

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

2021-004077

12/13/2021 02:40 PM

Request of: COLUMBIA GORGE TITLE



**AFTER RECORDING RETURN TO:**

Rayonier Inc. Law Dept.  
1 Rayonier Way  
Wildlight, Florida 32097

**DOCUMENT TITLE:** Bargain and Sale Deed

**GRANTOR:** POPE RESOURCES, a Delaware limited partnership

**GRANTEE:** THREE RIVERS RECREATIONAL AREA – SAUER, LLC, a Washington limited liability company

**ABBREVIATED LEGAL DESCRIPTION (Complete description on Exhibit A):**

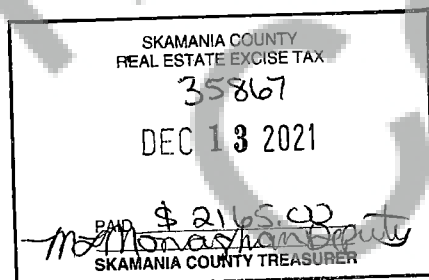
Ptn of the SE 1/4 of Sec. 23, T 7 North, R 6 E, W.M., County of Skamania, State of Washington, aka Lots 3 and 4 of Pine Boulder Short Plat recorded under AFN 2006160727.

**ASSESSOR'S TAX PARCEL NUMBERS:**

07-06-23-4-0-0300-00 & 07-06-23-4-0-0303-00

*Handwritten:* JW 12/13/21

**REFERENCE NUMBERS OF DOCUMENTS ASSIGNED OR RELEASED:** None



## **BARGAIN AND SALE DEED**

**POPE RESOURCES**, a Delaware limited partnership ("Grantor"), for good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, hereby bargains, sells, and conveys to **THREE RIVERS RECREATIONAL AREA – SAUER, LLC**, a Washington limited liability company ("Grantee"), that certain real property situated in the County of Skamania, State of Washington, legally described on **EXHIBIT A** attached hereto and incorporated herein (the "Property"), subject to and reserving the matters described on **EXHIBIT B** attached hereto and incorporated herein (the "Permitted Exceptions").

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.**

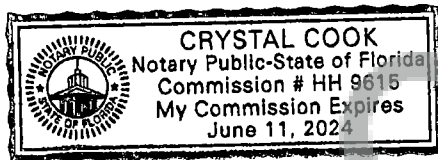
Dated this 6<sup>th</sup> day of December, 2021.


**POPE RESOURCES**, a Delaware limited partnership

By:   
Mark R. Bridwell  
Its: Vice President & Corporate Secretary

STATE OF FLORIDA                     )  
  ) ss.  
COUNTY OF NASSAU                )

Subscribed and sworn to (or affirmed) before me on December 6<sup>th</sup>, 2021, by Mark R. Bridwell,  
Vice President and Corporate Secretary of Pope Resources, a Delaware limited partnership.



  
Print Name: Crystal L. Cook  
Notary Public, State of Florida  
My Commission Expires: 6/11/24  
My Commission No.: HH9615

**EXHIBIT "A"**  
[to Bargain and Sale Deed]

Property Legal Description

Lot 4 Parcel:

A tract of land in the Southeast quarter of Section 23, Township 7 North, Range 6 East of the Willamette Meridian in the County of Skamania, State of Washington described as follows:

Lot 4 of the Pine Boulder Short Plat, according to the recorded Short Plat recorded in Auditor file number 2006160727, Skamania County Records.

Lot 3 Parcel:

A tract of land in a portion of Government Lot 1 and the East half of the Southeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at the Southwest corner of Lot 4 of the "Pine Marten" Short Plat according to the plat thereof recorded in Auditor file number 2005160800, records of Skamania County, Washington; Thence South 89°22'16" East, along the South line of said Lot 4, for a distance of 300.00 feet to the True Point of Beginning;

Thence North 11°00'00" West for a distance of 2.26 feet;

Thence along the arc of a 181.27 foot radius non-tangent curve to the left, for an arc distance of 154.65 feet the radius of which bears North 08°19'44" West, through a central angle of 48°52'51" the long chord of which bears North 57°13'50" East for a chord distance of 150.00 feet;

Thence South 51°31'41" East for a distance of 138.19 feet;

Thence South 00°00'00" West for a distance of 79.82 feet;

Thence North 74°57'12" East for a distance of 81.05 feet;

Thence North 61°36'36" East for a distance of 119.39 feet;

Thence South 89°22'16" East for a distance of 128.34 feet;

Thence South 14°00'00" East for a distance of 54.40 feet;

Thence along the arc of a 300.00 foot radius tangent curve to the right for an arc distance of 193.73 feet the radius of which bears South 76°00'00" West through a central angle of 37°00'00" the long chord of which bears South 04°00'00" West for a distance of 177.00 feet;

Thence along the arc of a 1,030.00 foot radius tangent curve to the right for an arc distance of 99.77 feet the radius of which bears North 67°00'00" West through a central angle of 05°33'00" the long chord of which bears South 25°46'30" West for a chord distance of 99.73 feet;

Thence North 72°58'39" West for a distance of 371.16 feet;

Thence North 11°00'00" West for a distance of 400.00 feet to the True Point of Beginning.

Skamania County Assessor

Date 2/13/21 Parcel# 07062340030000  
07062340030300

## EXHIBIT "B"

### "Permitted Exceptions"

- (a) Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property;
- (b) Liens for non-delinquent real property and personal property taxes and assessments for the current tax year;
- (c) Any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;
- (d) Any state of facts that an accurate ALTA/NSPS land title survey (including optional Table A items) or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements, trespasses, and encroachments, if any;
- (e) All current and previous reservations, exceptions and conveyances of oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests of record;
- (f) All water rights and all claims of governmental authorities in and to those portions of the Property that lie in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters, or any claims of riparian rights;
- (g) All outstanding easements, encroachments, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants, agreements, cemeteries, access rights and other rights in third parties of record or acquired through prescription, adverse possession or otherwise;
- (h) Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders;
- (i) Lack of access, if any;
- (j) All matters of public record; and
- (k) Those title defects or exceptions waived or accepted by BUYER as contained in that certain Title Commitment issued by Columbia Gorge Title Insurance Company under Order Number S21-0843KM, as may be amended.