

AFTER RECORDING RETURN TO:
Tommer and Maria Gonser
452 Bar J Drive
Washougal, Washington 98671

REAL ESTATE EXCISE TAX

30801

AUG 18, 2014

PAID \$1,374.35

Audrey Jones Deputy
SKAMANIA COUNTY TREASURER

BARGAIN AND SALE DEED

146717
Grantor: HARKA LLC, an Oregon limited liability company, as successor in interest of Harka Limited Partnership, an Oregon limited partnership

Grantee: Tommer Gonser and Maria Gonser, husband and wife

Legal Description: Lot 12 & W½ Lot 13 of WASHOUGAL HOME TRACTS (complete legal attached as Exhibit A)

Tax Parcel ID#: 02 05 31 4 0 0800 00

Reference Nos. of Documents Released or Assigned: N/A

Skamania County Assessor
Date 8-18-14 Parcel 2-5-31-4-800

THE GRANTOR, HARKA LLC, an Oregon limited liability company, for good and valuable consideration in hand paid, bargains, sells and conveys to Tommer Gonser and Maria Gonser, husband and wife, GRANTEE, the following described real property situated in Skamania County, Washington:


See attached Exhibit A, incorporated herein by this reference.

SUBJECT TO: Future Real Property Taxes and/or Assessments; and covenants, conditions, restrictions, easements and reservations of record, including those encumbrances and exceptions set forth in Exhibit B attached hereto and incorporated herein by this reference.

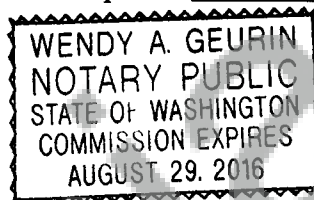
STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that I know or have satisfactory evidence that John M. Hart is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of HARKA LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-30-14



 NOTARY PUBLIC FOR WASHINGTON
 Printed Name: Wendy Gaurin
 My Appointment Expires: 8-29-16

STATE OF WASHINGTON)
 : ss.
County of Clark)



I certify that I know or have satisfactory evidence that Thomas J. Hart is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of HARKA LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-30-14


 NOTARY PUBLIC FOR WASHINGTON
 Printed Name: Wendy Gaurin
 My Appointment Expires: 8-29-16

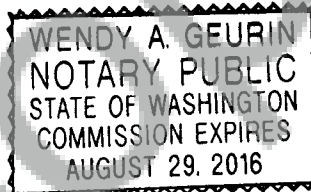


EXHIBIT A

Legal Description

Lot 12 and the West half of Lot 13, WASHOUGAL SUMMER HOME TRACTS according to the Plat thereof, recorded in Book "A" of Plats, page 78, records of Skamania County, Washington.

Skamania County Assessor
Date 8-18-14 Parcel# 2-5-31-4-800
[Signature]

Bargain and Sale Deed – Exhibit A

PDX\123299\197941\JFD\14167189.1

EXHIBIT B

1. AGREEMENT and the terms and conditions thereof:
Regarding: Well drilling agreement
Recorded: September 2, 1932
Auditor's File No.: Book 6, page 643
2. MATTERS SET FORTH BY SURVEY:
Auditor's File No.: 2013002541
Discloses: Any question or dispute about fence lines, or about ownership of the land lying between the fence and the legal boundary, the location of which is shown on Survey under Auditor's File No. 2013002541, of Surveys.
3. Dedications, restrictive covenants, easements, building set back lines, slope rights, and reservations, as disclosed on the face of said plat.
4. RIGHT OF THE STATE OF WASHINGTON in and to that portion, if any, of the land herein described which lies below the line of ordinary high water of the Washougal River.
5. ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION of the land described herein, due to the shift or change in the course of Washougal River.
6. RIGHTS AND EASEMENTS of the public for commerce, navigation, recreation and fisheries.
7. ANY RESTRICTIONS on the use of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

Bargain and Sale Deed – Exhibit B

PDX\123299\197941\JFD\14167189.1