

When Recorded Return to:

Tony & Abigale Coates
PO BOX523
Carson, WA 98610

REAL ESTATE EXCISE TAX
30574
MAR 17 2014
PAID \$ 823.55
Willie Chelland, Deputy
SKAMANIA COUNTY TREASURER

DOCUMENT TITLE(S)

Quitclaim Deed

Grantor(s)
Birkenfeld Heritage, LLC by Mary Lee Birkenfeld, Manager for and of and herein referred to as ("GRANTORS")
Grantee(s)
Tony and Abigale Coates
Legal Description
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
Assessor's Property Tax Parcel or Account Number
03-08-20-44-25-00-00 <i>W</i>

QUIT CLAIM DEED

Birkenfeld Heritage, LLC, herein referred to as ("GRANTORS"), for and in consideration of the sum of \$53,500 (fifty three thousand five hundred dollars and no cents), convey and quitclaim to **Tony and Abigale Coates** ("GRANTEE"), all interest in the real estate described below, situated in Skamania County, State of Washington:

ASSESSOR PARCEL #:
03-08-20-44-25-00-00

DESCRIPTION:
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 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.

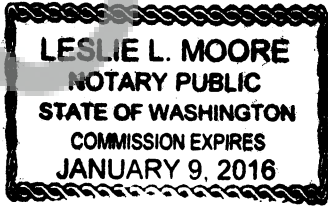
Dated: 14th day of March, 2014

Grantor: Mary Lee Birkenfeld
Manager
Mary Lee Birkenfeld, Manager
Birkenfeld Heritage, LLC

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAMANIA)

Skamania County Assessor
Date 3-17-14 Parcel # 3-8-20-4-4-2500
by

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 quitclaim deed, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposed therein mentioned.



Dated: this 14th day of March, 2014
Leslie L Moore
Notary Public – Washington
My appointment expires: 1-9-2016

QUIT CLAIM DEED
03-08-20-44-25-00-00

TERMS OF SALE – PARCEL # 03-08-20-44-25-00-00

Mary Lee Birkenfeld for Birkenfeld Heritage, LLC, does hereby convey and release all interest in the following described real estate to Tony and Abigale Coates, for and in consideration of the transaction described below:

ASSESSOR PARCEL #:
03-08-20-44-25-00-00

Insert legal description here

IN CONSIDERATION OF the payment of first half property taxes, due to the Skamania County Treasurer, in the amount of \$268.53 which will be paid by Birkenfeld Heritage, LLC directly to the Skamania County Treasurer at the time of closing of this transaction, and;

The payment of Excise Tax, in the amount of \$823.55 which will be paid by Birkenfeld Heritage, LLC, directly to the Skamania County Treasurer at the time of closing of this transaction, and;

The payment of recording fees, due to the Skamania County Auditor for recording of these documents, in the amount of \$72.00 for the first page + \$1.00 each additional page which will be paid by the Tony and Abigale Coates directly to the Skamania County Auditor's Office at the time of closing of this transaction.

IN CONSIDERATION OF the payment of \$53,500 (fifty three thousand five hundred dollars and no cents), payable by Tony and Abigale Coates to the Birkenfeld Heritage, LLC at the time of closing of this transaction. Payment shall be made in the form of a certified bank (cashiers) check. Any fees associated with preparation of the certified bank check or wire transfer will be borne by Tony and Abigale Coates, and;

For, and in consideration of these requirements and upon verification that the sale proceeds have been provided and all taxes paid, Birkenfeld Heritage, LLC (Grantor) will sell and convey unto Tony and Abigale Coates (Grantee) the real property described above, which is also described as same on the Quitclaim deed.

Mary Lee Birkenfeld, Manager
Mary Lee Birkenfeld, Manager
Birkenfeld Heritage, LLC

3/17/2014
Date

Tony Coates

3/17/2014
Date

Abigale Coates

3.17.14
Date