

When recorded return to:  
Cello Vineyard L.L.C.  
c/o Invesco Financial Corporation  
1302 Puyallup Street  
Sumner, WA 98380

Filed for record at the request of:



**CHICAGO TITLE**  
COUNTY OF WASHINGTON

701 5th Avenue, Suite 2300  
Seattle, WA 98104

Escrow No.: 0036310-OC

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cello, LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Cello Vineyard L.L.C., a Washington limited liability company

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF *page 3*

Abbreviated Legal: (Required if full legal not inserted above.)

SE Section 3, Township 10N, Range 19 EWM

NE Section 21, Township 3N, Range 10 EWM

NW Section 21, Township 3N, Range 10 EWM

SW Section 21, Township 3N, Range 10 EWM

Tax Parcel Number(s): 03101900070100, 03101900070103, 03102110120000,  
03102110130000, 03102120070000, 03102130010100,  
03102120060000, 03102130020000, 03102130020003

SUBJECT TO: Attached hereto on "Exhibit B"

Skamania County Assessor  
Date 7/6/15 Parcel# 6.S.

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
31351  
JUL - 6 2015

PAID \$ 45,140.00  
*Vicki Chelland*  
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED  
(continued)

Dated: July 1, 2015

Cello, LLC,  
a Washington limited liability company

BY: [Signature]  
Warren McAndrew, Manager

State of WA  
County of Snohomish

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

Dated: 07/01/15  
Allison D. Sweeney  
Name: Allison D. Sweeney  
Notary Public in and for the State of WA  
Residing at: Snohomish County  
My appointment expires: 12/02/18

Notary Public  
State of Washington  
ALLISON D SWEENEY  
My Appointment Expires Dec 2, 2018

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**EXHIBIT "A"**

**PARCEL I**

The East half of the Southeast quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington.

ALSO that portion of Lots 1 and 2 of the Crego Short Plat within a portion of the West half of the Southeast quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, more particularly described as follows:

**BEGINNING** at the Southeast corner of said West half of the Southeast quarter; thence South 89°37'43" West 2.0 feet along the South line to the Southerly extension of a North-South fenceline; thence on an average bearing of North 0°11'23" West 345.24 feet to the North edge of said Lot 2; thence North 89°37'43" East 8.5 feet to the Northeast corner of said Lot 2, which point is on the East edge of said West half of the Southeast quarter; thence South 0°53'20" West 345.32 feet to the Point of Beginning.

ALSO that portion of the West half of the Southeast quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, more particularly described as follows:

**BEGINNING** at the Southeast corner of said West half of the Southeast quarter; thence South 89°37'43" West 2.0 feet along the South line to the Southerly extension of a North-South fenceline; thence on an average bearing of North 0°11'23" West 345.23 feet; thence on an average bearing of North 0°17'47" West 1015.73 feet; thence on an average bearing North 0°16'19" West, extended, 1296.26 feet to a point on a line parallel with and 66 feet South of the North edge of the West half of the Southeast quarter; thence South 87°38'05" East 55.79 feet along said line to the edge of said West half of the Southeast quarter; thence South 0°53'20" West 2655.22 feet to the Point of Beginning.

EXCEPT that portion lying Northerly of Kollock-Knapp Road.

ALSO EXCEPT any portion lying within the right of way of Kollock-Knapp Road and Cook Underwood Road.

**PARCEL II**

The North half of the Southwest quarter of the Northeast quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian.

EXCEPT the following described tract:

**BEGINNING** at the Northeast corner of the North half of the Southwest quarter of the Northeast quarter of said Section 21; thence following old fence South 660 feet; thence following old fence West 515.6 feet; thence North 660 feet; thence East 515.6 feet to the Point of Beginning.

**PARCEL III**

All that portion of the South half of the Southwest quarter of the Northeast quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, lying

Northwesterly of the county road known and designated as the Underwood-Willard Highway.

EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the Northwesterly right of way line of said highway with the North line of the South half of the Southwest quarter of the Northeast quarter of the said Section 21, said point being 568.98 feet West of the Northeast corner of the South half of the Southwest quarter of the Northeast quarter of the said Section 21; thence following the North line of the South half of the Southwest quarter of the Northeast quarter of the said Section 21 West 280 feet; thence South 185 feet, more or less, to a point North 100 feet from the Northwesterly right of way line of said Underwood-Willard Highway; thence West 200 feet; thence South 225 feet, more or less, to the Northwesterly right of way line of said highway; thence in a Northwesterly direction following the Northwesterly right of way line of said highway to the Point of Beginning.

#### PARCEL IV

The East half of the Southeast quarter of the Northwest quarter, and all that portion of the East half of the Northeast quarter of the Southwest quarter lying Northerly of the county road known and designated as the Underwood-Willard Highway in Section 21, Township 3 North, Range 10 East of the Willamette Meridian.

EXCEPT the North 660 feet of the East half of the Southeast quarter of the Northwest quarter of said Section 21, AND EXCEPT a tract of land conveyed to Fred W. Fraser described as follows:

BEGINNING at the Northwest corner of the East half of the Southeast quarter of the Northwest quarter of said Section 21 marked with a railroad iron; thence South 660 feet to the initial point of the tract hereby described; thence South 1,167.96 feet to the Northerly line of Underwood-Willard Highway; thence following the said highway North  $70^{\circ}13'$  East 106.7 feet; thence North  $66^{\circ}24'$  East 118.2 feet; thence North  $12^{\circ}55'$  East 43.0 feet; thence North  $22^{\circ}29'$  West 52.8 feet; thence North  $51^{\circ}11'$  East 160.9 feet; thence North 895.6 feet; thence South  $89^{\circ}38'$  West 323.41 feet to the initial point.

#### PARCEL V

The West half of the Southeast quarter of the Northwest quarter and the West half of the Northeast quarter of the Southwest quarter.

ALSO a tract of land situated in the East half of the Southeast quarter of the Northwest quarter and in the East half of the Northeast quarter of the Southwest quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian described as follows:

BEGINNING at the Northwest corner of the East half of the Southeast quarter of the Northwest quarter of said Section 21 marked with a railroad iron; thence South 660 feet to the initial point of the tract hereby described; thence South 1,167.96 feet to the Northerly line of the county road known and designated as the Underwood-Willard Highway; thence following the said highway North  $70^{\circ}13'$  East 106.7 feet; thence North  $66^{\circ}24'$  East 118.2 feet; thence North  $12^{\circ}55'$  East 43.0 feet; thence North  $22^{\circ}29'$  West 52.8

feet; thence North 51°11' East 160.9 feet; thence North 895.6 feet; thence South 89°38' West 323.41 feet to the initial point.

EXCEPT the North 558 feet thereof.

ALSO EXCEPT that portion thereof lying Southerly or within the county road known and designated as the Underwood-Willard Highway, in Section 21, Township 3 North, Range 10 East of the Willamette Meridian.

ALSO EXCEPT any portion lying within the right of way of Wess Road.

Skamania County Assessor  
Date 7/6/15 Parcel# 3-10-19-701  
G.S. 3-10-21-1-1200  
3-10-21-1-1300  
3-10-21-2-700  
3-10-21-3-101  
3-10-21-2-800  
3-10-21-3-200

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**EXCEPTIONS**

- 11. The lands described herein have been classified as agricultural disclosed by notice recorded under Auditor's File Nos: Book 212, page 553, Book 212, page 572, Book 212, page 565, and are subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said land requires execution of a notice of compliance form attached to the excise tax affidavit.
  
- 13. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon the land; and rights of tenants to remove trade fixtures at the expiration of the term.

**EXCEPTIONS AFFECTING PARCEL I**

- 15. EASEMENT and the terms and conditions thereof:
  - Grantee: Public Utility District No. 1 of Skamania County, Washington, a municipal corporation
  - Purpose: Right of way
  - Area Affected: Said premises
  - Recorded: May 19, 1970
  - Auditor's File No: Book 61, page 755
  
- 16. DIRECTORS DECISION and the terms and conditions thereof, recorded under Auditor's File No. 125557, Book 157, page 916.

**EXCEPTIONS AFFECTING PARCEL II**

18. EASEMENT and the terms and conditions thereof:

Grantee: Northwestern Electric Company  
Area Affected: Said premises  
Recorded: May 18, 1920  
Auditor's File No: Book R, page 579

19. EASEMENT and the terms and conditions thereof:

Purpose: Reservation for water pipeline and private road right of way  
Area Affected: Northerly portion of said premises  
Recorded: September 29, 1958  
Auditor's File No: Book 45, page 240

20. EASEMENT and the terms and conditions thereof:

Grantee: Public Utility District No. 1 of Skamania County, including joint users  
Purpose: Electric transmission and distribution  
Area Affected: Said premises  
Recorded: September 17, 1969  
Auditor's File No: Book 61, page 182

21. MATTERS SET FORTH BY SURVEY:

Recorded: August 5, 2014  
Auditor's File No: 2014001265

22. EASEMENT and the terms and conditions thereof:

Purpose: Ingress, egress and utilities  
Area Affected: Westerly portion of said premises as shown on Skamania County assessors map

**EXCEPTIONS AFFECTING PARCEL III**

23. EASEMENT and the terms and conditions thereof:

Purpose: Ingress, egress and utilities  
Area Affected: Westerly portion of said premises as shown on Skamania County assessor's map

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**EXCEPTIONS AFFECTING PARCEL IV**

24. EASEMENT and the terms and conditions thereof:  
Grantee: Public Utility District No. 1 of Skamania County, Washington, a municipal corporation  
Purpose: Electric transmission and distribution  
Area Affected: Said premises  
Recorded: April 19, 1985  
Auditor's File No: 99140, Book 84, page 479

**EXCEPTIONS AFFECTING PARCEL V**

25. EASEMENT and the terms and conditions thereof:  
Purpose: Pipeline  
Area Affected: Said premises  
Recorded: September 8, 1937  
Auditor's File No: Book Z, page 407
26. EASEMENT and the terms and conditions thereof:  
Purpose: Pipeline  
Area Affected: Said premises  
Recorded: June 15, 1938  
Auditor's File No: 25984

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