

After recording, return to:

MICHAEL W. BORTZ
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32797
SEP 19 2017

PAID EXEMPT
Audrey Ann Sydnor
SKAMANIA COUNTY TREASURER

Space Above for Recording Information Only

WARRANTY DEED

GRANTORS: ELANA T. CARPENTER, as her separate property as to an undivided 50% tenant-in-common interest.

ROBERT M. TALENT, as his separate property as to an undivided 50% tenant-in-common interest.

GRANTEE: BASS LAKE, LLC, a Washington limited liability company.

THE GRANTORS, hereby convey and warrant to GRANTEE, GRANTORS' entire interest in and to the real estate situated in Skamania County, Washington described as follows:

Lots 1 through 8 of Columbia Gorge Park, as recorded in Book B of Plats, Page 155, in the records of the Skamania County Auditor, Skamania County, Washington, fully described on Exhibit "A" attached hereto.

Assessor's Parcel Nos. ~~02070200410000~~; ~~02070200420000~~; ~~02070200430000~~; ~~02070200440000~~; ~~02070200450000~~; ~~02070200460000~~; ~~02070200460006~~; ~~02070200470000~~; ~~02070200470006~~; ~~02070200480000~~.

Skamania County Assessor

sm Date 9/19/17 Parcel# See Above

This deed is an absolute conveyance in effect as well as in form and its not intended as a mortgage, deed of trust, or security of any kind.


The liability and obligations of the 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 the GRANTORS under any title insurance policy. The GRANTORS shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to the GRANTORS under any title insurance policy.

WARRANTY DEED - 1
BASL02-000001 - 501232_3.doc

 **LANDERHOLM**
805 Broadway Street, Suite 1000
PO Box 1086
Vancouver, WA 98666
T: 360-696-3312 • F: 360-696-2122

DATED this 2 day of JANUARY, 2012.


ELANA T. CARPENTER, a married person as her
separate property


ROBERT M. TALENT, a married person as his separate
property

STATE OF WASHINGTON)
) ss.
 County of Clark)

I certify that I know or have satisfactory evidence that ELANA T. CARPENTER signed this instrument and acknowledged it to be her free and voluntary act for the purposes mentioned in the instrument.

DATED: January 2, 2012.



Kaye J. Nelson
 Notary Public in and for the State of Washington,
 residing at Clark County.
 My appointment expires: 5-14-12

STATE OF WASHINGTON)
) ss.
 County of Clark)

I certify that I know or have satisfactory evidence that ROBERT M. TALENT signed this instrument and acknowledged it to be his free and voluntary act for the purposes mentioned in the instrument.

DATED: January 2, 2012.



Kaye J. Nelson
 Notary Public in and for the State of Washington,
 residing at Clark County.
 My appointment expires: 5-14-12

Exhibit "A"

Complete Legal Description:

Lots 1 through 8 of Columbia Gorge Park, as recorded in Book B of Plats, Page 155, in the records of the Skamania County Auditor, Skamania County, Washington.

EXCEPT Lot 1 of the R. M. Talent Short Plat, a redivision of Lot 3, Columbia Gorge Park, together with the below referenced easement granted to R.M. Talent, as recorded in Book 3 of Plats, page 133, in the records of the Skamania County Auditor, Skamania County, Washington.

Together with an easement granted to R.M. Talent, for ingress, egress and utilities, and together with an easement for a water line for private use of a spring located on Lot One of Columbia Gorge Park, as recorded in Book B of Plats, Page 155, in the records of the Skamania County Auditor, Stevenson, Washington, said spring use not to exceed 5000 gallons per day, said easement for line and spring to be exclusive to the grantees only.

Including any and all rights arising from the Road Relocation Agreement recorded in Book 128, Page 806, records of Skamania County Auditor, Auditor's file number 113574.

Assessor's Property Tax Parcel Numbers:

02070200410000;02070200420000;02070200430000;02070200440000;02070200450000;
02070200460000;02070200460006;02070200470000;02070200470006;02070200480000.