

Skamania County, WA
Total: \$207.50
DEED
Pgs=5
Request of: AMERITITLE

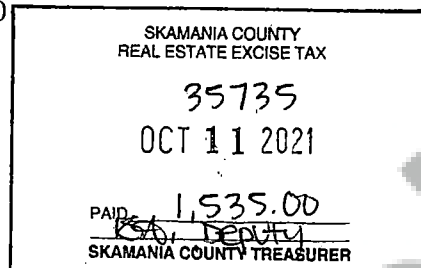
2021-003424

10/11/2021 12:54 PM



**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

PBS Land Co., LLC
c/o North Pacific Management
12909 SW 68th Pkwy St, Suite 430
Tigard Oregon 97223
Attn: Kevin White



BARGAIN AND SALE DEED

GRANTOR: S.D.S. Co., L.L.C., a Washington limited liability company, (also appearing of record as "SDS Lumber Company, LLC")

GRANTEE: PBS Land Co., LLC, a Washington limited liability company

ABBREVIATED LEGAL: Portions of Section 10, Section 11, and Section 15 of Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania and State of Washington.

TAX PARCEL NO.: 03-09-10-0-0-2200-00; 03-09-15-0-0-0200-00; 03-09-11-3-0-1500-00 (DN)

For the consideration of Ten and No/100 Dollars, and other valuable consideration, in hand paid, S.D.S. Co., L.L.C., a Washington limited liability company (which may also appear of record as "SDS Lumber Company, LLC") ("Grantor"), bargains, sells, and conveys to PBS Land Co., LLC, a Washington limited liability company ("Grantee"), that certain real property situated in Skamania County, Washington, legally described on Exhibit A attached hereto (the "Property") and incorporated herein, subject to the items listed on the attached Exhibit B.

DATED: October 6, 2021.

[SIGNATURE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO BARGAIN AND SALE DEED]

IN WITNESS WHEREOF, Grantor has executed this Bargain and Sale Deed as of the date first above written.

S.D.S. CO., L.L.C.,
a Washington limited liability company

By: _____

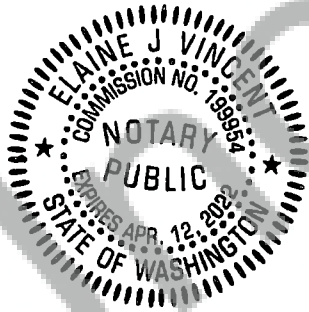
Name: Jeff Webber

Title: President

STATE OF WASHINGTON

COUNTY OF KLIKITAT

This record was acknowledged before me this 6 day of October, 2021, by Jeff Webber, as President of S.D.S. Co., L.L.C., a Washington limited liability company.



NOTARY PUBLIC

My commission expires 04.12.2022

EXHIBIT A

LEGAL DESCRIPTION

PARCEL I

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

PARCEL II

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

PARCEL III

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

Date 10/11/21 Parcel# 3-9-10-2206
② 3-9-15-200
3-9-11-3-1506

EXHIBIT B

PERMITTED EXCEPTIONS

1. Current and subsequent real estate taxes, assessments and other governmental charges, a lien not yet due and payable.
2. All land use (including environmental and wetlands), building, forestry, and zoning laws, rules, regulations, codes and ordinances affecting the Property or the use thereof.
3. Any rights of the United States of America, of the State of Washington or any other parties whatsoever, in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Property, including, without limitation, riparian rights and navigational servitudes, or to the beds and banks of such water courses below the ordinary high-water mark thereof.
4. All existing public streets and roads.
5. All cemeteries and burial grounds.
6. All outstanding mineral rights or reservations and oil, gas or mineral leases.
7. All electric power, telephone, gas, sanitary sewer, storm sewer, water and other utility lines on, over or under the Property together with easements, permits, and prescriptive rights for the same.
8. All water districts, water rights, restrictions or reservations outstanding in third parties.
9. All matters affecting title to the Property which would be disclosed by a thorough physical inspection or accurate survey of the Property.
10. Indian treaty or aboriginal rights, including easements and equitable servitudes.
11. Reservations in federal patents and acts authorizing the same.
12. Possible additional taxes and penalties that may be assessed if the Property or any portion thereof currently qualified for assessment on the basis of forestland or farmland use, disqualifies for assessment on the basis of forestland or farmland use.
13. All matters affecting title to the Property appearing of record as of the date of this Bargain and Sale Deed.

14. Terms, covenants and conditions contained in application for current use classification, entered in to pursuant to RCW 84.34 (including potential liability for future applicable taxes, any special benefit assessments levied by local governments, penalties and interest upon breach of, or withdrawal from, said classification);

Notice of Approval

Recorded:

Recording No.: Book 175, Page 599 and disclosed by 2021 Tax Rolls

Classification: Designated Forest Land

Effects Parcel I & II

15. Notice of Water Rights and the terms and conditions thereof, recorded November 13, 1909 under Auditor's File No. Book F, Page 50. Effects Parcel I.
16. Notice of Water Rights and the terms and conditions thereof, recorded November 13, 1909 under Auditor's File No. Book F, Page 52. Effects Parcel I.
17. Notice of Water Rights and the terms and conditions thereof, recorded October 31, 1947 under Auditor's File No. Book 31, Page 521. Effects Parcel III.
18. Easement and the terms and conditions thereof:

Purpose: Ingress and Egress

Recorded: August 22, 1968

Auditor's File No.: Book 59, Page 321

Area Affected: Parcel I and II.

19. Water Rights and the terms and conditions thereof, recorded August 3, 1968 under Auditor's File No. Book 59, Page 112. Effects Parcel I & II.
20. Easement and the terms and conditions thereof:

Purpose: Ingress and Egress

Recorded: December 26, 2007

Auditor's File No.: 2007168593

Area Affected: Effects Parcel II

21. Easement and the terms and conditions thereof:
Grantee: Public Utility District No. 1 of Skamania County, including Joint Users
Purpose: Electric Transmission and Distribution
Area Affected: Premises
Recorded: June 23, 2014
Auditor's File No.: 2014001004
Effects Parcel III

[End of Exhibit B]