

When recorded return to:

Columbia Land Trust
850 Officers' Row
Vancouver, WA 98661

CL 124 10
THE GRANTOR(S)

BARGAIN AND SALE DEED

Joseph A. Birkenfeld and Diane M. Birkenfeld, husband and wife
for and in consideration of
NINE-HUNDRED FIFTY-THREE THOUSAND AND 00/100 (\$953,000.00)
in hand paid, bargains, sells, and conveys to

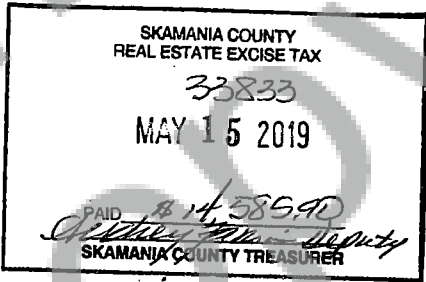
Columbia Land Trust, a Washington Nonprofit Corporation
the following described real estate, situated in the County of Skamania, State of Washington:

SEE ATTACHED EXHIBIT "A"
Subject to those encumbrances described on Exhibit "B" attached hereto.
Abbreviated Legal: Ptn Section 7, T3N, R8EWM

Tax Parcel Number(s): 03 08 07 0 0 0101 00 *2m 5-15-19*

Dated: May 3, 2019

Joseph A. Birkenfeld
Joseph A. Birkenfeld
Diane M. Birkenfeld
Diane M. Birkenfeld



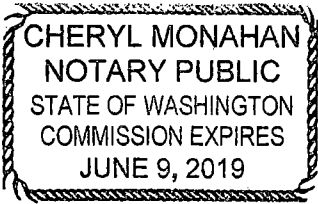
STATE OF Washington

COUNTY OF *Clark*

SS.

I certify that I know or have satisfactory evidence that Joseph A. Birkenfeld and Diane M. Birkenfeld are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 14, 2019



Cheryl Monahan
Notary name printed or typed *Cheryl Monahan*
Notary Public in and for the State of *Washington*
Residing at *Vancouver*
My appointment expires: *09 2019*

EXHIBIT "A"

PARCEL I

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 8 EAST OF 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°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°42'08" WEST, A DISTANCE OF 332.44 FEET; THENCE NORTH 89°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.

EXCEPT THAT PORTION LYING EAST OF THE CENTERLINE OF THE WIND RIVER, ALL IN SECTION 7, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL II

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THAT PORTION OF GOVERNMENT LOT 3, LYING SOUTH AND WEST OF THE CENTERLINE OF WIND RIVER, ALL IN SECTION 7, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL III

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 OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Skamania County Assessor

Date 5-15-19 Parcel# 03080700010100

Ym

EXHIBIT "B"

1. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE WIND RIVER DUE TO SAID WIND RIVER HAVING CHANGED ITS COURSE.
2. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES OF AMERICA TO REGULATE COMMERCE, NAVIGATION, FISHING AND PRODUCTION OF POWER.
3. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
4. ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID PREMISES, LYING WITHIN THE BED OF THE WIND RIVER IF SAID RIVER IS NAVIGABLE.

Unofficial
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