

Skamania County, WA
Total: \$105.50
DEED
Pgs=3

2021-002360

07/06/2021 01:52 PM

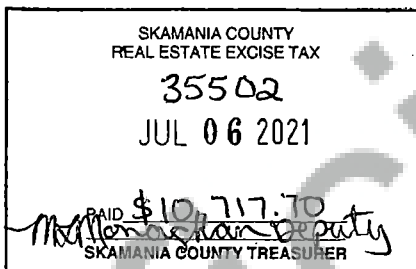
Request of: AMERITITLE



When recorded return to:

William Andrew McMahan IV
516 Pine St.
Hood River OR 97031

Order No.: 400014AM



STATUTORY WARRANTY DEED

THE GRANTOR(S) **Los Altos Property Limited Partnership, a Colorado Limited Partnership, who acquired title as Los Altos Properties Limited Partnership, a Colorado Limited Partnership**

for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration

in hand paid, conveys, and warrants to **William Andrew McMahan IV, a single man** the following described real estate, situated in the County of Skamania, State of Washington:

AS SET FORTH ON EXHIBIT "A" ATTACHED

Abbreviated Legal: Ptn. Sec. 30, T3N, R10EWM

Tax Parcel Number(s): 03 10 30 0 0 0300 00 *Sm 7/6/21*

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Dated: June 30, 2021

Los Altos Property Limited Partnership
BY: Bing Holdings, Inc., General Partner

BY: [Signature]
Rebecca R. Stirling, President

State of Washington } ss.

County of Klickitat }

On this 30th day of June, 2021, before me, the undersigned a Notary Public in and for said state, personally appeared Rebecca Stirling known or identified to me to be the President of Bing Holdings, Inc., which is general partner(s) of the Los Altos Property Limited Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Washington
Residing at: White Salmon
Commission Expires: 11/21/24

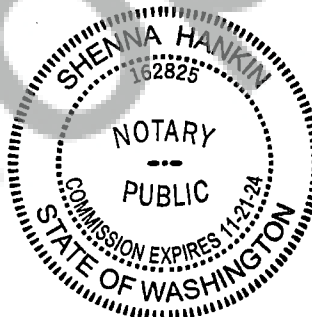


EXHIBIT "A"

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30 AND RUNNING THENCE NORTH $84^{\circ}29'13''$ WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 378.84 FEET TO THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO SKAMANIA COUNTY P.U.D. UNDER AUDITOR FILE NO. 37538;

THENCE SOUTH $1^{\circ}23'45''$ WEST ALONG THE EAST LINE OF SAID TRACT, 1,100.00 FEET;

THENCE NORTH $86^{\circ}29'13''$ WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 300.00 FEET;

THENCE SOUTH $0^{\circ}33'22''$ WEST, 631.41 FEET, MORE OR LESS, TO THE LINE OF MEAN HIGH WATER OF THE COLUMBIA RIVER;

THENCE SOUTHEASTERLY ALONG SAID LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTH $0^{\circ}33'22''$ EAST ALONG SAID EAST LINE, 1,752.51 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN STATE HIGHWAY 14.

EXCEPT THAT PORTION LYING WITHIN THE BURLINGTON NORTHERN R/W.

Skamania County Assessor

Date 7/6/21 Parcel# 031030 00030000
jm