



When recorded return to:

Jason Mann, Member
Pear Ridge, LLC,
445 Sheffield Ave.
Cardiff, CA 92007

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S20-0061JA

Statutory Warranty Deed

THE GRANTOR Bacchus Partners, LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **THE GRANTEE** Pear Ridge, LLC, a Washington limited liability company the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: Ptn Sec 20, T3N, R10E W.M.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 9,10,11,12,13 OF THE PRELIMINARY TITLE REPORT DATED MAY 13, 2020 FILE NUMBER S20-0061KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-10-20-0-0-0800-00, 03-10-20-0-0-0803-00 *dm 5/14/2020*

Dated May 13, 2020

Bacchus Partners, LLC

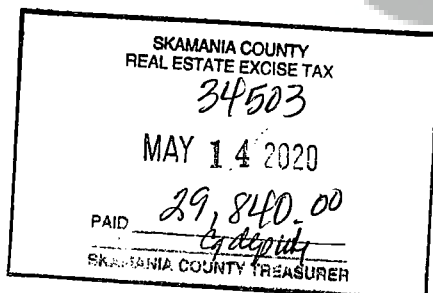
[Signature] member
By: Tammy Miller, Member

[Signature] Member
By: Jeffrey A Miller, Member

By: Fine Family Revocable Trust, Member

[Signature] Trustee
By: Kenneth Fine, Trustee

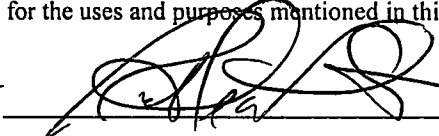
[Signature] Trustee
By: Yonette Fine, Trustee

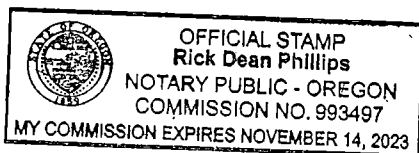


STATE OF Oregon
COUNTY OF Multnomah } SS:

I certify that I know or have satisfactory evidence that Tammy Miller and Jeffrey A Miller
is/are the person(s) who appeared before
me, and said person(s) acknowledge that They signed this instrument, on oath stated They
is/are authorized to execute the instrument and acknowledge that as the
Members of Bacchus Partners, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 13, 2020



Notary Public in and for the State of Oregon
Residing at Clackamas County
My appointment expires: 11/14/23



STATE OF Oregon
COUNTY OF Multnomah } SS:

I certify that I know or have satisfactory evidence that Kenneth Fine and Yonette Fine
is/are the person(s) who appeared before
me, and said person(s) acknowledge that They signed this instrument, on oath stated They
is/are authorized to execute the instrument and acknowledge that as the
Trustees of Fine Family Revocable Trust, Member of Bacchus Partners, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 13, 2020


Notary Public in and for the State of Oregon
Residing at Clackamas County
My appointment expires: 11/14/23

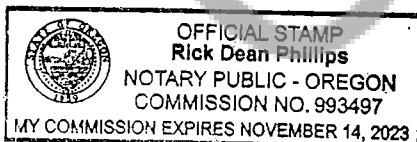


EXHIBIT A

PARCEL I: 03-10-20-0-0-0800-00

The West Half of the Southwest Quarter of Section 20 and the West 16 rods of the Southeast quarter of the Southwest quarter of Section 20, all in Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania and State of Washington.

EXCEPT that portion thereof lying Northerly of the center line of the county road known and designated as the Kollock Road.

ALSO EXCEPT a tract of land located in the Southwest Quarter (SW 1/4) of Section 20, Township 3 North, Range 10 E.W.M., described as follows:

Beginning at the southwest corner of the said Section 20; thence along the south line of the said Section 20 South 88°53' East, a distance of 1,305.31 feet; thence North 1,590.13 feet to the center line of County Road No. 3130 designated as the Kollock-Knapp Road, said point being the initial point of the tract hereby described; thence South 279 feet; thence North 44°16' West, a distance of 623.85 feet; thence North 279 feet to the centerline of said Kollock-Knapp Road; thence following the centerline of said road Southeasterly 624 feet, more or less, to the initial point.

TOGETHER WITH that portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, lying Southerly of the county road known and designated as the Kollock Road.

EXCEPT that parcel of land located in the South Half of the Southwest Quarter of Section 20, Township 3 North, Range 10 East, Willamette Meridian, County of Skamania, State of Washington, more fully described as follows:

Commencing at a point South 88°49'56" East, a distance of 1101.67 feet from the Southwest corner of said Section 20, said point is on the South line of said Section 20 and is the True Point of Beginning; thence continuing along the South line South 88°49'56" East, a distance of 271.20 feet; thence North 1°10'04" East, a distance of 211.99 feet to a Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence North 87°53'13" West, a distance of 271.23 feet to another Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence South 1°10'04" West, a distance of 216.46 feet, more or less, to the True Point of Beginning.

Skamania County Assessor

PARCEL II: 03-10-20-0-0-0803-00

Date 5-14-20 Parcel# 03 1020 00080800
03 1020 00080300
Am

A tract of land in the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington which is all of that portion of the following described tract lying Southerly of County Road No. 31300 designated as the Kollock-Knapp Road:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian; thence East along the South line of the said Section 20 a distance of 16 rods to the initial point of the tract hereby described; thence North 80 rods to a point which is 16 rods East of the Northwest corner of the Southeast Quarter of the Southwest Quarter of the said Section 20; thence East along the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 16 rods; thence South at right angles to the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 40 rods; thence West parallel to the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 8 rods; thence South parallel to the West line of the Southeast quarter of the Southwest quarter of the said Section 20, a distance of 40 rods to the intersection with the South line of the said Section 20; thence West along the South line of the said Section 20 to the initial point.

EXCEPT a tract of land located in the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the said Section 20; thence East along the South line of the said Section 20 a distance of 264 feet to the initial point of the tract thereby

described; thence North parallel to the East line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 250 feet; thence East 132 feet; thence South parallel to the East line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 250 feet to the South line of the said Section 20; thence West along said South line to the initial point.

Unofficial
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