

When Recorded Return to:
Julia Bailey
Scott Gulstine
1242 SE 46th Avenue
Portland, OR 97215

Skamania County, WA
Total: \$106.50
LIEN
Pgs=4

2019-001811

09/24/2019 01:30 PM

Request of: CLARK COUNTY TITLE CO



00001177201900018110040044

NOTICE OF CONTINUANCE
LAND CLASSIFIED AS CURRENT USE OR FOREST LAND
Chapter 84.34 and 84.33 Revised Code of Washington

Grantor(s) (Purchaser(s)) Julia Bailey and Scott Gulstine, wife and husband

Grantee(s) SKAMANIA COUNTY

Legal Description: PTN Sec 21, T3N, R10EWM See Attached Exhibit A

Assessor's Property Tax Parcel or Account Number 03102120010000

Reference Number(s) of Documents Assigned or Released Book E / Page 661

Name of Owner(s) (at time of original lien) HARLEY & BONNIE TERNAHAN

Recording Date of Original Lien 1975

If the new owner(s) of land that is classified under RCW 84.34 as Current Use Open Space, Farm and Agricultural, or Timber Land under 84.33 Designated Forest Land wish(es) to continue the Classification or Designation of this land all the New Owner(s) must sign page 2.

If the new owner(s) do(es) not desire to continue the classification or designation, all additional or compensating tax calculated pursuant to RCW 84.34.108 or RCW 84.33.120, 140 shall be due and payable by the seller or transferor at the time of sale. To determine if the land qualifies to continue classification or designation, the County Assessor should be consulted.

Interest in Property: ☒ **Fee Owner** ☐ **Contract Purchaser** ☐ **Other**

The property is currently classified under **RCW 84.34** as:

☐ **Open Space** ☒ **Farm & Agricultural** ☐ **Timber Land**

Classified under **RCW 84.33** ☐ **Designated Forest Land.**

I/We the purchaser(s) are aware of the definition of the deferred Tax Program this property is currently under as described in the *information on pages 3 through 5.*

NOTICE OF CONTINUANCE

Land Classified as Current Use or Forest Land

I/We declare that I/we have read and under stand the definition of the Classification the property is under. I/We declare that I/We are aware of the liability of withdrawal or removal of this property form the classification or designation.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

| | | | |
|---|-------------------------|----------------|-------------------|
| ✓ <u>Scott Gulstone</u> | | <u>9-18-19</u> | |
| Property Owner Signature | | Date | |
| ✓ <u>Scott Gulstone</u> | | | |
| Property Owner Print Your Name | | | |
| ✓ <u>1242 SE 46th Ave</u> | <u>Portland</u> | <u>OR</u> | <u>97215</u> |
| Address | City | State | Zip Code |
| ✓ <u>[Signature]</u> | | <u>9-18-19</u> | |
| Property Owner Signature | | Date | |
| ✓ <u>Julia Bailey</u> | | | |
| Property Owner Print Your Name | | | |
| ✓ <u>Julia Bailey</u> | <u>1242 SE 46th Ave</u> | <u>OR</u> | <u>97215</u> |
| Address | City | State | Zip Code |
| _____ Property Owner Signature | | _____ Date | |
| _____ Property Owner Print Your Name | | | |
| _____ Address | _____ City | _____ State | _____ Zip Code |
| _____ Property Owner Signature | | _____ Date | |
| _____ Property Owner Print Your Name | | | |
| _____ Address | _____ City | _____ State | _____ Zip Code |

EXHIBIT "A"

**THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF
SKAMANIA, STATE OF WASHINGTON:**

EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

**BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE COUNTY ROAD KNOWN AND
DESIGNATED AS THE KRAMER ROAD, SAID POINT BEING 44°40' EAST A DISTANCE OF 936.1
FEET FROM A RAILROAD IRON MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 21;**

THENCE SOUTH 89°38' WEST 300 FEET;

THENCE NORTH 340 FEET;

**THENCE NORTH 89°38' EAST 300 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID KRAMER
ROAD;**

THENCE SOUTH ALONG SAID WEST LINE 340 FEET TO THE POINT OF BEGINNING.

Kramer Rd. Vineyard Use and Purpose

County Assessor's Office,

Upon Acquiring the subject vineyard on Kramer Rd, Underwood mtn, parcel #: 03102120010000, we will be using the vineyard as a standing crop with which to make wine. The 2019 harvest will be for the current/previous Seller's (Brady's) to use, as they had contracts for grape sales prior to our purchase. We will manage the land, most likely with the assistance of Joe Cushman, viticulturist (see below). We will use the 2020 harvest for wine making purposes that we will then sell in the US market.

Julia Bailey and I (Scott Gulstine) own Loop de Loop wines LLC which has been making wine since 2012 and is successfully selling all wine made in the Oregon/Washington state markets which has allowed Loop de Loop to grow to a point that it can be a profitable business.

Vineyard:

5 Acres of Pinot Noir. Projected Sales Price= \$2300/ton. Harvest: 2-2.5 tons/acre Gross Sales annually=\$28,750.

2 Acres of Rielsing. Projected Sales Price= \$1200/ton. Harvest: 2-2.5 tons/acre. Gross Sales annually= \$ 6,000

1 Acre of Gruner Veltlinger. Sales Price= \$ 1200. Harvest: 2-2.5 tons/acre. Gross Sales annually= \$3,000

1 Acre of Chardonnay. Sales Price= \$2,500/ton Harvest: 2-2.5 tons/acre. Gross Sales annually= \$6,250.

Our plan is to plant 3-4 more acres of Chardonnay vines that will eventually increase our grape sales, wine production, and therefore profits.

We also plan to build a small 2800 sq. ft winery on the property which will be used to make and sell the wine.

Thank you,

Scott Gulstine and Julia Bailey Loop de Loop Wines LLC

Vineyard Manager Joe Cushman – Root and Cane Vineyard Services LLC.
www.rootandcane.org

Joe is the leading viticulturist in the Gorge AVA.