

Return Address:
USDA Forest Service
Attn: Gianna Vaccaro
10600 NE 51st Circle
Vancouver, WA 98682

PROPERTY ENTERING TAX EXEMPT STATUS

Document Title(s) (or transactions contained therein):

Warranty Deed

Grantor(s) (Last name first, then first name and initials):

Friends of the Columbia Gorge Land Trust, an Oregon nonprofit corporation

Grantees(s) (Last name first, then first name and initials):

United States of America

Legal description (Abbreviated; i.e. lot, block, plat or section, township, range, qtr./qtr.):

The East ½ of the Southeast ¼ of Section 18, Township 2 North, Range 7 East, W.M.

Complete description is on page 1 of the recording document

Reference Number(s) of Documents assigned or released:

Assessor's Property Tax Parcel/ Account Number: *30848*

Tax lot # 3300

SEP - 9 2014
PAID 2,330.60
Vickie O'Connell, Treas

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Warranty Deed – FOG (Aldrich Butte)

GIP No. 381

WARRANTY DEED

FRIENDS OF THE COLUMBIA GORGE LAND TRUST, an Oregon nonprofit corporation, Grantor, for the true and actual consideration of ONE HUNDRED FIFTY-TWO THOUSAND and no/100 Dollars (\$152,000.00) paid by Grantee pursuant to the Columbia River Gorge National Scenic Area Act of November 17, 1986 (P.L. 99-663, 100 Stat. 4274) and the Organic Act of August 3, 1956 (P.L. 84-979, 70 Stat. 1034), the receipt of which is hereby acknowledged, does hereby convey and warrant unto the **UNITED STATES OF AMERICA**, Grantee, and its assigns, all of the following described real property in the County of Skamania, State of Washington:

Willamette Meridian

T. 2 N., R. 7 E.,

Skamania County Assessor

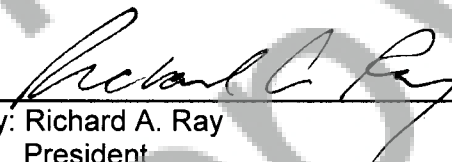
Date 9-8-14 Parcel# 02070000330000
2Msec. 18, E $\frac{1}{2}$ SE $\frac{1}{4}$, Skamania County, State of Washington.

The area described contains 80.00 acres, more or less.

The acquiring agency is the Forest Service, U.S. Department of Agriculture.

Dated this 14TH day of August, 2014

Friends of the Columbia Gorge Land Trust

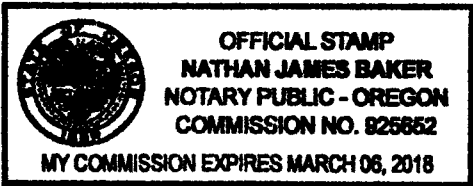

By: Richard A. Ray
President

ACKNOWLEDGMENT

STATE OF OREGON)
County of MULTNOMAH)ss.

On this 14th day of AUGUST, 2014, before me, the undersigned, a Notary Public in and for said State personally appeared Richard A. Ray, known/proved to me to be the President, of **Friends of the Columbia Gorge Land Trust**, the corporation that executed the within and foregoing instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



NJB
Name (Printed) Nathan J. Baker
Residing at 522 SW 5th Ave, Suite 120, Portland, OR 97204
My Commission Expires March 6, 2018

Approved as to consideration, description, reservations or conditions, and form.
Gianna Vaccaro Aug 7, 2014
Gianna Vaccaro, Realty Specialist, USDA Forest Service Date

USDA Forest Service

R6-FS-5400-36 (05/2012)

EXHIBIT A

Legal Description:

The East half of the Southeast quarter of Section 18, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Total Acreage:

Consisting of 80.00 acres more or less, appraised value to be One Hundred Fifty Two Thousand and 00/100 dollars (\$152,000.00).

Value is from Appraisal Report, Aldrich Butte Purchase, Columbia River Gorge National Scenic Area, by Timothy D. Newman, MAI, a Certified General Real Estate Appraiser licensed in Washington State, date of value May 15, 2014, and date of review report June 27, 2014.

Title:

The title to said lands shall be satisfactory to the United States Attorney General or the Office of the General Counsel and the Secretary of Agriculture, to be conveyed free and clear, except for the General and Special Exceptions listed on Schedule B, of Title Report, Order No. 00132527 5th Report, an effective date of June 30, 2014, issued by Clark County Title, as follows:

OGC WAIVED PENDING FINAL CONFIRMATION BY FOREST SERVICE that will not be listed on the deed:

Schedule B: General Exceptions: 2 thru 8.

Special Exceptions 5 thru 8.

UNACCEPTABLE and MUST BE REMOVED:

Schedule B: General Exceptions: 1. Defect, liens, and encumbrances and 9. Any charges for sewer, or other utilities.

Special Exceptions: 1. Excise tax, 2. Real property tax, 3. Open Space Classification, 4. Fire line easement and 9. Landowner's evidence of identity.

Any and all taxes, liens, charges, and assessments must be paid and eliminated prior to closing. If encumbrances to title are not satisfactory, the United States may reject the parcel of land and refuse to complete the acquisition without liability. If encumbrances to title are not satisfactory, the Friends of the Columbia Gorge Land Trust will incur no penalty and the parcel of land so rejected will be released from this contract.