

DANIEL H. FOSTER
2830 NW LACAMAS DR.
CAMAS, WA - 98607

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31257
MAY 28 2015

PAID *exempt*
Walter C. Peltend
SKAMANIA COUNTY TREASURER

WARRANTY DEED
(Individual to LLC)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Terry Schulz & June MacDonald**, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto **Blue Wine LLC**, a Limited Liability Company organized under the laws of the state of **Washington**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Skamania, State of Washington, to-wit:

1802 Duncan Creek Rd, Stevenson, WA. 98648, 20.1 acres

Assessor's Property Tax Parcel/Account Number: 02062800100000 

Prior instrument reference: Book 3, Page 297, Document No. _____, of the Recorder of Skamania County, Washington.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☒ paid by Grantor.

The property herein conveyed ☒ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 7 day of Septmber, 2013.

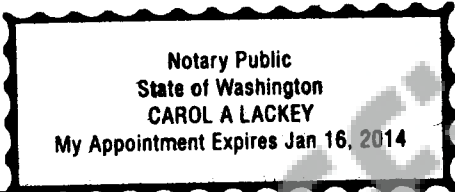
Terry Schulz
June MacDonald
Grantor
Terry Schulz & June MacDonald

STATE OF Washington

COUNTY OF Clark

On this day personally appeared before me Terry Schulz & ^{June}~~June~~ MacDonald, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 13 day of Sep., 2013.



Carol A. Lackey
Notary Public residing at Washington
Printed Name: CAROL A. LACKEY

My Commission Expires:

01-16-14

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE

FileNo : H295FXWN

Schedule A

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF SKAMANIA AND STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BOUNDARY LINE ADJUSTED TRACT 1 (21.14 ACRES):
A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 6 EAST, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IROP PIPE WITH BRASS CAP MARKING THE QUARTER CORNER BETWEEN SECTIONS 28 AND 33; THENCE NORTH 00° 55' 04" EAST, 1309.30 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AS SHOWN IN THE "MAC DONALD SHORT PLAT" AS RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 253, SKAMANIA COUNTY AUDITOR'S RECORDS AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 53' 21" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AS SHOWN IN SHORT PLAT 3-253, FOR A DISTANCE OF 1306.29 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AS SHOWN IN BOOK 3 OF SURVEYS, PAGE 297, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE, NORTH 56° 53' 30" EAST, 20.00 FEET TO A POINT HEREINAFTER CALLED POINT "A"; THENCE CONTINUING NORTH 56° 00' 00" EAST, 20.00 FEET; THENCE SOUTH 72° 53' 30" EAST, 526.98 FEET TO THE CENTER OF DUNCAN CREEK; THENCE FOLLOWING THE CENTER OF DUNCAN CREEK, NORTH 26° 00' 00" WEST, 150.00 FEET; THENCE NORTH 49° 00' 00" WEST, 165.00 FEET; THENCE NORTH 37° 00' 00" WEST, 80.00 FEET; THENCE NORTH 66° 00' 00" WEST, 100.00 FEET; THENCE NORTH 52° 00' 00" WEST, 65.00 FEET; THENCE NORTH 30° 00' 00" WEST, 70.00 FEET; THENCE NORTH 52° 00' 00" WEST, 90.00 FEET; THENCE LEAVING THE CENTER OF DUNCAN CREEK,

NORTH 49° 00' 00" EAST, 85.00 FEET; THENCE NORTH 22° 00' 00" WEST, 160.00 FEET TO THE CENTERLINE OF A 60-FOOT PRIVATE ROAD AND UTILITY EASEMENT; THENCE FOLLOWING THE CENTERLINE OF SAID 60-FOOT ROAD EASEMENT, SOUTH 59° 00' 00" WEST, 160.00 FEET; THENCE ALONG THE ARC OF A 30 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 83° 00' 00", FOR AN ARC DISTANCE OF 43.46 FEET; THENCE ALONG THE ARC OF A 366.76 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22° 00' 00", FOR AN ARC DISTANCE OF 140.83 FEET; THENCE NORTH 16° 00' 00" WEST, 75.00 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 203° 00' 00", FOR AN ARC DISTANCE OF 177.15 FEET; THENCE SOUTH 39° 00' 00" EAST, 15.00 FEET; THENCE ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28° 38' 52", FOR AN ARC DISTANCE OF 50.00 FEET TO A POINT HEREINAFTER CALLED POINT "B"; THENCE LEAVING SAID 60-FOOT EASEMENT CENTERLINE, SOUTH 86° 25' 24" WEST, 1089.56 FEET; THENCE NORTH 29° 00' 00" WEST; 60.00 FEET TO THE POSITION OF IRON ROD NO. 3, AS SHOWN ON SURVEY 3-297; THENCE SOUTH 59° 45' 48" WEST, FOLLOWING THE NORTHWESTERLY LINE OF THE "MAC DONALD TRACT" AS DESCRIBED IN BOOK 142 OF DEEDS, PAGE 738, SKAMANIA COUNTY AUDITOR'S RECORDS, 91.57 FEET; THENCE SOUTH 53° 54' 16" WEST, 41.90 FEET TO THE CENTERLINE OF DUNCAN CREEK COUNTY ROAD AND THE NORTHWEST CORNER OF THE "MAC DONALD TRACT"; THENCE, FOLLOWING SAID CENTERLINE, ALONG THE ARC OF A 350 FOOT RADIUS CURVE TO THE LEFT, (THE RADIAL BEARING OF WHICH IS SOUTH 84° 16' 09" EAST), THROUGH A CENTRAL ANGLE OF 31° 54' 07", FOR AN ARC DISTANCE OF 194.88 FEET; THENCE SOUTH 26° 10' 16" EAST, 102.52 FEET; THENCE ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25° 29' 54", FOR AN ARC DISTANCE OF 133.51 FEET; THENCE SOUTH 51° 40' 53" EAST, 32.30 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHERLY CORNER OF SAID "MAC DONALD TRACT"; THENCE SOUTH 00° 55' 04" WEST, 78.93 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT COUNTY ROADS

Skamania County Assessor
 Date 5-28-15 Parcel# 2-6-28-1000
[Signature]