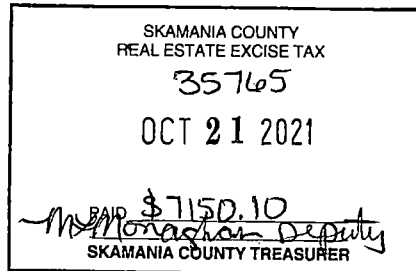




00010922202100035420120121

**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

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

ABBREVIATED LEGAL: Portion of Section 36, T4N, R71/2E, of the Willamette Meridian.
(Complete legal description on Exhibit A.)

TAX PARCEL NO.: 04-75-36-000-500-00 and 04-75-36-000-501-00

ym 10/21/21


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 ("Grantor"), bargains, sells, and conveys to PBS Land Co., LLC, a Washington limited liability company ("Grantee"), two parcels of real property situated in Skamania County, Washington, each legally and separately described on Exhibit A attached hereto (collectively, the "Property") and incorporated herein, subject to the encumbrances listed on the attached Exhibit B, which attach to the parcel(s) that by their terms they encumber.

DATED: October 21, 2021.

[SIGNATURE ON FOLLOWING PAGE]

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 KICKITAT

This record was acknowledged before me this 21 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:

Skamania County Assessor

PARCEL 1:

Date 10-21-21 Parcel# 04753600050000

APN: 04-75-36-000-500-00

GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT A TRACT OF LAND CONSISTING OF FIVE ACRES, MORE OR LESS, CONVEYED TO HARVEY L. MOON AND JOAN MOON, HUSBAND AND WIFE, BY DEED DATED OCTOBER 8, 1969, RECORDED AT PAGE 625, BOOK 63 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

ALSO EXCEPT A TRACT CONSISTING OF FIVE ACRES, MORE OR LESS, SOLD UNDER REAL ESTATE CONTRACT DATED DECEMBER 15, 1965 TO WALTER D. LATIMER AND JEANETTE D. LATIMER, HUSBAND AND WIFE, RECORDED AT PAGE 312, BOOK 55 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

PARCEL 2:

APN: 04-75-36-000-501-00

GOVERNMENT LOT 2 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Skamania County Assessor

Date 10-21-21 Parcel# 04753600050100

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 pursuant to RCW 84.33 (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: April 14, 1993
Recording No.: 131187, Book 175, Page 599
Classification: Forest Land
15. Memorandum of Lease and the terms and conditions thereof:
Lessor: S.D.S. Co., LLC, a Washington limited liability company
Lessee: Verizon Wireless (VAW) LLC D/B/A Verizon Wireless
Dated: December 14, 2007
Recorded: January 16, 2008
Auditor's File No.: 2008168729
16. Lease and the terms and conditions thereof:
Lessor: S.D.S. Co., a partnership
Lessee: B.W.A.B. Inc.
Term: 10 Years
Dated: October 05, 1981
Recorded: January 18, 1982
Auditor's File No.: 9614, Book 6, Page 547
17. Easement and the terms and conditions thereof:
Grantee: Home Valley Irrigation and Power Company
Purpose: Right of Way
Auditor's File Nos.: Book N, Page 254
Recorded: August 10, 1911
18. Easement and the terms and conditions thereof: Purpose: Ingress and Egress
Recorded: April 28, 1902
Auditor's File No.: Book H, Page 93
19. Notice of appropriation of water and the terms and conditions thereof, recorded under Auditor's File Nos. Book E, Page 109, Book E, Page 220, Book E, Page 232 and Book E, Page 249
20. Easement and the terms and conditions thereof: Purpose: Pipeline
Recorded: April 01, 1930
Auditor's File No.: Book W, Page 353

21. Easement and the terms and conditions thereof: Purpose: Telephone Line
Recorded: January 17, 1940
Auditor's File No.: Book G, Page 288
22. Easement and the terms and conditions thereof: Grantee: United States of America
Purpose: Transmission Lines
Recorded: October 20, 1953, November 19, 1953 AND July 19, 1954 Auditor's File Nos.: Book 37, Page 259, Book 37, Page 304 and Book 38, Page 263
23. Easement and the terms and conditions thereof: Purpose: Access Road
Recorded: May 06, 1955
Auditor's File No.: Book 39, Page 377
24. Easement and the terms and conditions thereof: Purpose: Right of Way
Recorded: February 06, 1956
Auditor's File No.: Book 41, Page 97
25. Easement and the terms and conditions thereof:
Grantee: State of Washington, Department of Natural Resources
Purpose: Road
Auditor's File Nos.: Book 51, Page 310
Recorded: April 29, 1963
26. Easement and the terms and conditions thereof: Grantee: United States OF America
Purpose: Transmission Lines
Recorded: October 15, 1970 and December 10, 1970
Auditor's File Nos.: Book 62, Page 259 and Book 62, Page 450A
27. Certificate of water right and the terms and conditions thereof, recorded under Auditor's File Nos. Book K, Page 435 and Book 105, Page 77.
28. Easement and the terms and conditions thereof: Grantee: Birkenfeld Enterprises, LLC
Purpose: Ingress and Egress
Recorded: December 01, 1998
Auditor's File Nos.: Book 183, Page 802
29. Easement and the terms and conditions thereof:
Grantee: Larry A. Birkenfeld and Joanne Birkenfeld
Purpose: Road
Recorded: August 26, 1999
Auditor's File Nos.: Book 192, Page 614

30. City of Stevenson Ordinance No. 907 and the terms and conditions thereof, recorded March 19, 2001 under Auditor's File No. Book 207, Page 674.
31. Easement and the terms and conditions thereof:
Grantee: Stout Family Limited Partnership
Purpose: Ingress and Egress
Recorded: August 30, 2012
Auditor's File Nos.: 2012181408
32. Agreement and the terms and conditions thereof: Regarding: Land Use
Recorded: January 27, 2015
Auditor's File No: 2015000127
33. Matters set forth by Survey recorded May 13, 2015 Auditor's File No.: 2015000901
34. 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: November 17, 2015
Auditor's File Nos.: 2015002367
35. Matters set forth by Survey Recorded July 6, 2016 Auditor's File No.: 2016001308
36. Matters set forth by Survey Recorded July 12, 2016 Auditor's File No.: 2016001351
37. Reservations and other matters and the terms and conditions thereof:
Recorded: May 14, 1917
Auditor's File No.: Book Q, Page 175
Reserving: Mineral
38. Easement and the terms and conditions thereof: Grantee: United States of America
Purpose: Transmission Lines
Recorded: July 07, 1954
Auditor's File No.: Book 39, Page 1 and Book 64, Page 712
39. Easement and the terms and conditions thereof:
Grantee: State of Washington acting through the Department of Natural Resources
Purpose: Existing Roads
Auditor's File No.: Book 84, Page 98

40. 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: December 17, 2014
Auditor's File No.: 2014002221
41. Matters disclosed by survey recorded October 01, 2018 under File No. 2018001992.
42. Easement and the terms and conditions thereof:
Grantee: United States of America for Bonneville Power Administration
Purpose: Access Roads
Recorded: June 24, 1960
Auditor's File No.: Book 47, Page 290
43. Agreement and the terms and conditions thereof:
Regarding: Memorandum of License Agreement
Recorded: April 23, 2008
Auditor's File No: 2008169679
44. Agreement and the terms and conditions thereof:
Regarding: Memorandum of License Agreement
Recorded: April 18, 2016
Auditor's File No: 2016000725
45. Covenant running with the land imposed by instrument recorded under Auditor's File Nos. 130972.
46. Matters set forth by survey recorded 12/22/1989, Book 3, Page 20
47. Skamania County Department of Planning and Community Development and the terms and conditions thereof, recorded in 2006 under Auditor's File Nos. 2006162475, 2006162476 and 2006162725.
48. Agreement and the terms and conditions thereof: Regarding: Survey
Recorded: January 30, 2007
Auditor's File No: 2007164381
49. Matters disclosed by survey recorded 10/10/2007 under File No. 2007167932.
50. Covenant running with the land imposed by instrument recorded 12/23/2013 under Auditor's File No. 2013002762.

51. Skamania County Community Development Department and the terms and conditions thereof, recorded 11/19/2012 under Auditor's File Nos. 2012182097 and recorded 09/30/2015 Under 2015002004.
52. Matters disclosed by survey recorded August 12, 2019 under File No. 2019-001429.
53. Administrative decision and the terms and conditions thereof, recorded July 9, 2007 under Auditor's File No. 2007166790.

Said document has been amended by instrument recorded under Auditor's File No. 2007166791.
54. Administrative decision and the terms and conditions thereof, recorded September 9, 2009 under Auditor's File No. 2009173834 and September 30, 2015 under Auditor's File Nos. 2015002004.
55. Easement and the terms and conditions thereof: Purpose: Water
Recorded: March 01, 1947
Auditor's File No.: Book G, Page 539
Area Affected: Said premises
56. Matters set forth by survey recorded 1/1/1995 Book 3, Page 93
57. Matters disclosed by survey recorded February 05, 2008 under File No. 2008168904.
58. Administrative decision and the terms and conditions thereof, recorded 2/22/2008 under Auditor's File No. 2008169074.

Said document has been amended by instrument recorded 2/22/2008 under Auditor's File No. 2008169075.
59. Agreement and the terms and conditions thereof: Regarding: Settlement
Recorded: February 25, 2008
Auditor's File No: 2008169091
60. Covenants for road maintenance and the terms and conditions thereof, recorded 2/25/2008 under Auditor's File No. 2008169095.
61. Declaration of protective covenants and the terms and conditions thereof, recorded 2/25/2008 under Auditor's File No. 2008169096.

62. Dedications, restrictive covenants, easements, building set back lines, slope rights, and reservations, as disclosed on the face of bluff's edge subdivision recorded October 12, 2011 under Auditor's File No. 2011179227.
63. Agreement and the terms and conditions thereof:
Regarding: Road maintenance and storm water drainage
Recorded: October 12, 2011
Auditor's File No: 2011179228
64. Agreement and the terms and conditions thereof: Regarding: Road maintenance
Auditor's File Nos: 2009174614 and 2010174751 Recorded: 12/29/2009 and 1/21/2010

Said document has been amended by instrument recorded 8/30/2012 under Auditor's File No. 2012181407.
65. Matters disclosed by survey recorded 5/23/2016 under File No. 2016000978.
66. Easement and the terms and conditions thereof: Purpose: Transmission Line
Recorded: June 24, 1963
Auditor's File No.: Book 51, Page 368
67. Easement and the terms and conditions thereof: Purpose: Road
Recorded: June 05, 2018
Auditor's File No.: 2018001164

Said document has been amended by instrument recorded under Auditor's File No. 2018001651.
68. Matters disclosed by survey recorded 5/8/2018 under file no. 2018000926, including any question or dispute about fence lines, or about ownership of the land lying between the fence and the record boundary, the location of which is shown thereon.
69. Easement and the terms and conditions thereof: Grantee: The United States of America
Purpose: Transmission Line
Recorded: May 01, 1963 and February 10, 1966
Auditor's File Nos.: Book 51, Page 272 and Book 55, Page 315 Area Affected: Said premises
70. Terms and conditions disclosed under quiet title action, cause no. 17 2 00176 30, recorded 5/16/2019 under Auditor's File No. 2019000762.
71. Notice of water rights and the terms and conditions thereof, recorded 8/27/1904 and 12/18/1915 under Auditor's File Nos. Book E, Page 33 and Book F, Page 342.

72. Easement and the terms and conditions thereof: Purpose: Road
Recorded: August 17, 1923
Auditor's File No.: Book 7, Page 313
73. Reservations and other matters and the terms and conditions thereof:
Recorded: November 09, 1993
Auditor's File No.: Book 139, Page 386
74. Notice of water rights and the terms and conditions thereof, recorded October 11, 1912,
under Auditor's File No. Book F, Page 223.
75. Matters disclosed by survey recorded 3/18/1997 under File No. Book 3, Page 250.
76. Matters disclosed by survey recorded 6/15/2009 under File No. 2009173118.
77. Reservations and other matters and the terms and conditions thereof:
Recorded: July 07, 2008
Auditor's File No.: 2008170357
Reserving: Right to harvest timber, cultivate, manage, build, maintain roads, etc
78. Easement and the terms and conditions thereof: Purpose: Road and reservations
Recorded: March 05, 1971
Auditor's File No.: Book 62, Page 681
79. Easement and the terms and conditions thereof: Purpose: Right of Way and Utilities
Recorded: September 14, 1972
Auditor's File No.: Book 64, Page 455
80. 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: November 17, 2015
Auditor's File No.: 2015002364
81. Matters disclosed by survey recorded July 06, 2016 under File No. 2016001308.
82. Rights of the public to that portion lying within Aalvik Road.
83. Easement and the terms and conditions thereof: Purpose: Transmission Line
Recorded: December 11, 1953
Auditor's File No.: Book 37, Page 362

84. Easement and the terms and conditions thereof: Purpose: Road
Recorded: September 16, 1999
Auditor's File No.: Book 193, Page 257

[End of Exhibit B]