

When Recorded Return to:

Richard W. Miller  
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500 Pioneer Tower  
888 SW Fifth Avenue  
Portland, OR 97204

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

32010  
AUG - 9 2016

PAID

*Kenot*  
*by deputy*  
SKAMANIA COUNTY TREASURER

**Document Title(s)**

Bargain and Sale Deed

<b>Grantor(s)</b> BIRKENFELD HERITAGE LLC, a Washington Limited Liability Company
<b>Grantee(s)</b> MARY LEE BIRKENFELD, a single person
<b>Legal Description</b> A portion of Section 15, Township 4 North, Range 7 East The full legal description is included on Exhibit A of the document.
<b>Assessor's Property Tax Parcel or Account Number</b> A portion of 04-07-15-0-0-0200-00 A portion of 04-07-15-0-0-0200-06 <i>Im 8-8-16</i>
<b>Reference Numbers of Documents Assigned or Released</b> N/A

**BARGAIN AND SALE DEED**

Birkenfeld Heritage LLC, a Washington limited liability company, located at 2642 Szydlo Road, Carson, WA 98610 ("**Grantor**"), for no consideration other than the partition of real property by Grantor, bargains, sells and conveys to Mary Lee Birkenfeld, a single person, residing at 2642 Szydlo Road, Carson, WA 98610 ("**Grantee**") an undivided 50% interest in the real estate described on the attached Exhibit A, situated in the County of Skamania, State of Washington.

Dated: 8/1/2016, 2016

**Grantor:**

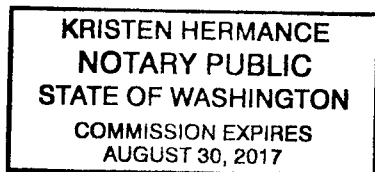
Birkenfeld Heritage LLC

By: Mary Lee Birkenfeld  
Mary Lee Birkenfeld, Manager

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAMANIA )

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

Dated: 8/1/, 2016



Kristen Hermance  
Notary public – Washington  
My appointment expires: Aug 30, 2017

## EXHIBIT A

## Legal Description of Tract 1

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 157 OF DEEDS PAGE 19 OF SKAMANIA COUNTY RECORDS LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST, OF THE WILLAMETTE MERIDIAN; THENCE NORTH 88°53'17" WEST, ALONG THE NORTH LINE OF SAID SECTION 15, 1134.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF WIND RIVER ROAD; THENCE SOUTH 30°44'34" EAST, ALONG THE WEST RIGHT-OF-WAY OF SAID WIND RIVER ROAD, 841.83 FEET; THENCE SOUTH 70°22'40" WEST, 357.48 FEET TO THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE SOUTH 02°20'29" WEST, 264.36 FEET; THENCE SOUTH 14°42'14" WEST, 110.84 FEET; THENCE SOUTH 00°45'15" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, 405.25 FEET; THENCE NORTH 88°30'21" WEST, 432.35 FEET; THENCE NORTH 81°19'36" WEST, 154.63 FEET; THENCE NORTH 72°01'36" WEST, 157.03 FEET; THENCE NORTH 85°23'05" WEST, 123.96 FEET; THENCE SOUTH 83°58'02" WEST, 148.47 FEET, MORE OR LESS, TO THE CENTER LINE OF THE WIND RIVER; THENCE FOLLOWING THE CENTERLINE OF SAID WIND RIVER, THE FOLLOWING EIGHT (8) COURSES: (1) THENCE NORTH 13°54'29" WEST, 156.86 FEET; (2) THENCE NORTH 07°50'45" WEST, 116.83 FEET; (3) THENCE NORTH 14°39'45" WEST, 94.91 FEET; (4) THENCE NORTH 06°00'50" WEST, 87.29 FEET; (5) THENCE NORTH 05°06'27" EAST, 56.79 FEET; (6) THENCE NORTH 27°25'52" EAST, 44.74 FEET; (7) THENCE NORTH 51°48'29" EAST, 56.69 FEET; (8) THENCE NORTH 88°32'52" EAST, 45.99 FEET TO A POINT IN THE CENTERLINE OF SAID WIND RIVER, LAST SAID POINT BEING NORTH OF THE NORTHEASTERLY MOST ROCK OUTCROP ON THE SOUTHEAST BANK OF SAID WIND RIVER; THENCE LEAVING THE CENTERLINE OF THE WIND RIVER NORTH 36°51'01" EAST, 1037.57 FEET; THENCE SOUTH 74°49'05" EAST, 39.93 FEET; THENCE SOUTH 39°43'14" EAST, 142.98 FEET; THENCE SOUTH 24°27'49" EAST, 647.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.98 ACRES MORE OR LESS

Planning Department - Exemption over  
20 acres approved by: *fw* 6/7/2012

Skamania County Assessor  
Date 6/7/12 Parcel# 257/7/12  
*GS*

Skamania County Assessor  
Date 8-8-16 Parcel# 4-7-15-0-0-200-00  
*gm* 200-06