

When recorded return to:

Mr. and Mrs. Andrew R. Hayes
152 Palos Verdes
White Salmon, WA 98672

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S13-0377JA

Statutory Warranty Deed

THE GRANTOR Wine Spring, LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Andrew R. Hayes and Amy A. Hayes, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington.

Abbreviated Legal: PTN SE ¼ OF NE ¼ OF NW ¼ ; PTN E ½ OF SE ¼ OF NW ¼ ; PTN W ½ OF E ¼ OF NW ¼ SEC 19 T3N R10E

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit 'B'

Tax Parcel Number(s): 03-10-19-0-0-0304-00. ^{6.S.}
Skamania County Assessor
Date 11/14/13 Parcel# 3-10-19-304
^{6.S.}

Dated 11-12-13

Wine Spring, LLC, A Washington Limited Liability Company

[Signature]
By: John Crumpacker, Manager

REAL ESTATE EXCISE TAX

30385

NOV 14, 2013

PAID \$4,549.10
[Signature]
SKAMANIA COUNTY TREASURER

STATE OF Oregon }
COUNTY OF Wood River } SS:

I certify that I know or have satisfactory evidence that John Crumpacker is/are the person(s) who appeared before me, and said person(s) acknowledge that He signed this instrument, on oath stated He is/are authorized to execute the instrument and acknowledge that as the Manager of Wine Spring, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-12-13 [Signature]

Notary Public in and for the State of Oregon
Residing at The Dalles
My appointment expires: 2/25/15



EXHIBIT A

A parcel located in Section 19 of Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, State of Washington, more specifically described as follows;

The Southeast quarter of the Northeast quarter of the Northwest quarter of Section 19;

THAT PORTION of the East half of the Southeast quarter of the Northwest quarter of Section 19 lying East of the line that starts at the intersection of Kollock-Knapp Road and Ausplund Road; thence North along the centerline of Ausplund Road 500 feet; thence perpendicular and East of said centerline an offset of 80 feet for the length of 400 feet; thence returning perpendicular to said centerline and continuing North along said centerline to the West line of the East half of the Southeast quarter of Section 19

THAT PORTION of the West half of the East half of the Northwest quarter of Section 19 lying West of the centerline of Ausplund Road and South of the centerline of an existing road located approximately 860 feet, more or less, South of the North line of said Section 19, said centerline is oriented East and West and said South line includes the East and West Southwest quarter of the Northeast quarter of the Northwest quarter of said Section 19;

EXCEPTING the East 8 rods of the Southeast quarter of the Northwest quarter of said Section 19 and the East 8 rods of the Northeast quarter of the Northwest quarter of Section 19, Skamania County, Washington;

AND EXCEPT County Roads.

Also EXCEPT, that portion described in Summary Judgment entered in Skamania County Court Cause No. 86-2-00038-2.

65.
11/14/13

EXHIBIT B

SUBJECT TO SPECIAL EXCEPTIONS:

1. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm or agricultural use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:
 Book : N
 Page : 419
4. Easement, including the terms and provisions thereof:
 Book : N
 Page : 439
5. Easement, including the terms and provisions thereof:
 Book : V
 Page : 72
6. Easement, including the terms and provisions thereof:
 Book : V
 Page : 617
- Termination of Easement Rights, including the terms and provisions thereof:
 Recorded : January 24, 2007
 As : Auditor's File No. 2007164770
7. Easement, including the terms and provisions thereof:
 Recorded : July 16, 1942
 Book : 29
 Page : 191
8. Easement, including the terms and provisions thereof:
 For : Spring Waterline Pipeline
 Recorded : April 27, 2007
 As : Auditor's File No. 2007165880
9. Easement, including the terms and provisions thereof:
 For : Spring Waterline Pipeline
 Recorded : April 27, 2007
 As : Auditor's File No. 2007165881
- Amended by instrument:
 Recorded : April 6, 2011
 As : Auditor's File No. 2011178025
10. Easement, including the terms and provisions thereof:
 For : Access and Utilities
 Recorded : April 27, 2007
 As : Auditor's File No. 2007165883
11. Easement, including the terms and provisions thereof:
 For : Access and Utilities
 Recorded : April 27, 2007
 As : Auditor's File No. 2007165884
12. Easement, including the terms and provisions thereof:
 For : Access and Utilities
 Recorded : April 27, 2007
 As : Auditor's File No. 2007165885

13. Easement, including the terms and provisions thereof:
For : Access and Utilities
Recorded : April 27, 2007
As : Auditor's File No. 2007165886
14. Easement, including the terms and provisions thereof:
For : Access and Utilities
Recorded : April 27, 2007
As : Auditor's File No. 2007165887
15. Easement, including the terms and provisions thereof:
For : Spring Waterline Pipeline
Recorded : October 19, 2011
As : Auditor's File No. 2011179269
16. Conditions & Restrictions, and/or easements including the terms and provisions thereof, in Deed:
Book : A
Page : 227
17. Conditions & Restrictions, including the terms and provisions thereof, in Administrative Decision:
Recorded : July 7, 2006
As : Auditor's File No. 2006162222
18. Conditions & Restrictions, including the terms and provisions thereof, in Letter Amendment to Administrative Decision:
Recorded : July 7, 2006
As : Auditor's File No. 2006162223
19. Conditions & Restrictions, including the terms and provisions thereof, in Letter Amendment to Administrative Decision:
Recorded : July 28, 2009
As : Auditor's File No. 2009173478
20. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : April 27, 2007
As : Auditor's File No. 2007165889
21. Agreement, including the terms and provisions thereof:
Regarding : Joint Maintenance
Recorded : April 27, 2007
As : Auditor's File No. 2007165876