

2022-001117

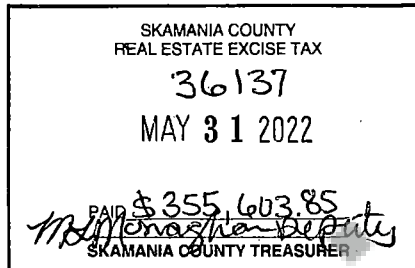
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When recorded return to:

Michelle D. Da Rosa LLC
205 SE Spokane Street, Suite 300
Portland, OR 97204

**SPECIAL WARRANTY DEED****THE GRANTOR(S)**

Liberty International, LLC, a Washington limited liability company
Whose mailing address is: 12800 Howell Prairie Rd. NE, Gervais, OR 97026-7706

for and in consideration of

Eleven Million, Eight Hundred Seventy Eight Thousand, Four Hundred Twenty Six and No/100 Dollars
(\$11,878,426.00)

in hand paid, bargains, sells, and conveys to

RGA Carson LLC, a Washington limited liability company,
whose mailing address is: 1505 NE Village Street, Fairview, OR 97024-3825

the estate described on **Exhibit A**, which is attached hereto and incorporated herein by this reference, situated in the County of Skamania, State of Washington together with all easements, hereditaments, and rights appertaining thereto, free of encumbrances created or suffered by Grantor, except as specifically set forth on the attached **Exhibit B**, which is attached hereto and incorporated herein by this reference.

Abbreviated Legal: (Required if full legal not inserted above.)

Certain portions of each of the NW, SW, NE, and SE Quarters of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, County of Skamania, State of Washington.

Tax Parcel Number(s):

Parcel I: 03-08-21-0-0-0200-0, 03-08-21-0-0-0200-04, & 03-08-21-0-0-0200-06

Parcel II: 03-08-21-0-0-0202-00

Parcel III: 03-08-21-0-0-0301-00 & 03-08-21-0-0-0301-04

Parcel IV: 03-08-21-0-0-0500-00 & 03-08-21-0-0-0500-04

Parcel V: 03-08-21-3-0-2500-0- & 03-08-21-3-0-2500-04

Skamania County Assessor

Date 5-31-22 Parcel# See
YMA

Dated May 27, 2022

Grantor:
Liberty International, LLC

By: *Pirfil Cam*
Pirfil Cam, its Managing Member

STATE OF
COUNTY OF

ss.

I certify that I know or have satisfactory evidence that *Pirfil Cam* is the person who appeared before me, and said person acknowledged that he signed this instrument in his capacity as managing member of **Liberty International, LLC, a Washington limited liability company** and acknowledged it to be its free and voluntary act for the uses and purposes mentioned in this instrument..

Dated:

Rachael Paige Rodgers
Notary name printed or typed:
Notary Public in and for the State of *Oregon*
Residing at *Portland*
My appointment expires: *2/3/2025*

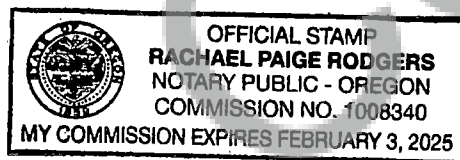


Exhibit A
Property Legal Description

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

LM 5-31-22

PARCEL I: 03-08-21-0-0-0200-00, 03-08-21-0-0-0200-04 & 03-08-21-0-0-0200-06

THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPTING THEREFROM THE FOLLOWING:

THAT PORTION CONVEYED TO PACIFIC NORTHWEST PIPELINE, BY INSTRUMENT RECORDED, MARCH 20, 1956, IN BOOK 41, PAGE 280, IN SKAMANIA COUNTY DEED RECORDS.

THAT PORTION CONVEYED TO SKAMANIA COUNTY, STATE OF WASHINGTON BY INSTRUMENT RECORDED JANUARY 4, 1980 IN BOOK 78, PAGE 294, IN SKAMANIA COUNTY DEED RECORDS, ALSO RECORDED NOVEMBER 4, 1988 IN BOOK 111, PAGE 779, IN SKAMANIA COUNTY DEED RECORDS.

LOT 1, OF THE RM HEGEWALD SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 49, IN SKAMANIA COUNTY RECORDS.

THAT PORTION CONVEYED TO SKAMANIA COUNTY CEMETERY BY INSTRUMENT RECORDED AUGUST 9, 1984 IN BOOK 83, PAGE 794, IN SKAMANIA COUNTY DEED RECORDS.

PARCEL II: 03-08-21-0-0-0202-00 *LM 5-31-22*

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1, OF THE RM HEGEWALD SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 49, IN SKAMANIA COUNTY RECORDS.

PARCEL III: 03-08-21-0-0-0301-00 & 03-08-21-0-0-0301-04 *LM 5-31-22*

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON: THENCE NORTH 01° 05' 47" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1,249.67 FEET TO THE

NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 01° 05' 47" EAST, ALONG THE WEST LINE OF

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 450.00 FEET; THENCE SOUTH 88° 30' 04" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01° 05' 47" WEST, A DISTANCE OF 470.15 FEET; THENCE SOUTH 43° 42' 08" EAST, A DISTANCE OF 296.20 FEET; THENCE SOUTH 88° 30' 04" EAST A DISTANCE OF 369.36 FEET; THENCE NORTH 01° 30' 32" EAST, A DISTANCE OF 124.46 FEET; THENCE SOUTH 88° 30' 04" EAST, A DISTANCE OF 700.00 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST

QUARTER OF SAID SECTION 21; THENCE SOUTH 01° 30' 32" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; A DISTANCE OF 1,145.23 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 88° 30' 04" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; A DISTANCE OF 1,320.72 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE RIGHT OF WAY OF SHIPHERD SPRINGS ROAD.

PARCEL IV: 03-08-21-0-0-0500-00 & 03-08-21-0-0-0500-04 *Lm 5-31-22*

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

PARCEL V: 03-08-21-3-0-2500-00 & 03-08-21-3-0-2500-04 *Lm 5-31-22*

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPTING THEREFROM THAT PORTION PLATTED AS HOT SPRINGS SUBDIVISION.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO SKAMANIA COUNTY BY INSTRUMENT RECORDED JANUARY 28, 1983, IN BOOK 81, PAGE 935.

Exhibit B
Exceptions

AS IT RELATES TO ALL PARCELS:

1. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
2. Unrecorded leaseholds, rights of parties in possession and security interests in trade fixtures, personal property or unattached improvements, if any.
3. An apparent lack of access to/from a public roadway to/from that portion of the Land lying South and East of the Pacific Northwest Pipeline Tract.
4. Those conditions depicted and disclosed on that certain survey prepared by Olson Engineering Inc., dated May 18, 2022, under Job No. 10355.01.01.
 - (A) Wood fence of unknown ownership meanders along and over the westerly & northwesterly borderlines of the subject land.
 - (B) Hog wire fence appears to extend over westerly borderline onto adjoining land by as much as 0.4'.
 - (C) Chain link fence meanders along and over the westerly & northwesterly borderlines of the subject land.
 - (D) Dirt roads extend over northerly, Southeaterly & northeasterly borderlines onto adjoining land.
 - (E) Transformers throughout the subject land lack apparent benefit of an easement.
 - (F) Overhead power line, power poles & guy wires extend over the southerly borderline of the subject l and without apparent benefit of an easement.
 - (G) Overhead power line & utility poles west of Old Hotel lie outside of a beneficial easement.
 - (H) Sanitary sewer manholes southeast of Hotel lack apparent benefit of an easement.

AS IT RELATES TO PARCELS I & II:

1. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Wind River.
2. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Wind River.
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
4. Reservation, including the terms and provisions thereof:
For: Mineral Springs
Recorded: July 19, 1912
Book: O
Page: 15
5. Easement, including the terms and provisions thereof:
For: Pipeline and appurtenants
Granted to: Pacific Northwest Pipeline Corporation
Recorded: February 23, 1956
Book: 41
Page: 206
Affects: See recorded document for location

AND

Recorded: March 20, 1956
Book: 41
Page: 252

AND

Recorded: March 20, 1956
Book: 41
Page: 256

AND

Recorded: March 20, 1956
Book: 41
Page: 260

AND

Recorded: March 20, 1956
Book: 41
Page: 264

AND
Recorded: March 20, 1956
Book: 41
Page: 268

AND
Recorded: March 20, 1956
Book: 41
Page: 272

6. Conditions & Restrictions, including the terms and provisions thereof:
Granted to: Pacific Northwest Pipeline Corporation, an undivided 220/12960 interest
Recorded: March 20, 1956
Book: 41
Page: 280
7. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of R. M. HEGEWALD Short Plat Book 3, Page 49. See recorded plat for details.
8. Drainage Easement, including the terms and provisions thereof:
Granted to: Skamania County
Recorded: December 2, 1998
Book: 183
Page: 866
Affects: See recorded document for location

AS IT RELATES TO PARCEL III:

1. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Wind River.
2. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Wind River.
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
4. Easement, including the terms and provisions thereof:
For: Pipeline
Recorded: August 10, 1953
Book: 37
Page: 92
Affects: Exact location not disclosed

AS IT RELATES TO PARCEL IV:

1. Easement, including the terms and provisions thereof:
For: Access & Use of Water
Recorded: October 23, 1979
Book: 77
Page: 431
Affects: Exact location not disclosed

AS IT RELATES TO PARCEL V:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Easement, including the terms and provisions thereof:
For: Private ingress and egress over existing roadway
Recorded: April 18, 1986
Book: 100
Page: 870
Affects: Exact location not disclosed