

When recorded return to:

Oh Boy LLC  
PO Box 597  
North Bonneville, WA 98639

SKAMANIA COUNTY  
REAL ESTATE TAX

33275  
MAY 30 2018

PAID \$ 895.00  
*Audrey Ann Deputy*  
SKAMANIA COUNTY TREASURER

### STATUTORY WARRANTY DEED

CL10205

The Grantor, **JSC Family LLC, an inactive Oregon Limited Liability Company**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Oh Boy LLC, a Washington Limited Liability Company**

the following described real estate, situated in the County of Skamania, State of Washington:

**SEE ATTACHED EXHIBIT "A"**

Abbreviated Legal: **SECTION 27 T2N R5EWM**

Tax Parcel Numbers(s): **02 05 27 0 0 1302 00 , 02 05 27 0 0 1301 00**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: 05/15/2018

JSC Family LLC

*C. Dean McLain*  
C. Dean McLain, Member

EXHIBIT "A"

PARCEL I

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE, MARKING THE SOUTHWEST CORNER OF SECTION 27, AS SHOWN IN BOOK 3 OF SURVEYS, PAGE 231, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTH 01°46'09" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1403.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID WEST LINE, SOUTH 89°09'29" EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 652.00 FEET; THENCE NORTH 01°46'09" EAST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 45.07 FEET; THENCE SOUTH 89°09'29" EAST, 651.23 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE NORTH 01°34'47" EAST, 1126.16 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE NORTH 89°52'23" WEST, 1299.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE SOUTH 01°46'09" WEST, 1155.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE, MARKING THE SOUTHWEST CORNER OF SECTION 27, AS SHOWN IN BOOK 3 OF SURVEYS, PAGE 231, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTH 01°46'09" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1403.82 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 89°09'29" EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 548 FEET; THENCE SOUTH 01°46'09" WEST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 832 FEET; THENCE SOUTH 89°09'29" EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 104 FEET; THENCE SOUTH 01°46'09" WEST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27 FOR A DISTANCE OF 155.82 FEET; THENCE SOUTH 89°09'29" EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 208 FEET; THENCE SOUTH 01°46'09" WEST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 416 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE NORTH 89°09'29" WEST 860.60 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SECTION 27.

EXCEPT COUNTY ROADS.

Skamania County Assessor  
Date 5-30-18 Parcel# 2-5-27-1302  
Du 2-5-27-1301

LPB 10-05(r)

STATE OF TEXAS

COUNTY OF Randall } ss.

I certify that I know or have satisfactory evidence that **C. Dean McLain** is the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as a **Member of JSC Family LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 05/15/2018

*[Signature]*  
 Signature of Notary  
 Notary Public in and for the State of Texas  
 Residing at Amund  
 My appointment expires: 09/18/2021

