

AFTER RECORDING, RETURN TO:

John H. Rosenfeld  
Tonkon Torp LLP  
888 SW Fifth Avenue, Suite 1600  
Portland, OR 97204-2099

Indexing information required by the Washington State Auditor's/Recorder's Office (RCW 36.18 and RCW 65.04) 1/97: (please print last name first)

Reference # (If applicable): N/A

Grantor(s): Jonathan C. Ohlson and Peggy E. Ohlson

Grantee(s): Jonathan C. Ohlson and Peggy E. Ohlson, Trustees of the Jonathan and Peggy Ohlson  
Family Trust U/T/A DTD 6/23/16

Abbreviated Legal: Portions of the SE 1/4 of the NW 1/4 and Govt. Lot 2 in Section 22, Township 3 North,  
Range 10 East, Willamette Meridian

Assessor's Property's Tax Parcel No.: 03-10-22-0-0-0902-00  
03-10-22-0-0-0902-05 *2m 11/14/16*

**WARRANTY DEED**

The Grantor, JONATHAN C. OHLSON and PEGGY E. OHLSON, husband and wife, conveys and warrants to JONATHAN C. OHLSON and PEGGY E. OHLSON, Trustees of the Jonathan and Peggy Ohlson Family Trust U/T/A DTD 6/23/16, Grantee, that certain real property located in Skamania County, State of Washington, and more particularly described on the attached Exhibit A, subject to all easements, reservations, rights, restrictions and encumbrances of record.

Dated: 8/1, 2016.

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32224  
NOV 14 2016

PAID Exempt  
Shirley Palmer Deputy  
SKAMANIA COUNTY TREASURER

*Jonathan C. Ohlson*  
JONATHAN C. OHLSON

*Peggy E. Ohlson*  
PEGGY E. OHLSON

STATE OF WASHINGTON )  
 ) ss.  
County of Klickitat )

The foregoing instrument was acknowledged before me on 8/1, 2016 by  
Jonathan C. Ohlson and Peggy E. Ohlson.

NOTARY PUBLIC  
STATE OF WASHINGTON  
KAREN M. MERTEN  
MY COMMISSION EXPIRES  
FEBRUARY 15, 2017

*Karen M. Merten*  
Notary Public for Washington

My Commission Expires: 2/15/2017

EXHIBIT A

All of the property conveyed to Grantor by that Statutory Warranty Deed from SDS Company, LLC dated July 3, 2008 and recorded July 7, 2008, AFN #2008170356, including all of the following:

A tract of land created as LOT 2 by Quit Claim Deed recorded in Auditor's File 2008169093, further described as follows:

A TRACT OF LAND BEING IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN AND THAT PORTION OF GOVERNMENT LOT 2 OF SAID SECTION 22, LYING NORTHERLY OF THE SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY RIGHT-OF-WAY, EXCEPTING FROM SAID GOVERNMENT LOT 2 THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR STATE HIGHWAY NO. 8 (NOW STATE HIGHWAY NO. 14), BY INSTRUMENT DATED FEBRUARY 26, 1934, RECORDED MAY 15, 1934, IN BOOK "X" OF DEEDS AT PAGE 516, UNDER AUDITOR'S FILE NO. 19446, RECORDS OF SKAMANIA COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE NORTH 89°01'17" WEST, 464.20 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22 TO THE POINT OF BEGINNING OF SAID LOT 2; THENCE SOUTH 00°27'45" WEST, 1730.00 FEET; THENCE SOUTH 70°43'30" WEST, 24.74 FEET; THENCE SOUTH 00°27'45" WEST, 382.41 FEET TO THE TOP OF A BLUFF; THENCE FOLLOWING THE TOP OF SAID BLUFF OVER THE NEXT FIVE (5) COURSES; 1.) THENCE NORTH 60°25'27" WEST, 87.78 FEET; 2.) THENCE SOUTH 81°34'25" WEST, 109.70 FEET; 3.) THENCE NORTH 80°00'19" WEST, 64.47 FEET; 4.) THENCE SOUTH 59°08'32" WEST, 57.93 FEET; 5.) THENCE NORTH 77°17'57" WEST, 82.19 FEET; THENCE NORTH 00°55'04" EAST, 324.78 FEET; THENCE NORTH 76°51'38" WEST, 53.05 FEET; THENCE NORTH 00°55'04" EAST, 1764.60 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE SOUTH 89°01'17" EAST, 436.91 FEET ALONG LAST SAID NORTH LINE BACK TO THE POINT OF BEGINNING.

AREA OF LOT 2 (CONTAINS 20.85 ACRES MORE OR LESS).

This lot is hereinafter referred to as "Lot 2" and also shown on that survey recorded February 5, 2008, Auditor's File No. 2008168904, hereinafter referred to as the "Survey."

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities, over, under and across the following described property (which includes an existing gravel road):

AN INGRESS, EGRESS AND UTILITY EASEMENT BEING A STRIP OF LAND 40.00 FEET WIDE LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 2 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; SAID STRIP OF LAND LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22 WHICH BEARS NORTH 89°01'17" WEST, 14.81 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE SOUTH 02°53'05" WEST, 128.69 FEET; THENCE SOUTH 00°08'39" WEST, 75.56 FEET; THENCE SOUTH 01°02'39" WEST, 57.53 FEET; THENCE SOUTH 00°37'34" WEST, 190.52 FEET; THENCE SOUTH 00°11'07" EAST, 115.45 FEET; THENCE SOUTH 05°51'40" WEST, 33.04 FEET; THENCE SOUTH 11°19'56" WEST, 51.36 FEET; THENCE SOUTH 03°15'08" WEST, 91.24 FEET; THENCE SOUTH 10°27'14" WEST, 93.07 FEET; THENCE SOUTH 22°21'26" WEST, 164.07 FEET; THENCE SOUTH 43°31'11" WEST, 33.43 FEET; THENCE SOUTH 59°20'40" WEST, 226.58 FEET; THENCE SOUTH 61°44'55" WEST, 77.06 FEET; THENCE SOUTH 78°48'45" WEST, 90.20 FEET; THENCE SOUTH 64°15'52" WEST, 120.59 FEET; THENCE SOUTH 54°16'08" WEST, 114.95 FEET; THENCE SOUTH 40°10'44" WEST, 115.65 FEET; THENCE SOUTH 36°10'02" WEST, 104.11 FEET; THENCE SOUTH 32°01'38" WEST, 102.61 FEET; THENCE SOUTH 14°59'47" WEST, 45.95 FEET; THENCE SOUTH 05°22'17" WEST, 29.59 FEET; THENCE SOUTH 18°03'06" WEST, 63.66 FEET; THENCE SOUTH 54°39'50" WEST, 19.12 FEET TO A POINT ON THE WEST LINE OF LOT 2 AS SHOWN ON THE SURVEY, WHICH POINT BEARS SOUTH 00°55'04" WEST, 1718.58 FEET FROM THE NORTHWEST CORNER OF LOT 2 AND THE TERMINUS OF THIS DESCRIPTION THE SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED AS NECESSARY TO INTERSECT THE NORTH LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2.

The above described roadway easement is subject to those Covenants for Road Maintenance recorded in Auditor's File No. 2008169095, Skamania County Deed Records.

FURTHER TOGETHER WITH and SUBJECT TO the right with other landowners of Lots 1 and 3 as shown on the Survey to use and enjoy the following described "Common Area":

A COMMON AREA ON THAT PORTION OF LOTS 2 AND 3 AS SHOWN ON PAGE 2 OF THE SURVEY, LOCATED IN A PORTION OF GOVERNMENT LOT 2 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2; THENCE SOUTH 00°58'40" WEST, 719.94 FEET ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°01'20" EAST, 307.71 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 ALSO BEING AT THE TOP OF A BLUFF AS SHOWN ON THE SURVEY AND THE POINT OF BEGINNING; THENCE NORTH 27°26'22" EAST, 56.56 FEET; THENCE NORTH 42°41'02" EAST, 56.30 FEET; THENCE NORTH 57°58'03" EAST, 56.85 FEET; THENCE NORTH 73°12'44" EAST, 56.01 FEET; THENCE SOUTH

87°07'42" EAST, 43.54 FEET; THENCE SOUTH 71°26'59" EAST, 36.63 FEET; THENCE SOUTH 54°05'41" EAST, 52.03 FEET; THENCE SOUTH 60°24'51" EAST, 136.84 FEET; THENCE SOUTH 88°04'19" EAST, 38.14 FEET; THENCE NORTH 79°44'51" EAST, 38.86 FEET; THENCE NORTH 60°22'46" EAST, 15.53 FEET; THENCE SOUTH 60°25'27" EAST, 71.84 FEET; THENCE SOUTH 00°27'45" WEST, 85.85 FEET MORE OR LESS TO THE TOP OF SAID BLUFF; THENCE IN A WESTERLY DIRECTION ALONG THE TOP OF SAID BLUFF LINE BACK TO THE POINT OF BEGINNING.

SUBJECT TO an easement for ingress and egress in favor of the owners of Lot 1 of the Survey to reasonably access said Common Area.

Use and maintenance of said Common Area shall be governed by the Declaration of Protective Covenants recorded at Auditor's File No. 2008169096.

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Skamania County Assessor  
 Date ~~9-12-17~~ 11/14/16 Parcel# ~~3-10-22-902~~ 3-10-22-902-05  
 [Signature] JM