

After Recording Return To:
Karey A. Schoenfeld
c/o Duffy Kekel LLP
1610 C Street, Ste. 207
Vancouver, WA 98663

Skamania County
Real Estate Excise Tax
35802
NOV - 8 2021

PAID EXEMPT
Skamania County Treasurer
Karey A. Schoenfeld

PARCEL NOS.: 01050300040200 & 01050300040203

ABBREVIATED LEGAL: RW TRACT 7

Ym 11/8/21

BARGAIN & SALE DEED

FROM: Robert L and Ann C Angelo, Co-Trustees of the Angelo Trust ("Grantors")
TO: Allison L. Johnson, Aaron L. Angelo, and Katie A. Bortolazzo, Trustees of the Angelo Family Farm Trust dated 9/16/2021 ("Grantees")

For good and valuable consideration, Grantors convey to Grantees all of their right, title and interest in and to certain real property located at 1071 Salmon Falls Rd., in the City of Washougal, County of Skamania, State of Washington, more fully described in Exhibit A.

SUBJECT TO AND EXCEPTING: All easements, encumbrances, and restrictions of record.

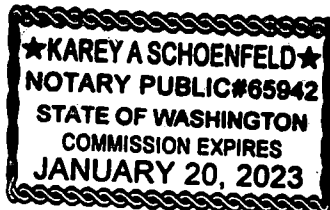
Dated this 16 day of September, 2021.

[Signature]
Robert L Angelo

[Signature]
Ann C Angelo

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me Robert L Angelo and Ann C Angelo, who are known to, or have proven to me to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



GIVEN under my hand and official seal this 16th day of September, 2021.

[Signature]
Notary Public for the State of Washington
Residing at: Vancouver, Washington
My Commission Expires: 1/20/2023

EXHIBIT A

Beginning at the Northwest corner of the Southwest one-quarter of Section 3, Township 01 North, Range 5 East, Willamette Meridian; THENCE South 01°01'33" West along the West line of said Southwest one-quarter 775.15 feet to the Northwest corner of the Dalen Short Plat recorded in Book 3, Page 32;

THENCE South 89°57'32" East along the North line of said Short Plat 636.91 feet;

THENCE North 01°20'39" East, 1307.49 feet to the Centerline of Salmon Falls Road;

THENCE North 86°29'01" West along said centerline 233.24 feet to a 130-foot radius curve to the right the chord of which bears North 63°43'52" West 100.56 feet;

THENCE along said curve 103.25 feet;

THENCE North 40°58'42" West, 56.18 feet to a 675-foot radius curve to the left, the chord of which bears North 51°38'41" West, 249.87 feet;

THENCE along said curve 251.32 feet;

THENCE North 62°18'41" West 45.58 feet to a 115-foot radius curve to the right, the chord of which bears North 49°53'02" West, 49.50 feet;

THENCE along said curve 49.89 feet to the West line of the Northwest one-quarter of said Section 3;

THENCE South 01°20'39" West, 841.23 feet to the POINT OF BEGINNING;

Containing 20.7 acres more or less.

20.4 acres more or less exclusive of Right-of-way.

Subject to County road Right-of-way.

Skamania County Assessor

Date 11-8-21 Parcel# 01050300040200
01050300040203
2m