

WHEN RECORDED RETURN TO:

Mark R. Stoker
Heurin, Potter, Jahn, Leatham & Holtmann, P.S.
PO Box 611
Vancouver, WA 98666

DOCUMENT TITLE(S):
Statutory Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
S & R Melonas LLC, a Washington limited liability company

GRANTEE:
Terrapin Investments, LLC, a Washington Limited Liability Company

ABBREVIATED LEGAL DESCRIPTION:
Ptn SEC 1 T2N R7E W.M.

Full Legal Description on page 5

TAX PARCEL NUMBER(S):
02-07-01-1-0-2800-00, 02-07-01-1-0-2801-00, 02-07-01-1-0-2900-00, 02-07-01-1-0-3000-00, 02-07-01-1-0-3100-00, 02-07-01-1-0-3200-00, 02-07-01-1-0-3300-00, 02-07-01-1-0-3400-00, 02-07-01-1-1-4200-00, 02-07-01-1-1-4280-00, 02-07-01-1-1-4290-00

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33243
MAY - 7 2018

PAID \$53,555.00
Anthony Jahn
SKAMANIA COUNTY TREASURER

Skamania County Assessor
Date 5-3-18 Parcel# See Above
ym

After Recording Return to:

Mark F. Stoker
P.O. Box 611
Vancouver, WA 98666

STATUTORY WARRANTY DEED

Grantor, S & R MELONAS, LLC, a Washington limited liability company, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, conveys and warrants to Grantee, TERRAPIN INVESTMENTS, LLC, a Washington limited liability company, all of Grantors' interest, and any after-acquired title therein, as it pertains to the following described real estate, situated in the County of Skamania, State of Washington,:

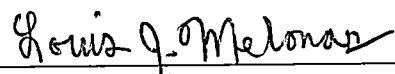
SEE EXHIBIT A


Subject to the encumbrances set forth in EXHIBIT B.

DATED this 30 day of APRIL, 2018.

S & R MELONAS, LLC


By: Gus S. Melonas
Its: Co-Manager


By: Louis J. Melonas
Its: Co-Manager


By: Steven J. Melonas
Its: Co-Manager

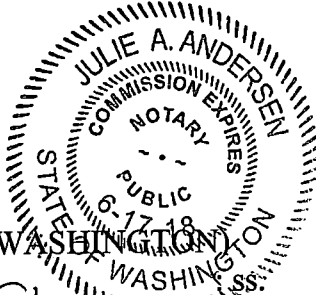
STATE OF WASHINGTON)

: ss.

County of Skamania

I certify that Gus S. Melonas personally appeared before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument as Co-Manager of S & R Melonas, LLC, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 30 day of April, 2018.



Julie A. Andersen
NOTARY PUBLIC FOR WASHINGTON

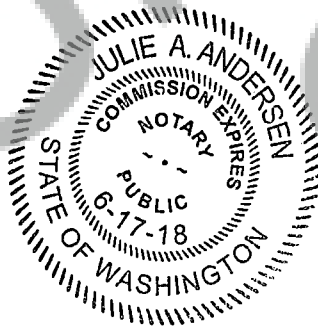
My Commission Expires: June 17, 2018

STATE OF WASHINGTON)

County of Skamania

I certify that Louis J. Melonas personally appeared before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument as Co-Manager of S & R Melonas, LLC, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 30 day of April, 2018.



Julie A. Andersen
NOTARY PUBLIC FOR WASHINGTON

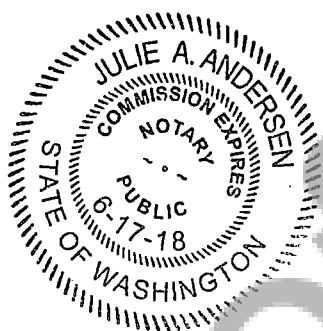
My Commission Expires: June 17, 2018

STATE OF WASHINGTON)

: ss.
County of Skamania)

I certify that Steven J. Melonas personally appeared before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument as Co-Manager of S & R Melonas, LLC, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 30 day of April, 2018.



Julie A. Andersen
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: June 17, 2018

EXHIBIT A

PARCEL I: 02-07-01-1-0-2800-00

JWL 5-3-18

A tract of land lying within the boundaries of Government Lots 6 and 9 in Section 1, Township 2 North, Range 1 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

A tract of land lying North of the North line of the Daniel Baughman D.L.C., and Southerly of the boundary line of State Highway No. 8 as presently located and established in the deed conveyed to the State of Washington by instrument recorded in Book Z, Page 494, and Northerly of the Spokane, Portland and Seattle Railway Company's right of way, as described in Book 80, Page 141, more accurately described as follows:

Commencing at the Southeast corner of that tract of land conveyed to Gust J. Melonas and Catharine G. Melonas by E. Seymour Hall, as described in deed recorded in Page 378, Book 28 of Deeds, records of Skamania County, Washington, the said point of beginning being at a point on the Westerly line of Seymour Street in the Town of Stevenson, which is 30 feet Southerly from the Northwest corner of First and Seymour Street; thence in a Southerly direction along the West line of Seymour Street, a distance of

97.5 feet, to the Northeast corner of the Tract of land known as "Columbus Fields Acre", description of which is given in the deed from A. Fleischhauer to Portland and Seattle Railway Co., recorded in Book I of Deeds, Page 532 and the Point of Beginning; thence South $55^{\circ}30'$ West along the North line of said Columbus Fields Acre, a distance of 209 feet to the Northwest corner of said acre and to the East line of a tract of land described in Book I, Page 529; thence North 11 feet; thence West, a distance of 88.7 feet, more or less, to the West line of Shepard D.L.C.; thence South along said West line of Shepard D.L.C. a distance of 15 feet, more or less, to the Northeast corner of a tract of land described in Book K, Page 82; Thence along the north line of said tract South $52^{\circ}12'$ West a distance of 375 feet, more or less, to the Northwest corner of a tract described in Book K, Page 83 and on the East line of a tract described in Book K, Page 145; Thence North along said East line a distance of 126.5 feet, more or less to the Northeast corner of said Tract in Book K, Page 145; Thence South $52^{\circ}12'$ West a distance of 679 feet, more or less, to the North line of the Daniel Baughman D.L.C. and the end of said Rail Road right of way; and Westerly of the following described line:

Commencing at a point on the Southerly line of the said State Highway right of way 1027.2 feet South as measured along the West line of the Henry Shepard D.L.C. and due West 385.7 feet from the intersection of the North line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian with the West line of said Henry Shepard D.L.C.; thence South $58^{\circ}45'$ East to intersection with the Northerly right of way line of the said Spokane, Portland and Seattle Railway Company's right of way.

EXCEPTING flowage easement, navigation rights on Rock Creek, Spokane, Portland and Seattle Railway Company's right of way and easement for drainage ditch and pipe line.

STATUTORY WARRANTY DEED

Page 4 of 11

EXCEPT that portion taken by the State of Washington by Suit No. 96-2-00093-2.

PARCEL II: 02-07-01-1-0-2801-00

Im 5-3-18

A tract of land lying within the boundaries of the Daniel Baughman D.L.C. in Section 1, Township 2 North, Range 1 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

A tract of land lying Easterly of the center of the channel of Rock Creek, and Southerly of the boundary line of State Highway No. 8 as presently located and established in the deed conveyed to the State of Washington by instrument recorded in Book Z, Page 494, and Northerly of the Spokane, Portland and Seattle Railway Company's right of way, being 100 feet northerly of the centerline of the main track.

EXCEPTING flowage easement, navigation rights on Rock Creek, Spokane, Portland and Seattle Railway Company's right of way and easement for drainage ditch and pipe line.

EXCEPT that portion taken by the State of Washington by Suit No. 96-2-00093-2.

PARCEL III: 02-07-01-1-0-2900-00

Im 5-3-18

A tract of land in the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a point where the North line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, intersects the West line of the Henry Shepard D.L.C.; thence South along the D.L.C. line 887.4 feet; thence West 278.3 feet to a point on the Southerly Right of Way line of State Road No. 8, and the True Point of Beginning; thence South $48^{\circ} 20'$ East 73.4 feet; thence South $41^{\circ} 40'$ West 60 feet; thence North $48^{\circ} 20'$ West 72 feet; thence Northeasterly along the Southerly line of the said right of way of State Road No. 8 to the point of beginning.

EXCEPT That portion taken by the State of Washington by Suit #96-2-00093-2.

PARCEL IV: 02-07-01-1-0-3000-00

Im 5-3-18

All that portion of Government Lot 9 of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Southerly of State Highway No. 8 as presently located and established and Northerly of the right of way of the Spokane, Portland and Seattle Railway Company;

EXCEPTING:

1. A tract of land conveyed to Northwestern Electric Company by deed recorded at Page 34 of Book O of Deeds, Records of Skamania County, Washington;
2. A tract of land conveyed to Steve J. Melonas by deed recorded at Page 529 of Book U of Deeds, Records of Skamania County, Washington;

STATUTORY WARRANTY DEED

Page 5 of 11

3. A tract of land conveyed to Steve J. Melonas by deed recorded at Page 516 of Book 30 of Deeds, Records of Skamania County, Washington;
4. A tract of land conveyed to Spiros G. Stelios and Sam G. Melonas by deed recorded at Page 337 of Book 33 of Deeds, Records of Skamania County, Washington;
5. A tract of land conveyed to Steve J. Melonas and Mary Melonas by deed recorded at Page 338 of Book 33 of Deeds, Records of Skamania County, Washington;
6. Tracts of land conveyed to Erik Nord by deeds recorded at Page 607 of Book N of Deeds and at Page 159 of Book O of Deeds, Records of Skamania County, Washington; and
7. A tract of land conveyed to Esson Smith by deed recorded at Page 69 of Book 37 of Deeds, Records of Skamania County, Washington.

TOGETHER WITH a tract of land commencing at a point where the North line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, intersects the West line of the Henry Shepard D.L.C.; thence South along the D.L.C. line 887.4 feet; thence West 287.3 feet, to the point on the Southerly line of the right of way of State Road No. 8; thence South 48° 20' East 73.4 feet; thence South 41° 40' West 80 feet to the True Point of Beginning; thence from said Point of Beginning North 46° 20' West 72.0 feet to the Southerly right of way line of said State Highway No. 8; thence Southwesterly along the Southerly line of said State Highway No. 8 a distance of 60 feet; thence South 48° 20' East a distance of 73.4 feet; thence Northeasterly in a straight line to the Point of Beginning.

EXCEPT that portion taken by the State of Washington by Suit No. 96-2-00093-2.

PARCEL V: 02-07-01-1-0-3100-00 *Ln 5-3-18*

A tract of land in Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the South line of Second Street in the Town of Stevenson 160 feet North 89° 06' West of the Point of intersection of the South line of said street with the West line of the Henry Shepard D.L.C.; thence South 259 feet; thence West 50 feet; thence South 18.6 feet; thence North 89° 06' West 90

feet; thence North 25 feet; thence North 89° 06' West 10 feet; thence North 142.6 feet; thence East 50 feet; thence North 110 feet to Second Street; thence South 89° 06' East 100 feet to the Point of Beginning;

EXCEPT right of way for Primary State Highway No. 8;

AND EXCEPT that portion thereof lying Northerly of said Primary State Highway No. 8.

AND EXCEPT that portion taken by the State of Washington by Suit No. 96-2-00093-2.

PARCEL VI: 02-07-01-1-0-3200-00

2m 5-3-18

All that portion of the following described real property lying on the Southerly side of State Highway No. 8 as the same is now located, established and constructed, to wit:

Commencing at a point on the South line of Second Street 60 feet West of the intersection of said street line with the West line of the Shepard Donation Land Claim in Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence South 276 feet; thence West 100 feet; thence North 276 feet; thence East 100 feet.

EXCEPT that portion taken by the State of Washington by Suit No. 96-2-00093-2.

PARCEL VII: 02-07-01-1-0-3300-00

2m 5-3-18

A tract of land in Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the West line of the Henry Shepard D.L.C.; 627.20 feet South of the intersection of said West line with the North line of said Section; thence Westerly a distance of 76 feet, more or less, on the arc of a 03° curve with a radius of 1,860 feet; thence South 203 feet; thence East 60 feet; thence North 251 feet, more or less, to the point of beginning.

EXCEPT that portion taken by the State of Washington by Suit No. 96-2-00093-2.

PARCEL VIII: 02-07-01-1-0-3400-00

2m 5-3-18

Beginning at the Northeast corner of a $2\frac{1}{2}$ acre tract of land heretofore deed by George Udell to A.L. Douglass, said deed being of record on Page 177, Book I of Deeds, records of Skamania County, Washington, reference to which deed is hereby made for description of the deed; thence running West 100 feet; thence South 213 feet to the railroad survey in a Northeasterly direction, to the Point of Intersection with the west line of Henry Shepard D.L.C., in Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence North to the Place of Beginning.

EXCEPT that portion taken by the State of Washington by Suit No. 96-2-00093-2.

PARCEL IX: 02-07-01-1-1-4200-00

2m 5-3-18

Commencing at the Southwesterly angle corner of that strip of land conveyed to the State of Washington by H. Seymour Hall by Deed dated October 26, 1937, and recorded at Page 494, Volume Z of Deeds, records of Skamania County, the said angle point being situated on the West line of the Shepard D.L.C., 30 feet distance Southerly measured at right angle from the center line of State Highway No. 8 in Section 1, Township 2 North, Range 7 East of the Willamette Meridian; thence from said point South $34^{\circ} 30'$ East a distance of 50 feet; thence North $55^{\circ} 30'$

East a distance of 40 feet; thence North 34° 30' West a distance of 50 feet to the Southerly line of Second Street; thence Westerly along the Southerly line of Second Street and State Highway No. 8 to the point of beginning.

EXCEPT that portion conveyed to the State of Washington by instrument recorded in Book Z, Page 494.

ALSO EXCEPT that portion taken by the State of Washington by Suit No. 96-2-00093-2.

PARCEL X: 02-07-01-1-1-4280-00 *ym 5-3-18*

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Southeast corner of that tract of land conveyed to Gust J. Melonas and Catharine G. Melonas by E. Seymour Hall, as described in deed recorded at Page 378, Book 28 of Deeds, records of Skamania County, Washington, the said point of beginning being at a point on the Westerly line of Seymour Street in the Town of Stevenson, which is 30 feet Southerly from the Northwest corner of First and Seymour Street; thence from said point of beginning in a Southerly direction along the West line of Seymour Street, a distance of 97.5 feet, to the Northeast corner of the Tract of land known as "Columbus Fields Acre", description of which is given in Deed from A. Fleichhaue to Portland and Seattle Railway Co., recorded in Book I of Deeds, Page 532; thence Westerly South 55°30' West along the North line of said Columbus Fields Acre, a distance of 209 feet to the Northwest corner of said acre; thence North 11 feet; thence West, a distance of 88.7 feet, more or less, to the West line of Shepard D.L.C.; thence North on said West line of Shepard D.L. C., a distance of 184.6 feet, more or less, to the Southwest corner of that tract of land deeded to Frank Rabenau and Amanda Rabenau by J.A. Michell and P.E. Michell, recorded in Book H of Deeds, Page 639; thence East, a distance of 207.5 feet, more or less, to the Point of Beginning.

EXCEPT that portion taken by the State of Washington by Suite No. 96-2-00093-2.

PARCEL XI: 02-07-01-1-1-4290-00 *ym 5-3-18*

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 30 feet Southerly of the Northwest corner of First and Seymour Streets in the Town of Stevenson on the West side of Seymour Street, thence West, a distance of 207.5 feet, more or less, to West line of the Shepard D.L.C.; thence North on said West line, a distance of 183 feet, more or less, to South Right of Way of Highway No. 8, as described in instrument recorded in Book Z, Page 494, said point also being the Northwest corner of the parcel described in the instrument recorded in Book 34,

Page 16;thence South $34^{\circ}30'$ East, a distance of 50 feet; thence North $55^{\circ}30'$ West, a distance of 40 feet; thence North $34^{\circ}30'$ West, a distance of 50 feet, more or less, to the said South Right of Way of Highway No. 8; thence Easterly along said Right of Way along a curve concave to the southeast having a radius of 1880.00 feet and a central angle of $0^{\circ}28'00''$ and being subtended by a chord which bears North $56^{\circ}37'16''$ East 15.31 feet, a distance of 15.31 feet; thence North $56^{\circ}48'18''$ East tangent to said curve, a distance of 15.76 feet, more or less, to the West line of Seymour Street; thence Southerly along the West line of Seymour Street, a distance of 266 feet, more or less, to the point of beginning.

EXCEPT that portion taken by the State of Washington by Suite No 96-2-00093-2.

EXHIBIT B

8. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
Affects: Parcels I & II
9. 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 Rock Creek.
Affects: Parcels I & II
10. 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.
Affects: Parcels I & II
11. 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 Rock Creek.
Affects: Parcels I & II
12. 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 Rock Creek.
Affects: Parcels I & II
13. Flowage Easement, including the terms and provisions thereof, as disclosed by Deed: Granted to : United States of America
Recorded : July 29, 1953 Book 37 Page 69
Affects: Parcels I & II
14. Easement, including the terms and provisions thereof: For: Pipeline
Recorded : July 29, 1953 Book 37 Page 69
Affects: Parcels I & II
15. Easement, including the terms and provisions thereof, as disclosed by Deed:
For : Transmission Lines
Granted to : Northwestern Electric Company
Recorded : August 19, 1981 Book 80 Page 141
Affects: Parcels IV, V, VI & VIII
16. Easement, including the terms and provisions thereof, as disclosed by Deed:
For : Sewer Pipeline
Granted to : City of Stevenson
Recorded : August 19, 1981 Book 80 Page 141

Affects: Parcels IV, V, VI & VIII

17. Mineral Reservations, including the terms and provisions thereof:
Reserved by: Spokane, Portland and Seattle Railway Company, a Washington corporation
Recorded : August 19, 1981 Book 80 Page 141
Affects: Parcels IV, V, VI & VIII
18. Easement, including the terms and provisions thereof:
For : Transmission Lines
Granted to : Northwestern Electric Company
Recorded : August 19, 1912 Book: O Page 56
Affects: Parcel VI
19. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Northwestern Electric Company, a Washington corporation
Recorded : October 22, 1937 Book: Z Page 451
Affects: Parcel V
20. Easement, including the terms and provisions thereof:
For : Transmission Lines
Granted to: Pacific Power and Light Company
Recorded : April 10, 1957 Book 43 Page 278
Affects: Parcels X & XI