

WHEN RECORDED MAIL TO:

T. RANDALL GROVE
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Space Above for Recording Information Only

GIFT WARRANTY DEED

THE GRANTORS, JOSEPH A. BIRKENFELD and DIANE M. BIRKENFELD, husband and wife, convey and warrant to GRANTEE, MBS INVESTMENTS LLC, a Washington limited liability company, for no consideration, all of their interest in the following described real estate situated in Skamania County, State of Washington:

A portion of Section 17, Township 3 North, Range 8 East of the Willamette Meridian and also a portion of Section 7, Township 3 North, Range 8 East of the Willamette Meridian.

See Exhibit "A" for complete legal description attached hereto and incorporated by reference.

Assessor's Parcel Nos. : 03-08-07-0-0-0100-00, 03-08-17-2-0-0400-00 & Portion of 03-08-08-0-0-0100-00 *ym 3/22/17*

The liability and obligations of Grantors to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED this 1st day of March, 2018.

Joseph A. Birkenfeld
JOSEPH A. BIRKENFELD, Grantor

Diane M. Birkenfeld
DIANE M. BIRKENFELD, Grantor

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32485
MAR 22 2017

STATE OF WASHINGTON)
) SS.
County of Skamania)

PAID Exempt
Audrey Jane Deputy
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that JOSEPH A. BIRKENFELD and DIANE M. BIRKENFELD 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 the instrument.

DATED: 3/1/17

Sandy K Seaman
Notary Public
State of Washington
SANDY K SEAMAN
My Appointment Expires Aug 19, 2019
Notary Public in and for the State of Washington,
Residing at Skamania County.
My appointment expires: 8/19/19

EXHIBIT A**PARCEL I: 03-08-07-0-0-0100**

A. The North half of the Northeast quarter of Section 7, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington.

EXCEPTING THEREOF from the above description the following described tract:

Commencing at the quarter corner on the North line of Section 7, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington; thence South along the quarter Section line running North and South through the center of the said Section 7, a distance of 704.5 feet to the point of beginning of the tract hereby described; thence South along the said quarter Section line, 59 feet to the intersection with State Highway No. 8-C; thence in a Southeasterly direction along the said State Highway, South $45^{\circ}17'$ East, 372 feet; thence following the said State Highway South $34^{\circ}41'$ East, 365 feet; thence East to the intersection with the East line of said Section 7; thence North $00^{\circ}24'$ East along the East line of said Section 7 to the center of Panther Creek; thence following the center of said Creek in a Northwesterly direction to a point due East of the point of beginning; thence West to the point of beginning.

B. The East half of the Northwest quarter of Section 7, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington.

EXCEPTING THEREOF from the above description the following 2 described portions:

1. Beginning at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 7, Township 3 North, Range 8 East, in the Willamette Meridian, which point is also the Northeast corner of Lot 2 in the said Northwest quarter; thence South $89^{\circ}04'05''$ East, a distance of 360.02 feet; thence South $0^{\circ}42'08''$ East, a distance of 992.54; thence North $89^{\circ}04'05''$ West, a distance of 360.02 feet to the Southeast corner of the aforementioned Lot 2; thence North along the East line of said Lot 2, to the point of beginning of the herein described tract of land.
2. All that portion lying Easterly of the Westerly right of way line of Wind River Highway aka State Highway No. 8-C.

C. A tract of land being a portion of the Southwest quarter of the Northwest quarter of Section 7, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of said Section 7 which is also the Northwest corner of Lot 3 of said Section 7 and being the point of beginning; thence South $89^{\circ}19'07''$ East, a distance of 1280.19 feet along the North line of said Lot 3 to the Northeast corner of said Lot 3; thence North $0^{\circ}42'08''$ West, a distance of 332.44 feet; thence North $89^{\circ}04'05''$ West, a distance of 1275.85 feet to the West line of said Section 7; thence South along the Section line to the point of beginning.

D. The West half of the Northeast quarter, lying Easterly of the Westerly right of way line of Wind River Highway aka State Highway No. 8-C; the Northeast quarter of the Southwest quarter and the Northwest quarter of the Southeast quarter and Government Lot 3, Section 7, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington.

Skamania County Assessor
Date 3-22-17 Parcel# 3-8-7-0-0-100

AM

**EXHIBIT A
CONTINUED**

EXCEPTING THEREOF from the above descriptions the following 2 described portions:

1. Beginning at a point lying South 01°21'14" East, a distance of 3745.12 feet and South 89°23'44" East, a distance of 133.03 feet from the North quarter-quarter corner of Section 7, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington and which is marked by an iron rod with aluminum cap; thence North 01°21'14" West, a distance of 811.32 feet to a point in an existing fence line; thence South 87°58'18" West, a distance of 132.96 feet along said fence line; thence South 01°21'14" East, a distance of 29.57 feet; thence North 89°19'07" West, a distance of 1738.48 feet, more or less, to the center of WIND RIVER and the Northwest corner of this parcel description; thence Southerly along said centerline to a point lying South 06°12'18" East, a distance of 915.02 feet from said Northwest corner; thence Easterly along said centerline to a point lying North 82°22'30" East, a distance of 915.48 feet from said last call; thence South 89°23'44" East, a distance of 883.47 feet to the point of beginning.

(Bearings and distances as shown in Survey filed May 29, 1998 in Book 3, page 278-280, shown as Parcel 2)

2. Beginning at a point lying South 01°21'14" East, a distance of 3745.12 feet and South 89°23'44" East, a distance of 133.03 feet from the North quarter-quarter corner of Section 7, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington and which is marked by an iron rod with aluminum cap; thence North 01°21'14" West, a distance of 811.32 feet to a point in an existing fence line; thence along said fence line North 88°03'11" East, a distance of 142.81 feet to an iron rod; thence along said fence line North 69°30'25" East, a distance of 1026.12 feet to an iron rod; thence North 69°30'25" East, a distance of 20.96 feet to the center of Nina Lane (private road); thence along the centerline of said road the following distances: South 38°41'59" East, a distance of 117.22 feet; South 38°20'15" East, a distance of 243.85 feet; South 34°10'09" East, a distance of 221.71 feet; South 37°48'06" East, a distance of 222.40 feet to a point in the centerline of Acker Road (private road); thence South 42°48'42" East, a distance of 190.18 feet to the most Easterly corner of this parcel; thence continuing in a Southwesterly direction along the existing centerline of said Acker Road to a point which lies South 51°36'58" West, a distance of 848.25 feet from said Easterly corner; thence North 40°00'00" West, a distance of 165.67 feet to a point marked by an iron rod; thence South 89°55'58" West, a distance of 947.43 feet to the point of beginning.

(Bearings and distances as shown in Survey filed May 29, 1998 in Book 3, page 278-280, shown as Parcel 1)

3. All that portion of the Northeast quarter of the Southwest quarter lying Easterly of the centerline of WIND RIVER.

E. All of Government Lot 4 and that portion of Government Lot 5, lying West of the centerline of WIND RIVER, all in Section 7, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington.

PARCEL II: 03-08-17-2-0-0400 & Portion of 03-08-08-0-0-0100

That portion of the East half of the Northwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Skamania County Assessor
Date 3-22-17 Parcel# 3-8-17-2-0-400
3-8-8-0-0-100
ym Portion of

**EXHIBIT A
CONTINUED**

Beginning at the intersection of the centerline of Secondary State Highway No. 8-C with the East line of the East half of the Northwest Quarter of said Section 17, said point being North $01^{\circ}19'$ East a distance of 565.54 feet from the center of said section; thence in a Northwesterly direction following the centerline of said highway to intersection with the survey line of the McNary-Ross transmission line as more particularly described in deed dated March 25, 1953, recorded at Page 330, Book 36 of Deeds, records of Skamania County, Washington; thence following said survey line Westerly to intersection with the West line of the East half of the Northwest Quarter of the said Section 17; thence North to the Northwest corner of the East half of the Northwest Quarter of the said Section 17; thence East 1,320 feet, more or less, to the quarter corner on the North line of the said Section 17; thence South to the point of beginning.

ALSO

All of the following described property lying Westerly and Southerly of the center of Wind River:

The Northeast quarter of the Northeast quarter; The South half of the Northeast quarter; The North half of the Southeast quarter; Government Lots 1, 2 and 3; all in Section 8, Township 3 North, Range 8 East, in the Willamette Meridian, County of Skamania and State of Washington.

(As set forth in Boundary Line Adjustment in Quitclaim Deed recorded June 7, 2012 as Auditors Fee No. 2012-180816)