

When recorded return to:
Eagle Junction, LLC, a Washington limited liability
company
PO BOX 170
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 622-108364

Order # S19-0142KM

BARGAIN AND SALE DEED

THE GRANTOR(S)

Hambleton Family Limited Partnership, a Washington limited partnership

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration in hand paid, bargains, sells, and conveys to

Eagle Junction, LLC, a Washington limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF Pg 3

Abbreviated Legal: (Required if full legal not inserted above.)

NW QTR SEC26 T2N R5E W.M.

Tax Parcel Number(s): 02052600070100, (80)

Subject to:

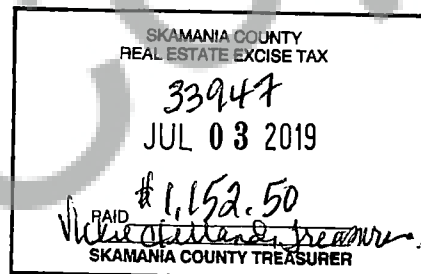
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 1, 2019

Hambleton Family Limited Partnership

BY:

John Nord
John Nord
Manager




BARGAIN AND SALE DEED
(continued)

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that John Nord is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Hambleton Family Limited Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/02/2019


B.M. Jamieson
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: April 15, 2021

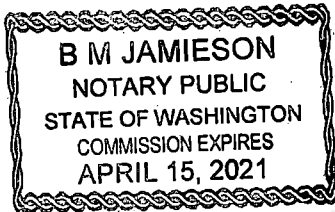


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02052600070100

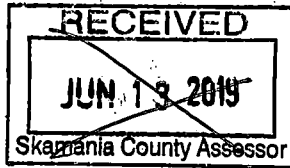
That part of the South 750 feet of the Southwest Quarter of the Northwest Quarter of Section 26, Township 2 North, Range 5 East of the Willamette Meridian lying West of the center line of the Washougal River and East of the Old Washougal River County Road, in the County of Skamania, State of

Washington.

EXCEPT public roads.

EXCEPT mineral rights granted to Prindle Mountain Quarry, a Washington corporation,

SUBJECT to easements, covenants, conditions and restitutions of record.



Skamania County Assessor

Date 7-3-19 Parcel# 2-5-24-701

Unofficial Copy

EXHIBIT "B"

Exceptions

1. Taxes and Assessments as they become due and payable.
2. 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 THE WASHOUGAL RIVER.
3. 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.
4. 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 THE WASHOUGAL RIVER.
5. 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 THE WASHOUGAL RIVER.
6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.