

RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:

Foster Pepper PLLC
1111 Third Avenue, Suite 3000
Seattle, WA 98101
Attention: Nathan Luce

STATUTORY WARRANTY DEED

CL5651

Grantor:

PIRFIL CAM,
as his separate estate

Grantee:

FRN WASHINGTON, LLC,
a Washington limited liability company

Legal Description:

SECTION 16, T2N, R7EWM
Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#:

02071630020000; 02071630020006; 02071630020100

Jm 1123117

For the consideration of Ten and no/100 Dollars, and other valuable consideration, **PIRFIL CAM**, as his separate estate ("Grantor"), does hereby convey and warrant to **FRN WASHINGTON, LLC**, a Washington limited liability company ("Grantee") the real property situate in Skamania County, Washington, legally described on Exhibit A attached hereto and incorporated herein.

SUBJECT TO: Items listed on Exhibit B attached hereto and incorporated herein.

[Remainder of page intentionally left blank; signatures follow.]

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32366
JAN 24 2017

PAID \$ 231,131.67
Stacey Palmer Deputy
SKAMANIA COUNTY TREASURER

DATED: January 12, 2017.

GRANTOR: *Pirfil Cam*
Pirfil Cam, as his separate estate

STATE OF WASHINGTON
COUNTY OF Clark SS.

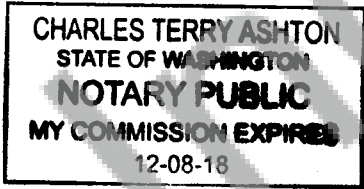
I certify that I know or have satisfactory evidence that **PIRFIL CAM** is the person who appeared before me, and said person acknowledged that said person signed this instrument and acknowledged it to be said person's free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 12th day of January, 2017.

Charles Terry Ashton
(Signature of Notary)

Charles Terry Ashton
(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington, residing at Vancouver, WA
My appointment expires 12/08/2018



Exhibits
Exhibit A: Legal Description
Exhibit B: Permitted Exceptions

Exhibit A
Legal Description

PARCEL I

**LOT 1 BHS SHORT PLAT RECORDED IN SKAMANIA COUNTY AUDITOR FILE NO. 2015000078,
SKAMANIA COUNTY RECORDS.**

PARCEL II

**LOT 2 BHS SHORT PLAT RECORDED IN SKAMANIA COUNTY AUDITOR FILE NO. 2015000078,
SKAMANIA COUNTY RECORDS.**

Skamania County Assessor
Date 1-28-17 Parcel# 02-07-16-3-0-0200-00
02-07-16-3-0-0200-06
02-07-16-3-0-0201-06

jm

Exhibit B
Permitted Exceptions

1. DELETE

2. DELETE

3. DELETE

4. **TERMS, COVENANTS AND CONDITIONS CONTAINED IN APPLICATION FOR CURRENT USE CLASSIFICATION, ENTERED IN TO PURSUANT TO RCW 84.34 (INCLUDING POTENTIAL LIABILITY FOR FUTURE APPLICABLE TAXES, ANY SPECIAL BENEFIT ASSESSMENTS LEVIED BY LOCAL GOVERNMENTS, PENALTIES AND INTEREST UPON BREACH OF, OR WITHDRAWAL FROM, SAID CLASSIFICATION);**

RECORDING NO.: BOOK 3, PAGE 920 AND BOOK 202, PAGE 139
CLASSIFICATION: FOREST LAND

5. DELETE

6. DELETE

7. DELETE

8. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

GRANTEE: NORTHWESTERN ELECTRIC COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
RECORDED: September 19, 1912
AUDITOR'S FILE NO.: BOOK O, PAGE 85 AND BOOK O, PAGE 236
AREA AFFECTED: SAID PREMISES

9. **EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OILS, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, AND DEVELOPING AND WORKING MINES, ETC., PROVIDED THAT NO RIGHTS SHALL BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY; AND UPON PAYING REASONABLE COMPENSATION, TO ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SAND OR GRAVEL, LOGGING AND/OR LUMBERING RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES, OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS OR OTHER PRODUCTS FROM OTHER LANDS, CONTAINED IN DEED FROM THE STATE OF WASHINGTON, RECORDED UNDER BOOK P, PAGE 509.**

10. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

GRANTEE: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE: PIPELINE
AUDITOR'S FILE NO.: BOOK 40, PAGE 466
AREA AFFECTED: SAID PREMISES

A. SAID DOCUMENT HAS BEEN AMENDED BY INSTRUMENT RECORDED UNDER BOOK 192, PAGE 23 AND BOOK 194, PAGE 880.

11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE: PIPELINE
AUDITOR'S FILE NO.: BOOK 41, PAGE 104

AREA AFFECTED: SAID PREMISES

A. SAID DOCUMENT HAS BEEN AMENDED BY INSTRUMENT RECORDED UNDER AUDITOR'S BOOK 192, PAGE 23 AND BOOK 194, PAGE 880.

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: UNITED STATES OF AMERICA, AND ITS ASSIGNS
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
RECORDED:
AUDITOR'S FILE NO.: BOOK 61, PAGE 363
AREA AFFECTED: SAID PREMISES

13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: EL PASO NATURAL GAS COMPANY, A CORPORATION
PURPOSE: ROADWAY
AUDITOR'S FILE NO.: BOOK 61, PAGE 289
AREA AFFECTED: SAID PREMISES

14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHWEST NATURAL GAS COMPANY, AN OREGON CORPORATION
PURPOSE: PIPELINES
AUDITOR'S FILE NO.: BOOK 63, PAGE 499
AREA AFFECTED: SAID PREMISES

15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST, AN OREGON CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS
PURPOSE: TELEPHONE LINE RIGHT OF WAY
AUDITOR'S FILE NO.: BOOK 76, PAGE 835
AREA AFFECTED: SAID PREMISES

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHWEST PIPELINE CORPORATION
PURPOSE: FACILITY EASEMENT
RECORDED: October 25, 2006
AUDITOR'S FILE NO.: 2006163475
AREA AFFECTED: SAID PREMISES

17. DELETE

18. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHWEST NATURAL GAS COMPANY, AN OREGON CORPORATION
PURPOSE: UTILITY
RECORDED: July 11, 2011
AUDITOR'S FILE NO.: 2011178593 AND AS SHOWN ON FACE OF THE PLAT
AREA AFFECTED: SAID PREMISES

19. DELETE

20. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR PACIFIC POWER AND LIGHT. (AFFECTS SAID PREMISES)

21. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR WILLIAMS GAS PIPELINE. (AFFECTS SAID PREMISES)

22. EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR BONNEVILLE POWER ADMINISTRATION TRANSMISSION LINES. (AFFECTS SAID PREMISES)

23. DELETE

24. DELETE

25. DELETE

26. DELETE