



00011711202100042150080080

FILED FOR RECORD AT THE REQUEST OF:

S.D.S. Co., LLC
P.O. Box 266
Bingen, WA 98605
Attn: Jeff Webber

BARGAIN AND SALE DEED

CL22225

Grantor:

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

Grantee:

LUPINE COLUMBIA HOLDINGS LLC, a Delaware limited liability company

Abbreviated Legal Description:

Full Legal:

LOT 5 OF BLUFFS EDGE SUBDIVISION

Attached Exhibit A

Assessor's Property Tax Parcel

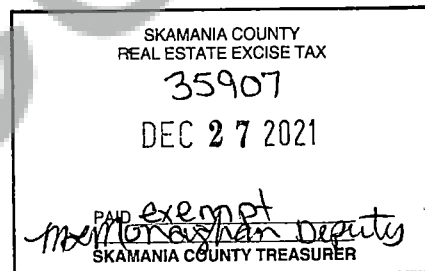
Or Account Number(s):

03-75-0000-0200/00 (DN)

Reference Number(s) of Documents

Being Assigned or Released:

N/A



BARGAIN AND SALE DEED
(Skamania County, Washington)

The grantor, **S.D.S. CO., L.L.C.**, a Washington limited liability company ("**Grantor**"), for good and valuable non-monetary consideration, in hand paid, bargains, sells and conveys to **LUPINE COLUMBIA HOLDINGS LLC**, a Delaware limited liability company ("**Grantee**"), the following described real estate, situated in the County of Skamania, State of Washington:

SEE **EXHIBIT "A"** ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

SUBJECT TO THE EXCEPTIONS LISTED IN **EXHIBIT "B"** ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.


Dated this 17 day of November, 2021.

[Signatures Contained on Following Page]

IN WITNESS WHEREOF, Grantor executes this Bargain and Sale Deed with the intent that it be effective as of the date set forth above.

GRANTOR:

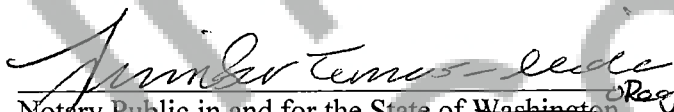
S.D.S. CO., L.L.C.,
a Washington limited liability company

By: 
Name: Jeff Webber
Title: President

Oregon
State of ~~Washington~~)
Deschutes) ss.
County of ~~Klickitat~~)

On this 12th day of November, 2021, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Jeff Webber, to me known to be the President of S.D.S. Co., L.L.C., a Washington limited liability company, the company that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first written above.


Notary Public in and for the State of Oregon
My Appointment expires: January 20, 2024

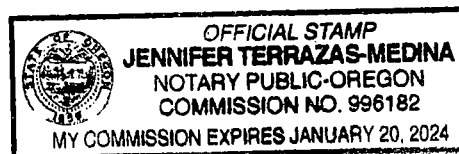


EXHIBIT "B"

Permitted Exceptions

Specific Exceptions Applicable to Skamania County:

1. 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
Affects Parcel 32
2. through 14. Intentionally Deleted.
15. Easement and the terms and conditions thereof:
Purpose: Ingress and Egress
Recorded: April 28, 1902
Auditor's File No.: Book H, Page 93
Area Affected: Said Premises
16. 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.
17. Easement and the terms and conditions thereof: Purpose: Pipeline
Recorded: April 01, 1930
Auditor's File No.: Book W, Page 353
Area Affected: Said Premises
18. through 28. Intentionally Deleted.
29. 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.
30. Intentionally Deleted.
31. Intentionally Deleted.
32. Matters set forth by Survey recorded May 13, 2015 under Auditor's File No. 2015000901.
33. Intentionally Deleted.
34. Matters set forth by Survey Recorded July 6, 2016
Auditor's File No.: 2016001308

35. Matters set forth by Survey Recorded July 12, 2016
Auditor's File No.: 2016001351
36. Intentionally Deleted.
37. Intentionally Deleted.
38. Intentionally Deleted.
39. Intentionally Deleted.
40. Reservations and other matters and the terms and conditions thereof:
Recorded: May 14, 1917
Auditor's File No.: Book Q, Page 175
Reserving: Mineral
41. through 99. Intentionally Deleted.
100. Matters disclosed by survey recorded October 01, 2018 under File No.
2018001992.
101. Intentionally Deleted.
102. Intentionally Deleted.
103. Intentionally Deleted.
104. Intentionally Deleted.
105. Intentionally Deleted.
106. Matters set forth by survey recorded 12/22/1989, Book/Page 3/20.
107. through 132. Intentionally Deleted.
133. Matters disclosed by survey recorded 10/10/2007 under File No.
2007167932.
134. Intentionally Deleted.
135. Intentionally Deleted.
136. Matters disclosed by survey recorded August 12, 2019 under File No.
2019-001429.
137. through 144. Intentionally Deleted.
144. Matters set forth by survey recorded 1/1/1995, Book/Page 3/93.
145. Intentionally Deleted.
146. Intentionally Deleted.

147. Matters disclosed by survey recorded February 05, 2008 under File No. 2008168904.
148. Intentionally Deleted.
149. Intentionally Deleted.
150. Intentionally Deleted.
151. Intentionally Deleted.
152. Intentionally Deleted.
153. 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.
154. Agreement and the terms and conditions thereof:
Regarding: Road maintenance and storm water drainage
Recorded: October 12, 2011
Auditor's File No: 2011179228
155. Easement and the terms and conditions thereof:
Purpose: Ingress and egress
Auditor's File Nos.: 2010175421 and 2010175539
Area Affected: Parcel 32
Recorded: 5/6/2010 and 5/20/2010
- Said document has been amended by instrument recorded 8/30/2012 under Auditor's File No. 2012181405.
156. 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.
157. Intentionally Deleted.
158. Intentionally Deleted.
159. Matters disclosed by survey recorded 5/23/2016 under File No. 2016000978.
160. Intentionally Deleted.
161. Intentionally Deleted.


162. 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.
163. through 180. Intentionally Deleted.
181. Matters disclosed by survey recorded 3/18/1997 under File No. Book 3, Page 250.
182. Intentionally Deleted.
183. Intentionally Deleted.
184. Intentionally Deleted.
185. Intentionally Deleted.
186. Matters disclosed by survey recorded 6/15/2009 under File No. 2009173118.
187. through 218. Intentionally Deleted.
218. Matters disclosed by survey recorded July 06, 2016 under File No. 2016001308.
219. Intentionally Deleted.
220. Intentionally Deleted.
221. Easement and the terms and conditions thereof: Purpose:
Road Recorded: September 16, 1999
Auditor's File No.: Book 193, Page 257
Area Affected: Said premises
222. Intentionally Deleted.
223. Intentionally Deleted.
224. Intentionally Deleted.
225. Any question that may arise due to shifting or change in the course of the rock creek, lebong creek, nelson creek, spring creek, steep creek, unnamed creek and wind river due to said creeks and river having changed its course.
226. Intentionally Deleted.

EXHIBIT "A"

Legal Description

Lot 5 of Bluffs Edge Subdivision, recorded under Auditor's File No. 2011179227,
records of Skamania County, Washington.

Skamania County Assessor

Date 12/27/21 Parcel# 03-75-00-0-0-0200-00


Unofficial Copy