

When recorded return to:

Peter McEllrath and Brandy McEllrath, husband
and wife
4313 SE 164th Avenue
Vancouver, WA 98683

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

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

Escrow No.: 622-83441

STATUTORY WARRANTY DEED

THE GRANTOR(S) James A. West, an unmarried man, an undivided 50% fractional interest and
Richard L. Fields, a married man as his separate estate, an undivided 50% fractional interest, as
tenants in common

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 Peter McEllrath and Brandy McEllrath, husband and wife

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.)

Tax Parcel Number(s): 07063400030100 *Im 12-7-16*

Subject to:

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

Dated: November 30, 2016

James A. West
James A. West

Richard L. Fields
Richard L. Fields

Martha Jane Fields
Martha Jane Fields, spouse of Richard L. Fields

SKAMANIA COUNTY
REAL ESTATE TAX
32283
DEC - 7 2016

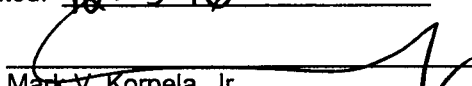
PAID \$ 3,988.50
Shirley Jane Deputy
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of: Clark

I certify that I know or have satisfactory evidence that James A. West is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-5-16



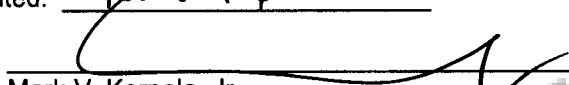
Mark V. Korpela, Jr.
Notary Public in and for the State of Washington
Residing at: Woodland, WA
My appointment expires: February 28, 2017



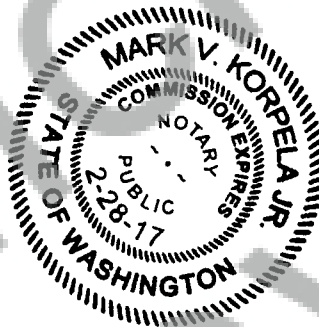
State of WASHINGTON
County of: Clark

I certify that I know or have satisfactory evidence that Richard L. Fields are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-5-16



Mark V. Korpela, Jr.
Notary Public in and for the State of Washington
Residing at: Woodland, WA
My appointment expires: February 28, 2017



State of Washington

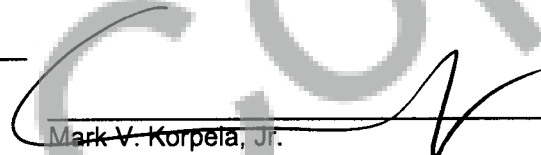
County of: Clark

I certify that I know or have satisfactory evidence that

Marth Jane Fields

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-5-16



Mark V. Korpela, Jr.
Notary Public in and for the State of Washington
Residing at: Woodland, WA
My appointment expires: February 28, 2017

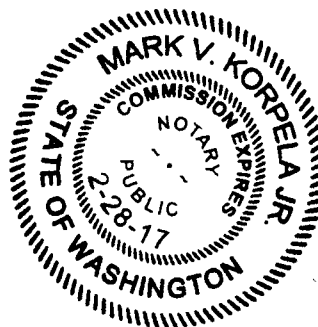


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 07063400030100

A portion of the Southeast Quarter of Section 34, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a brass cap marking the Southeast corner of Section 34, as shown on Sheet 8 of 'Project No. 2111 Washington, Pacific Power and Light Company Swift No. 1, H.E. Development Project Area and project Boundary', dated March 1961; thence North 89° 47' 50" West, along the South line of the Southeast quarter of Section 34, for a distance of 1321.45 feet; thence North 00° 00' 00" East, 586.91 feet to the True Point of Beginning; thence North 24° 00' 00" East, 690.38 feet to the centerline of the '10 Road'; thence South 21° 00' 00" East, following said centerline 80.00 feet; thence, along the arc of a 90 foot radius curve to the left, through a central angle of 88° 00' 00", for an arc distance of 138.23 feet; thence North 71° 00' 00" East, 60.00 feet; thence along the arc of a 130 foot radius curve to the right, through a central angle of 57° 44' 00", for an arc distance of 130.99 feet to the centerline of a proposed 60 foot private road easement; thence, leaving the centerline of the '10 Road', North 50° 00' 00" East, (along the centerline of said proposed 60 foot easement) 65.00 feet; thence along the arc of an 80 foot radius curve to the right, through a central angle of 75° 00' 00", for an arc distance of 104.72 feet; thence South 55° 00' 00" East, 58.00 feet; thence along the arc of a 35 foot radius curve to the left, through a central angle of 132° 00' 00", for an arc distance of 80.63 feet; thence North 07° 00' 00" West, 110.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of 13° 00' 00", for an arc distance of 9.08 feet; thence North 20° 00' 00" West, 225.00 feet; thence along the arc of a 70 foot radius curve to the right, through a central angle of 21° 00' 00", for an arc distance of 25.66 feet; thence North 01° 00' 00" East, 60.00 feet; thence along the arc of a 60 foot radius curve to the right, through a central angle of 08° 00' 00", for an arc distance of 8.38 feet; thence North 09° 00' 00" East, 35.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of 24° 00' 00", for an arc distance of 16.76 feet; thence North 15° 00' 00" West, 38.00 feet; thence along the arc of a 20 foot radius curve to the left, through a central angle of 40° 00' 00", for an arc distance of 13.96 feet; thence North 55° 00' 00" West, 52.00 feet; thence along the arc of a 10 foot radius curve to the left, through a central angle of 30° 00' 00", for an arc distance of 5.24 feet; thence North 85° 00' 00" West, 35.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of 20° 00' 00", for an arc distance of 13.96 feet; thence South 75° 00' 00" West, 30.00 feet to the terminus of the proposed 60 foot easement; thence North 00° 02' 29" West, 89.40 feet to the 'Project Boundary Line' as shown on those March, 1961 plans; thence along said 'Project Boundary Line', North 89° 53' 21" West, 933.00 feet; thence South 63° 11' 09" West, 982.25 feet, to a 5/8 inch iron rod at Meander Corner No. 173 (Project No. 2111); thence, leaving the 'Project Boundary Line', North 86° 33' 59" East, 750.26 feet to the centerline of another proposed 60 foot private road easement; thence South 36° 12' 00" East, along the centerline of said proposed 60 foot easement, 20.00 feet; thence along the arc of a 30 foot radius curve to the right, through a central angle of 20° 00' 00", for an arc distance of 10.47 feet; thence South 16° 12' 00" East, 28.00 feet; thence along the arc of a 60 foot radius curve to the left, through a central angle of 134° 00' 00", for an arc distance of 140.32 feet; thence North 29° 48' 00" East, 50.00 feet; thence along the arc of a 50 foot radius curve to the right, through a central angle of 16° 00' 00", for an arc distance of 13.96 feet; thence North 45° 48' 00" East, 30.00 feet; thence along the arc of a 40 foot radius curve to the right, through a central angle of 40° 00' 00", for an arc distance of 27.93 feet; thence North 85° 48' 00" East, 40.00 feet; thence along the arc of a 40 foot radius curve to the right, through a central angle of 30° 00' 00", for an arc distance of 20.94 feet; thence South 64° 12' 00" East, 110.00 feet; thence along the arc of a 50 foot radius curve to the left, through a central angle of 18° 00' 00", for an arc distance of 15.71 feet; thence South 82° 12' 00" East, 95.00 feet to the centerline of the '10 Road' at its intersection with the proposed 60 foot easement; thence following the centerline of the '10 Road' Southwesterly along the arc of a 230 foot radius curve to the right (the radial bearing of which is North 34° 37' 31" West), through a central angle of 11° 37' 32", for an arc distance of 46.67 feet; thence leaving the centerline of the '10 Road', South 00° 00' 00" West, 719.98 feet to the True Point of Beginning.

Ex. 12-746 Parcel# 7-6-34-0-0-301
Jm

EXHIBIT "B"

Exceptions

Taxes and Assessments as they become due and payable.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Swift Reservoir.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Swift Reservoir.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Swift Reservoir.

Easement, including the terms and provisions thereof:

Recorded : July 12, 1973
Book : 65
Page : 481

Notice of Mineral Claim and Reservation by International Paper Company, including the terms and provisions thereof:

Recorded : June 5, 1986
Book : 101
Page : 407

The present ownership of said interests, and other matters, including taxes, affecting that interest, if any, are not shown herein.

Assignment and Assumption Agreement for Access Rights between Lincoln Timber LLC, a Delaware Limited Liability Company and Pacific Timber Acquisitions LLC, a Delaware Limited Liability Company, including the terms and provisions thereof:

Recorded : December 18, 2002
Book : 234
Page : 23

Easement, including the terms and provisions thereof:

Recorded : October 29, 2004
As : 2004155002

Correcting Easement Deed and Agreement, including the terms and provisions thereof:

Recorded : November 23, 2004
As : 2004155350

Access, Utility and Road Maintenance Easement, including the terms and provisions thereof:

Recorded : September 9, 2015
As : 2015001903