

When recorded return to:  
LaBarre Road Investments, LLC, a Washington  
limited liability company  
26110 NE 209th Street  
Battle Ground, WA 98604

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1499 SE Tech Center Place, Suite 100  
Vancouver, WA 98683

Escrow No.: 622-74710

STATUTORY WARRANTY DEED

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

in hand paid, conveys, and warrants to LaBarre Road Investments, LLC, 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

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

N1/2 SE Sec. 28, T2N, R5E, W. M. Lot 4 Clifford  
O4th SP BK 2/Rg 71, Lot 1 McNee Hamilton Airport \*

Tax Parcel Number(s): 02050000790000, 02050000790006, 02052700080200, 02052810028000

Subject to:

2m 4/13/16

\*SP BK2/  
Pg 213

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 7, 2016

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

31771  
APR 13 2016

Sky River Ranch, LLC

BY:

Christopher Bach  
Manager

PAID \$18,365.00

Christy Morris Deputy  
SKAMANIA COUNTY TREASURER

Jill Sutton  
JILL SUTTON-WITNESS

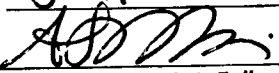
Amanda L. Rolin  
AMANDA L. ROLIN - WITNESS

**STATUTORY WARRANTY DEED**  
(continued)

State of: FLORIDA  
County of: MARION

I certify that I know or have satisfactory evidence that Christopher Bach 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 Sky River Ranch, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8 April 2014

  
Name: Amanda L. Rolin  
Notary Public in and for the State of FLORIDA  
Residing at: MARION COUNTY, FLORIDA  
My appointment expires: 05/05/18



Unofficial Copy

EXHIBIT "A"  
Legal Description

For APN/Parcel ID(s): 02050000790000, 02050000790006, 02052700080200 and 02052810028000

PARCEL I:

The North half of the Southeast Quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania County, State of Washington.

PARCEL II:

The South 272 feet of the West 920 feet of the West half of the Northwest Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Also known as Lot 4 of the CLIFFORD ORTH SHORT PLAT filed in Book 2 of Plats, Page 71, Skamania County Short Plat Records.

PARCEL III:

A tract of land in the South half of the Northeast Quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the MCNEE-HAMILTON AIRPORT SHORT PLAT, filed in Book 2 of Plats, Page 213, Skamania County Short Plat Records.

Skamania County Assessor  
Date 4-12-16 Parcel# 02-05-00-0-0-7900-00  
02-05-00-0-0-7900-06  
02-05-27-0-0-0802-00  
02-05-28-1-0-0280-00  
Fin

**EXHIBIT "B"**  
Exceptions

Taxes and Assessments as they become due and payable.

Easement, including the terms and provisions thereof:

For : Ingress, egress and utilities  
Recorded : June 26, 1979  
Book : 76  
Page : 741

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of CLIFFORD ORTH SHORT PLAT Book 2, Page 71.  
See recorded plat for details

Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of McNEE-HAMILTON AIRPORT SHORT PLAT Book 2, Page 213.  
See recorded plat for details

Conditions & Restrictions, including the terms and provisions thereof, in Contract:

Recorded : October 27, 1986  
Book : 103  
Page : 70

Easement and Maintenance Agreement, including the terms and provisions thereof:

Recorded : February 28, 1994  
Book : 141  
Page : 637

Road Maintenance Agreement, including the terms and provisions thereof:

Recorded : May 8, 1997  
Book : 165  
Page : 119

Easement and Maintenance Agreement, including the terms and provisions thereof:

Recorded : December 1984  
Book : 84  
Page : 182

Buyers:

Read and Approved By: NAR [Signature]

NCH [Signature]  
B/K-H

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Recorded : December 1984  
Book : 84  
Page : 182

 Sellers  
Buyers  
Read and Approved By: Clifford D. Bark  
7/8/16