

WHEN RECORDED RETURN TO:

Toole Carter Tissot & Coats, LLP

112 W. 4th Street

The Dalles, OR 97058

DOCUMENT TITLE(S)

Statutory Warranty Deed

SKAMANIA COUNTY
REAL STATE EXCISE TAX
32618
JUN - 6 2017

REFERENCE NUMBER(S) of Documents assigned or released:

PAID Exempt
cg depuhy
SKAMANIA COUNTY TREASURER

☐ Additional numbers on page _____ of document.

GRANTOR(S):

Kock Properties, LLC, a Washington limited liability company

☐ Additional names on page _____ of document.

GRANTEE(S):

Kock Properties, LLC, a Washington limited liability company

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

AC: 10.6400; AC IS GIS EST. Only -5.85AC Per BPA P/L & -.22AC For RD/RW;

AC: 22.8600 -1.27 AC Road R/W

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

03091430120200; 03091430120206

G.S.

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

STATUTORY WARRANTY DEED

Until a change is requested,
all tax statements should be sent to:

Kock Properties, LLC
3301 Cook Underwood
Cook, WA 98605

After recording, return to:

Toole Carter Tissot & Coats LLP
112 West 4th Street
The Dalles, OR 97058

THE GRANTOR, Kock Properties, LLC, a Washington limited liability company, for and in consideration of \$0.00 (this is a tax parcel adjustment), conveys and warrants to Kock Properties, LLC, a Washington limited liability company, the following described real estate situated in the County of Skamania, State of Washington:

Lots 10 and 11 OREGON LUMBER COMPANY according to the recorded plat thereof recorded in Book A of Plats, Page 29, in the County of Skamania, State of Washington.

EXCEPT that portion conveyed to Greg Kock by instrument recorded in Book 76, Page 446.

ALSO EXCEPT that portion conveyed to Robert Olson et ux by instrument recorded in Book 104, Page 528.

FURTHER EXCEPTING the following:

Commencing at the Northwest corner of Lot 10 of the Oregon Lumber Company Subdivision (Recorded in the Skamania County Auditor's File Number 86423), Section 14, Township 3 North, Range 9 East, Willamette Meridian and an iron pipe with an aluminum cap; thence Southerly along the Section line common to Sections 14 and 15 South 2°23'11" East, a distance of 20.00 feet to a point on the South Right-of-Way of Bunker-Keys Road; thence along said South Right-of-Way North 87°45'47" East, a distance of 308.89 feet to a Red Plastic Cap and the Point of Beginning;

Thence continuing Easterly along said Right-of-Way North 87°45'47" East, a distance of 979.42 feet to the West Right-of-Way of Cook-Underwood Road;

Thence Southerly along said West Right-of-Way South 02°28'25" East, a distance of 25.18 feet to the North Right-of-Way of the Bonneville Power Administration, recorded in Volume 27, Page 607 of Records;

Thence Westerly along said North Right-of-Way South 77°30'03" West, a distance of 988.92 feet;

Thence North 04°03'53" West, a distance of 201.46 feet to the Point of Beginning.

ALSO EXCEPTING the following:

Lot 9, OREGON LUMBER COMPANY according to the recorded plat thereof recorded in Book A of Plats, Page 29, in the County of Skamania, State of Washington.

EXCEPT the South 10 rods as described in Deeds recorded in Book 63, Page 27 and Book 84, Page 601.

ALSO EXCEPT that portion acquired by the United States of America for Bonneville Transmission, recorded in Volume 27, Page 607. Planning Department - Exemption over 20 acres approved by: 05-13-87

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except those of record, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

Dated this 1 day of May, 2017. Date 5/15/17 Parcel # 3-9-14-3-1202 Skamania County Assessor 62

KOCK PROPERTIES, LLC, a Washington limited liability company

By: Gregory F. Kock
GREGORY F. KOCK, Member

By: Deborah G. Kock
DEBORAH G. KOCK, Member

STATE OF OREGON)
) ss.
 County of Wasco)

I certify that I know or have satisfactory evidence that Gregory F. Kock is the person who appeared before me, and said person acknowledge that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a member of KOCK PROPERTIES, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 1, 2017

Kellie R Taphouse
 (Print Name) KELLIE R TAPHOUSE
 NOTARY PUBLIC for the State of Oregon
 Residing at The Dalles, OR
 My Commission Expires: 10-12-2018



STATE OF OREGON)
) ss.
 County of Wasco)

I certify that I know or have satisfactory evidence that Deborah G. Kock is the person who appeared before me, and said person acknowledge that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a member of KOCK PROPERTIES, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 1, 2017

Kellie R Taphouse
 (Print Name) KELLIE R TAPHOUSE
 NOTARY PUBLIC for the State of Oregon
 Residing at The Dalles, OR
 My Commission Expires: 10-12-2018

