East, in the Willamette Meridian, County of Skamania and State of Washington.

EXCEPT that portion of Lot 7 lying Easterly of the center of the channel of Wind River.

PARCEL 9: 03-75-25-0-0-1200-00

The Southeast quarter of the Southeast quarter of Section 25, Township 3 North, Range 7 1/2 East, in the Willamette Meridian, County of Skamania and State of Washington.

AND

A tract of land in the Southwest quarter of the Southeast quarter of Section 25, Township 3 North, Range 7 1/2 East, in the Willamette Meridian, County of Skamania and State of Washington, more particularly described as follows:

Beginning at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 25; thence North 36 rods; thence West parallel with the South line of the said Section 25 to the line between the Southwest quarter and the Southeast quarter of said Section 25; thence South along said line to the Southwest corner of the Southwest quarter of the Southeast quarter of said Section 25; thence East to the point of beginning.

TOGETHER WITH an easement as described Deed recorded January 20, 1927 in Book V, page 163, Skamania County Deed Records

PARCEL 10: 03-75-36-1-0-0100-00

All of the Northeast quarter of the Northeast quarter and the Northwest quarter of the Northeast quarter, lying North of the center line of County Road 2028 also known as Lateral Highway No. 8, Loop Road and Strawberry Road, in Section 36, Township 3 North, Range 7 1/2 East, in the Willamette Meridian, County of Skamania and State of Washington.

EXCEPTING THEREFROM in the Northeast quarter of the Northeast quarter, the following:

Beginning at a point 13 rods North of the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 36; thence East 80 rods; thence South 80 rods; thence West 80 rods; thence North 80 rods to the point of beginning.

ALSO EXCEPTING THEREFROM in the Northeast quarter of the Northeast quarter, the following:

EXHIBIT A

Beginning at a point 13 rods North of the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 36; thence West 120 feet, more or less, to the Easterly line of the County Road known and designated as Lateral Highway No. 8; thence Northeasterly along the Easterly line of said Highway to intersection with the East line of the said Section 36; thence South to the point of beginning.

FURTHER EXCEPTING THEREFROM in the Northwest quarter of the Northeast quarter, the following:

The West 36 rods of the North 67 rods of said Section 36.

PARCEL 11: 03-75-00-0-0-0290-00

Government Lots 1, 2, 5, and 6 in Section 12, Township 3 North, Range 7 1/2 East, in the Willamette Meridian, County of Skamania and State of Washington.

PARCEL 12: 03-08-05-0-0-0400-00

The North half of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section 5, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington.

PARCEL 13: 03-08-08-0-0-0100-00

The Northeast quarter of the Northeast quarter; The South half of the Northeast quarter; The North half of the Southeast quarter; Government Lots 1, 2 and 3; all in Section 8, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington.

EXCEPTING THEREFROM that portion as set forth in Boundary Line Adjustment recorded in Quit Claim Deed, recorded June 7, 2012 as Auditor File No. 2012180816, more particularly described as follows:

All of the above described property lying Westerly and Southerly of the center of the Wind River.

PARCEL 14: 03-08-18-0-0-0400-00

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

EXCEPTING THEREFROM the following:

Beginning at a point 40 rods North and 20 feet West of the Southeast corner of the said Section 18; thence North 250 feet; thence West 200 feet; thence South 250 feet; thence East 200 feet to the point of beginning.

PARCEL 15: 03-08-29-0-0-1800-00

The Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington.

EXHIBIT A

EXCEPTING THEREFROM that portion described in document to State of Washington, recorded December 5, 1925 in Book 'U', page 479, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM that portion described in Dedication Deed to Skamania County, recorded September 3, 1992 in Book 130, page 540, Skamania County Deed Records.

TOGETHER WITH:

That portion of the Northwest quarter of the Southwest quarter of Sections 29, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington, lying Southerly of the Center line of the old State Highway No 8. (now abandoned).

PARCEL 16: 03-08-30-0-0-0200-00

The East half of the Southeast quarter of Section 30, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington.

The Northeast quarter of Section 30, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington.

EXCEPTING THEREFROM the following described tract;

Beginning at the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 30; thence East 80 rods to the Northeast corner of the said Section 30; thence South 80 rods; thence Northwesterly, in a straight line, to the point of beginning.

FURTHER EXCEPTING THEREFROM that portion described in document to State of Washington, recorded December 5, 1925 in Book 'U', page 479, Skamania County Deed Records.

PARCEL 17: 03-08-31-0-0-0300-00

A tract of land located in Governments Lot 4 and 5 and in the Northeast quarter of the Northwest quarter (NE 1/4 NW 1/4) and the Northwest quarter of the Northeast quarter (NW 1/4 NE 1/4) of Section 31, Township 3 North, Range 8 East, Willamette Meridian, more particularly described as follows;

Beginning at the Northwest corner of NE 1/4 of the NW 1/4 of said Section 31; thence East along the North line of said Section 31 to its intersection with the Westerly line of a tract of land reserved by the Columbia Gold and Copper Mining Company, a Washington Corporation, in a deed dated May 17, 1909, recorded at page 428 of Book L of Deeds, records of Skamania County Washington; thence Southeasterly along said Westerly line to its intersection with the Northerly right of way line of State Road 14 (formerly designated as primary State Highway 8); thence Southerly and Westerly along the Northerly right of way line of said highway to its intersection with the West line of said Government lot 4; thence North along the West line of said Government lot 4 and continuing North along the West line of the NE 1/4 NW 1/4 of said Section 31 to the Point of Beginning;

EXCEPT the following described parcel:

Commencing at the southwest corner of the northwest quarter of Section 31, Township 3 North, Range 8 East, Willamette Meridian, said corner is monumented with a brass capped rebar set in mound of stones;

EXHIBIT A

Thence North 63°43'45" East, a distance of 1201.29 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on the north line of State Highway SR14 and the True Point of Beginning;

Thence North 00°34'37" East, a distance of 108.47 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 30°02'23" East, a distance of 202.33 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 66°41'03" East, a distance of 136.48 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 74°06'49" East, a distance of 259.91 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on said North line of State Highway SR14;

Thence South 60°44'00" West along said North line, a distance of 8.43 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 29°16'00" East along said North line, a distance of 20.00 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 60°44'00" West along said North line, a distance of 516.77 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" and the True Point of Beginning.

PARCEL 18: 03-08-31-0-0-0400-00

All of Government Lot 1 and all of that portion of Government Lots 2 and 3 lying Northerly of State Highway SR 14 in Section 31, Township 3 North, Range 8 East, Willamette Meridian;

Except that portion thereof conveyed to the State of Washington (Book Z of Deeds, page 492);

EXCEPT the following described parcel:

Commencing at the Southwest corner of the Northwest quarter of Section 31, Township 3 North, Range 8 East, Willamette Meridian, said corner is monumented with a brass capped rebar set in mound of stones;

Thence North 63°43'45" East, a distance of 1201.29 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on the North line of State Highway SR14 and the True Point of Beginning;

Thence North 00°34'37" East, a distance of 108.47 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 30°02'23" East, a distance of 202.33 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 66°41'03" East, a distance of 136.48 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

EXHIBIT A

Thence South 74°06'49" East, a distance of 259.91 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on said North line of State Highway SR14;

Thence South 60°44'00" West along said north line, a distance of 8.43 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 29°16'00" East along said north line, a distance of 20.00 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 60°44'00" West along said north line, a distance of 516.77 feet to a 5/8 inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" and the True Point of Beginning..

Skamania County Assessor
Date 8-19-13 Parcel See Attached
