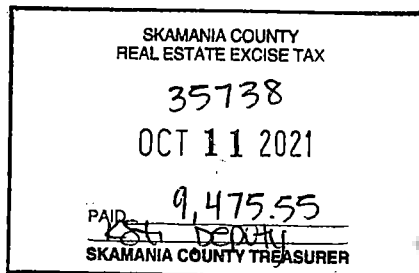




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**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Klickitat Holdings LLC
c/o Noble Forest Company
PO Box 1262
White Salmon, WA 98672

**BARGAIN AND SALE DEED**

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

GRANTEE: Klickitat Holdings LLC, a Washington limited liability company

ABBREVIATED LEGAL: Portions of Section 6, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania and State of Washington

TAX PARCEL NO.: 03-08-06-0-0-1200-00 *fm 10/11/21*

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 (also appearing of record as SDS Company, LLC) ("Grantor"), bargains, sells, and conveys to Klickitat Holdings 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

The Land referred to herein below is situated in the County of Skamania, State of Washington, and is described as follows:

PARCEL 1

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN IN SKAMANIA COUNTY, WASHINGTON;

THENCE NORTH 20 CHAINS;

THENCE EAST 20 CHAINS;

THENCE SOUTH 20 CHAINS;

THENCE WEST 20 CHAINS TO THE PLACE OF BEGINNING.

EXCEPT PUBLIC ROADS.

EXCEPT THAT PORTION LYING NORTHEASTERLY OF WIND RIVER HIGHWAY.

Skamania County Assessor

Date 10-11-21 Parcel# 03080600120000
mm

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. Lack of legal access to all or any portion of the Property
14. All matters affecting title to the Property appearing of record as of the date of this Bargain and Sale Deed.

15. 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

Recording no.: Book 175, page 599 and disclosed by 2021 tax rolls

Classification: Designated forest land

16. Liability for future assessments for improvements located on said land.
17. Reservations and other matters and the terms and conditions thereof:

Auditor's file no.: Deeds recorded under certificate nos. 7606, 7708, 2102, 7335, 0949, 5591, 4994, 5293, 6114, 0204, 5560, 5349, 0913, 5738, 7966, 0471, 03153, 5513, 6979 and 1042.

Reserving: For ditches and canals constructed by the United States of America. (affects section 6 and other property)

18. Easement and the terms and conditions thereof:

Purpose: Water Pipeline

Auditor's file no.: 19096

Area affected: The southwest quarter of the southwest quarter of section 6, township 3 north, range 8 east

19. Notice of water rights and the terms and conditions thereof, recorded November 13, 1909, under auditor's file no. Book F, page 50.

20. Easement and the terms and conditions thereof:

Purpose: Road fire trail

Auditor's file no.: 31962

Area affected: Section 6 and other property

21. Reservations and other matters and the terms and conditions thereof:

Recorded: October 16, 1945

Auditor's file no.: 34517

Reserving: To construct highways on and through property free from all claims and damages or compensation. (affects section 6 and other property)

22. Easement and the terms and conditions thereof:

Grantee: Pacific northwest pipeline corporation

Purpose: Ingress and egress, and to construct, repair and maintain pipeline

Recorded: January 5, 1955

Auditor's file no.: 49791, Book 40, Page 386

Area affected: Blanket over section 6 and other property

23. Easement and the terms and conditions thereof:

Grantee: S.D.S., a partnership
Purpose: Easement, ingress and egress
Recorded: February 21, 1980
Auditor's file no.: 90417, Book 77, Page 972
Area affected: Section 6

24. Directors decision and the terms and conditions thereof, recorded April 16, 2001 under auditor's file no. Book 208, Page 659.

25. Easement and the terms and conditions thereof:

Purpose: Ingress and egress
Recorded: May 6, 2010
Auditor's file no.: 2010175421

26. Easement and the terms and conditions thereof:

Purpose: Ingress and egress
Recorded: May 20, 2010
Auditor's file no.: 2010175539

27. Easement and the terms and conditions thereof:

Grantee: Public utility district no. 1 of Skamania county, including joint users
Purpose: Electric transmission and distribution
Recorded: October 6, 2014
Auditor's file no.: 2014001679

[End of Schedule B]