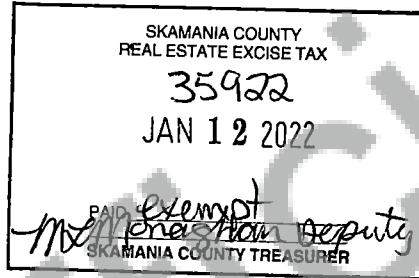




FILED FOR RECORD AT THE
REQUEST OF AND RETURN TO:
Weyerhaeuser Company
Attn: Land Title
220 Occidental Avenue South
Seattle, WA 98104

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE SENT TO:
Weyerhaeuser Timber Holdings, Inc.
Attn: Tax Department
220 Occidental Avenue South
Seattle, WA 98104



1st AM

CM-6056

Title: Bargain and Sale Deed
Reference Number of Documents assigned or released: Not Applicable
Grantor: WEYERHAEUSER COMPANY, a Washington corporation
Grantee: WEYERHAEUSER TIMBER HOLDINGS, INC., a Delaware corporation
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) Ptn. Sec 18 & Ptn. Sec 19, T3N, R8E, W.M. Ptn. Sec 1, T2N, R5E, W.M
Assessor's Property Tax Parcels: LM 1/12/2022 03-08-18-0-0-0700-00; 03-08-19-0-0-0200-00; PTN 02050000010000

THIS DOCUMENT IS RECORDED
AS A COURTESY ONLY.
FIRST AMERICAN TITLE INSURANCE CO.
ASSUMES NO LIABILITY FOR
SUFFICIENCY, VALIDITY OR ACCURACY

BARGAIN AND SALE DEED

WEYERHAEUSER COMPANY, a Washington corporation, whose address is 220 Occidental Avenue South, Seattle, Washington 98104 (“Grantor”), for good and valuable consideration in hand paid, bargains, sells, and conveys to WEYERHAEUSER TIMBER HOLDINGS, INC., a Delaware corporation, whose address is 220 Occidental Avenue South, Seattle, Washington 98104 (“Grantee”), the real property described on **Exhibit “A”** attached hereto and by this reference made a part hereof (“Property”).

TOGETHER WITH all of Grantor’s right, title and interest in and to all minerals, including (without limitation) aggregates, rock, sand and gravel, in, on or under the Property and all rights that may be recognized under Washington law as ancillary or appurtenant thereto; provided, however, that Grantor’s conveyance of such minerals and appurtenant rights to Grantee shall be deemed merely a quitclaim in nature, with no accompanying warranties by Grantor.

The Property is comprised of multiple legal lots and to the extent that the legal description of any parcels comprising the Property is describing the perimeter boundary of multiple legal lots, these legal lots are not intended to be consolidated.

The conveyance of the Property is made by Grantor and accepted by Grantee subject to:

- (i) liens for taxes, assessments and other governmental charges which are not yet due and payable as of the recordation of this Bargain and Sale Deed;
- (ii) all land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the Property;
- (iii) any rights of the United States of America, the State in which the Property is located or others 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;
- (iv) title to that portion of the Property, if any, lying below the mean high-water mark of abutting navigable rivers;
- (v) all easements, reservations, restrictions, rights-of-way, water rights, licenses and other such similar encumbrances apparent or of record;
- (vi) all existing public and private roads and streets and all railroad and utility lines, pipelines, service lines and facilities;
- (vii) all encroachments, overlaps, boundary line disputes, shortages in area, persons in possession, cemeteries and burial grounds and other matters not of record which would be disclosed by an accurate survey or inspection of the Property;
- (viii) prior reservations or conveyances of mineral rights or mineral leases of every kind and character;

- (ix) any loss or claim due to lack of access to any portion of the Property;
- (x) all encumbrances recorded in the official records of the County in which the Property is located.

Dated effective as of the 1st day of January, 2022.

[Signature page follows]

Unofficial
Copy

EXHIBIT "A" to the Deed

Legal Description of the Property

PARCEL I: 03-08-18-0-0-0700-00

The Southeast Quarter of the Southwest Quarter of Section 18, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL II: 03-08-19-0-0-0200-00

The East Half of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 19, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

skamania County Assessor

03-08-18-0-0-0700-00

Date: 1/2-2022 Parcel# 03-08-19-0-0-0200-00

PTW 02-05-00-0-0-0100-00

JM

Parcel III: 02050000010000

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

SECTION 1, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPTING THEREFROM A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER (SE. 1/4) AND THE SOUTH HALF OF THE NORTHEAST QUARTER (S. 1/2 NE. 1/4) OF SECTION ONE (1), TOWNSHIP TWO (2) NORTH, RANGE FIVE (5) EAST OF THE WILLAMETTE MERIDIAN, AS SURVEYED AND SHOWN HEREON, AS SITUATED WITHIN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE. 1/4) OF SAID SECTION 1, ALSO KNOWN AS THE 1/4 CORNER BETWEEN SECTIONS 1 AND 6 TOWNSHIP 2 NORTH, RANGES 5 & 6 EAST; THENCE, SOUTH 01°33'15" WEST, ALONG THE EAST LINE OF SAID SE. 1/4 OF SECTION 1, FOR A DISTANCE OF 2537.34 FEET TO THE SOUTHEAST CORNER OF SECTION 1; THENCE, NORTH 84°57'17" WEST, ALONG THE SOUTH LINE OF SAID SECTION 1, FOR A DISTANCE OF 2376.19 FEET TO THE APPARENT CENTERLINE OF WASHOUGAL RIVER ROAD (W-2000); THENCE, NORTH 29°32'35" EAST, ALONG SAID ROAD CENTERLINE, FOR A DISTANCE OF 847.78 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID ROAD CENTERLINE ON CURVE TO THE LEFT, HAVING A RADIUS OF 850.43 FEET, THROUGH A CENTRAL ANGLE OF 17°29'16", FOR AN ARC LENGTH OF 259.57 FEET; THENCE, NORTH 12°03'20" EAST, ALONG SAID ROAD CENTERLINE, FOR A DISTANCE OF 666.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, ALONG SAID ROAD CENTERLINE ON SAID CURVE RIGHT, HAVING A RADIUS OF 2075.46 FEET, THROUGH A CENTRAL ANGLE OF 16°11'28", FOR AN ARC LENGTH OF 586.50 FEET; THENCE, NORTH 28°14'47" EAST, ALONG SAID ROAD CENTERLINE, FOR A DISTANCE OF 370.12 FEET; THENCE, LEAVING SAID ROAD, NORTH 42°35'56" EAST FOR A DISTANCE OF 762.78 FEET; THENCE, NORTH 73°06'52" EAST FOR A DISTANCE OF 963.12 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 1; THENCE SOUTH 01°33'15" WEST, ALONG THE SAID EAST LINE, FOR A DISTANCE OF 1020.00 FEET TO THE POINT OF BEGINNING: CONTAINING 130.98 ACRES, MORE OR LESS.