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WHEN RECORDED MAIL TO:

Michael W. Bottz, Attorney at Law
Vanderhoof, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086
Matthew Chesley
18022 NW Skyline Blvd
Portland, OR 97231

Parcel Number: 04-75-25-4-0-0100-00

Space Above for Recording Information Only

STATUTORY WARRANTY DEED

ROCK CREEK RESOURCES, L.L.C., an Oregon limited liability company, GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to THE CARSON HOUSE, LLC, a Washington limited liability company, GRANTEE, the following real property, which is more particularly described on the attached Exhibit A, situated in Skamania County, State of Washington, free of liens and encumbrances, except as specifically set forth in Exhibit A:

SECTION 25, TOWNSHIP 4 NORTH, RANGE 71/2 EAST WM.

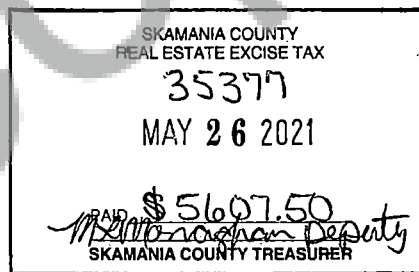
The liability and obligations of Grantor to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy.

This deed is an absolute conveyance in effect as well as in form and is not intended as a mortgage, deed of trust, or security of any kind.

Dated this 12th day of May 2021.

GRANTOR:

ROCK CREEK RESOURCES, L.L.C., an
Oregon limited liability company



By: GWIN FAMILY TRUST DATED
SEPTEMBER 5, 2008, AS AMENDED (MEMBER)

By: [Signature]
RICHARD K. GWIN, JR., Trustee


G.S.

Assessor's Parcel Number: 04-75-25-4-0-0100-00

STATE OF Oregon)
County of Deschutes) ss.

I certify that I know or have satisfactory evidence that RICHARD K. GWIN, JR., is the person who appeared before me, and said person acknowledged that he signed this instrument as Trustee of the GWIN FAMILY TRUST DATED SEPTEMBER 5, 2008, AS AMENDED, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 12, 2021.


NOTARY PUBLIC for the State of Oregon
Residing in the County of Deschutes
My Commission Expires: August 16, 2024

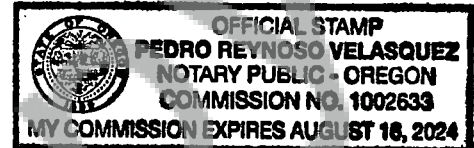


EXHIBIT A

PARCEL 1

The following described real property in Skamania County, Washington:

Commencing at a point 1,980 feet East of the Southwest corner of the Southeast Quarter of Section 25, Township 4 North, Range 7½ East of the Willamette Meridian; thence North 1,320 feet; thence East 660 feet to the Section line; thence South 1,320 feet to the Southeast corner of said Section 25; thence West 660 feet to the POINT OF BEGINNING.

EXCEPTING therefrom the East 660 feet of the South 1,080 feet as deeded to Floyd L. Ott, Deed Records Book "Z", Page 355, records of Skamania County, Washington.

FURTHER EXCEPTING Public Roads.

FURTHER EXCEPTING Township 4 North, Range 7½ East of the Willamette Meridian, Section 25, that portion of the Southeast Quarter of the Southwest Quarter more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of Section 25; thence South 01-25-12 West, 1,325.03 feet to a 2" aluminum pipe with cap, said point being the POINT OF BEGINNING; thence continuing South 01-25-12 West, 245.03 feet to a ½" iron rod; thence North 88-40-47 West, 153.72 feet to a ½" iron rod; thence North 01-25-12 East, 245.04 feet to a ½" iron rod; thence South 88-40-41 East 153.72 feet to the POINT OF BEGINNING.

PARCEL 2

That portion of the Southeast Quarter of the Southeast Quarter of Section 25, Township 4 North, Range 7½ East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at a point 1,650 feet East of the Southwest corner of the Southeast Quarter of the said Section 25; thence North 1,320 feet; thence East 330 feet; thence South 1,320 feet; thence West 330 feet to the POINT OF BEGINNING.

EXCEPT public Roads.

PARCEL 3

A tract of land in the Northeast corner of the Southeast Quarter of Section 25, Township 4 North, Range 7½ East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 25; thence South 01-25-12 West, 1,325.03 feet; thence North 88-40-41 West, 529.37 feet to the POINT OF BEGINNING; thence North 88-40-41 West, 366.38 feet to a ½" iron rod; thence continuing North 88-40-41 West, 50 feet to the center line of Cedar Creek; thence along said center line North 66-13-29 East, 126.62 feet; thence North 37-22-27 East, 58.11 feet; thence North 43-15-00 East, 25.96 feet; thence leaving said center line of Cedar Creek South 88-40-41 East, 35 feet to a ½" iron rod; thence continuing South 88-40-41 East, 215.83 feet to a ½" iron rod; thence South 01-25-12 West, 120 feet to the POINT OF BEGINNING.

Skamania County Assessor

Date 5/26/21 Parcel#

Assessor's Parcel Number: 04-75-25-4-0-0100-00

G.S.