

When recorded return to:

Bridge Court Development Corp, a Wyoming Corporation  
19409 NE 227th Court  
Brush Prairie, WA 98606

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32117  
SEP 28 2016

PAID 5,643.05  
by deputy  
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

CL5440 TB

THE GRANTOR Mac Schulz Enterprises, LLC

for and in consideration of Ten Dollars and other valuable consideration  
in hand paid, conveys, and warrants to Bridge Court Development Corp, a Wyoming  
Corporation

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: PTN SECTION 28, T2N, R6EWM

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of  
record, if any.

Tax Parcel Number(s): 02 06 28 0 0 1006 00, 02 06 28 0 0 1006 06

Dated: September 22, 2016

Mac Schulz Enterprises, LLC

  
By: Terry Schulz, Managing Member

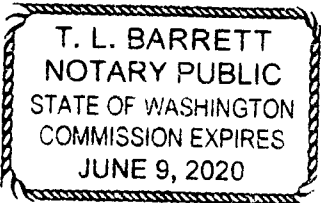
STATE OF Washington

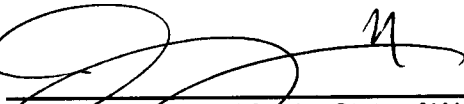
} ss.

COUNTY OF Clark

I certify that I know or have satisfactory evidence that Terry Schulz (is/are) the person(s) who  
appeared before me, and said person(s) acknowledged that he signed this instrument, on oath  
stated that he is authorized to execute the instrument and acknowledge it as the Managing  
Member of Mac Schulz Enterprises, LLC to be the free and voluntary act of such party(ies) for the  
uses and purposes mentioned in this instrument.

Dated: September 23, 2016



  
Notary Public in and for the State of Washington  
Residing at Vancouver  
My appointment expires: 6/9/2020

**EXHIBIT "A"**

**A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIPE WITH BRASS CAP MARKING THE QUARTER CORNER BETWEEN SECTIONS 27 AND 28; THENCE NORTH 88°54'56" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28 AS SHOWN IN VOLUME 3 OF SURVEYS, PAGE 297, SKAMANIA AUDITOR'S RECORDS, 910.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 15°31'25" WEST, 737.57 FEET TO A POINT HEREINAFTER CALLED POINT "C"; THENCE FOLLOWING THE CENTERLINE OF A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT, NORTH 86°00'00" WEST, 50.00 FEET; THENCE SOUTH 80°00'00" WEST, 115.00 FEET; THENCE 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 (SURVEY 3-297); THENCE NORTH 52°33'56" EAST, FOLLOWING THE NORTHWESTERLY LINE OF THE MACDONALD TRACT AS DESCRIBED IN BOOK 142 OF DEEDS, PAGE 738, SKAMANIA COUNTY AUDITOR'S RECORDS, 53.22 FEET; THENCE NORTH 55°57'15" EAST, 49.75 FEET TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE NORTH 00°55'04" EAST, ALONG SAID WEST LINE, 47.74 FEET TO THE WESTERLY SOUTHWEST CORNER OF THE HEFFERNAN TRACT AS DESCRIBED IN BOOK 142 OF DEEDS, PAGE 736; THENCE SOUTH 65°13'53" EAST, ALONG THE SOUTHEASTERLY LINE OF THE HEFFERNAN TRACT, 43.13 FEET; THENCE NORTH 44°27'43" EAST, 253.01 FEET; THENCE NORTH 37°32'04" WEST, 167.04 FEET TO THE SOUTHERLY SOUTHWEST CORNER OF LOT 1 AS SHOWN IN BOOK 3 OF SHORT PLATS, PAGE 253; THENCE SOUTH 88°54'56" EAST, 580.49 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH 00°55'04" EAST, 350.10 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 88°54'56" EAST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, FOR A DISTANCE OF 1009.65 FEET TO THE TRUE POINT OF BEGINNING.**

**TOGETHER WITH A 30 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN BOOK 186 OF DEEDS PAGE 262, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE CENTER OF DUNCAN CREEK COUNTY ROAD THAT BEARS SOUTH 62°52'11" EAST, 176.68 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE NORTH 72°00'00" EAST, 44.93 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°00'00", FOR AN ARC DISTANCE OF 73.30 FEET; THENCE SOUTH 87°00'00" EAST, 40.00 FEET; THENCE ALONG THE ARC OF A 250 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°00'00", FOR AN ARC DISTANCE OF 117.81 FEET; THENCE NORTH 66°00'00" EAST, 70.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AT A POINT THAT BEARS SOUTH 88°53'21" EAST, 491.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE TERMINUS OF SAID EASEMENT CENTERLINE. (THE SIDELINES OF SAID EASEMENT TO BE EXTENDED OR SHORTENED SO AS TO TERMINATE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28.)**

**EXCEPT ANY PORTION LYING WITHIN THE DUNCAN CREEK COUNTY ROAD.**

**TOGETHER WITH A 30 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, THE SOUTH LINE OF WHICH IS DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE**

THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, FOR A DISTANCE OF 518.00 FEET TO THE TERMINUS OF THE SOUTH EASEMENT LINE TO BE DESCRIBED (SEE SURVEY 3-297).

TOGETHER WITH A 60 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AND RESERVING UNTO THE GRANTOR, HIS HEIRS AND ASSIGNS, THIS SAME EASEMENT FOR ACCESS TO THE GRANTOR'S ADJACENT PROPERTY IN THE SOUTHEAST QUARTER OF SECTION 28, THE CENTERLINE OF SAID 60 FOOT EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON 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 MACDONALD SHORT PLAT AS RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 253, SKAMANIA COUNTY AUDITOR'S RECORDS; 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 973.00 FEET TO A 5/8 INCH IRON ROD AS SET IN A VOLUME 3 OF SURVEYS, PAGE 297, SKAMANIA COUNTY AUDITOR'S RECORDS AND THE TRUE POINT OF BEGINNING OF THE EASEMENT CENTERLINE TO BE DESCRIBED; THENCE LEAVING SOUTH SAID SOUTH LINE, AND FOLLOWING THE CENTERLINE OF A 60 FOOT ROAD EASEMENT, NORTH 59°00'00" EAST, 165.00 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°00'00", FOR AN ARC DISTANCE OF 80.29 FEET; THENCE NORTH 33°00'00" WEST, 25.00 FEET; THENCE ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°00'00" FOR AN ARC DISTANCE OF 62.83 FEET; THENCE NORTH 03°00'00" EAST, 75.00 FEET; THENCE ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°00'00", FOR AN ARC DISTANCE OF 96.87 FEET; THENCE NORTH 34°00'00" WEST, 65.00 FEET; THENCE ALONG THE ARC OF A 70 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°00'00", FOR AN ARC DISTANCE OF 58°64' FEET; THENCE NORTH 14°00'00" EAST, 35.00 FEET; THENCE ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°21'08", FOR AN ARC DISTANCE OF 42.50 FEET TO POINT "B", ABOVE DESCRIBED; THENCE CONTINUING ALONG THE ARC OF SAID 100 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°38'52", FOR AN ARC DISTANCE OF 50.00 FEET; THENCE NORTH 39°00'00" WEST, 15.00 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 203°00'00", FOR AN ARC DISTANCE OF 177.15 FEET; THENCE SOUTH 16°00'00" EAST, 75.00 FEET; THENCE ALONG THE ARC OF A 366.76 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°00'00", FOR AN ARC DISTANCE OF 140.83 FEET; THENCE ALONG THE ARC OF A 30 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 83°00'00", FOR AN ARC DISTANCE OF 43.46 FEET; THENCE NORTH 59°00'00" EAST, 160.00 FEET TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 80°00'00" EAST, 115.00 FEET; THENCE SOUTH 86°00'00" EAST, 50.00 FEET TO THE TERMINUS OF SAID 60 FOOT EASEMENT CENTERLINE AT POINT "C" ABOVE DESCRIBED. (THE SIDELINES OF SAID EASEMENT TO BE EXTENDED OR SHORTENED SO AS TO TERMINATE ON LINES RUNNING NORTH 15°31'25" EAST AND SOUTH 32°04'44" EAST FROM THE ABOVE CENTERLINE TERMINUS.)

TOGETHER WITH AND SUBJECT TO THAT 30 FOOT PRIVATE ROAD AND UTILITY EASEMENT AS SHOWN ON BOOK 3 OF SHORT PLATS, PAGE 253 (AND ALSO DEPICTED ON BOOK 3 OF SURVEYS, PAGE 297).

Skamania County Assessor  
 Date 9-28-16 Parcel# 2-6-28-1006  
 ① 2-6-28-1006-06