

Skamania County, WA
Total: \$209.50
DEED
Pgs=7

2022-001408

07/12/2022 01:03 PM

Request of: COLUMBIA GORGE TITLE



When recorded return to:

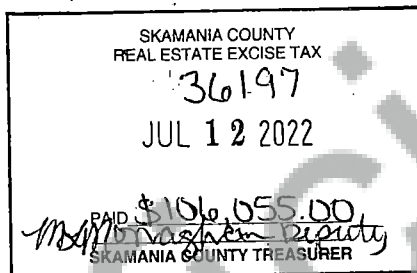
Michael J. Werner, II
Lewis and Clark RV and Resorts, LLC
10009 SE Evergreen Highway
Vancouver, WA 98664

Filed for record at the request of:



1211 SW Fifth Ave., Ste 2130
Portland, OR 97204

Escrow No.: 472522002771



STATUTORY WARRANTY DEED

THE GRANTOR(S) Lewis & Clark RV Park, LLC, a Washington limited liability company
for and in consideration of \$10.00 Ten Dollars and other valuable consideration
in hand paid, conveys, and warrants to Lewis and Clark RV and Resorts, LLC, a Washington limited
liability company

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Ptn. Sec 20 & Ptn. Sec 19, T2N, R7E W.M.

Tax Parcel Number(s): 02-07-20-0-1000-00 *fm 7/12/2022*

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated:

Lewis & Clark RV Park, LLC, a Washington limited liability company

BY: [Signature]
Elana T. Carpenter, Manager

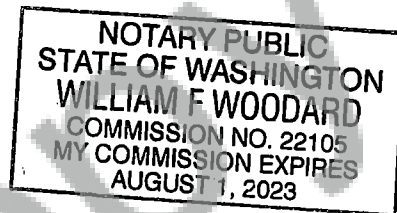
BY: _____
Robert M. Talent, Member

State of WA
County of Cowlitz

This instrument was acknowledged before me on July 7, 2022 by Elana T. Carpenter, as Manager for Lewis & Clark RV Park, LLC.

[Signature]
Notary Public - State of WA

My Commission Expires: 08/01/2023



State of _____
County of _____

This instrument was acknowledged before me on _____ by Robert M. Talent, Member for Lewis & Clark RV Park, LLC.

Notary Public - State of _____

My Commission Expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated:

Lewis & Clark RV Park, LLC, a Washington limited liability company

BY: _____
Elana T. Carpenter, Manager

BY: *Robert M. Talent*
Robert M. Talent, Member

State of _____
County of _____

This instrument was acknowledged before me on _____ by Elana T. Carpenter, as Manager for Lewis & Clark RV Park, LLC.

Notary Public - State of _____

My Commission Expires: _____

State of Washington
County of Skamania

This instrument was acknowledged before me on 07/07/2022 by Robert M. Talent, Member for Lewis & Clark RV Park, LLC.

Steven J Nybrot
Notary Public - State of Washington

My Commission Expires: March 11, 2025

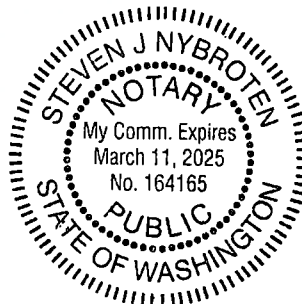


EXHIBIT "A"
Legal Description

PARCEL I:

A tract of land in the Hamilton D.L.C. and in Section 20, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the center line of primary State Highway No. 8 marked by the center of the Westerly pier
of the Hamilton Creek bridge as constructed and existing in December 1965; thence following the center line of
said highway South 88° 45' West 158.05 feet to the initial point of the tract hereby described; thence following
the center line of said highway South 88° 45' West 81.09 feet; thence following the center line of said highway
North 84° 17' West 669.6 feet to intersection with the West line of the said Section 20, said point being North 01°
04' East 1,740 feet, more or less, from the corner common to Section 19, 20, 29 and 30, Township 2 North Range
7 East of the Willamette Meridian; thence North 01° 04' East 952.1 feet along the West line of the said Section
20; thence South 61° East 468.35 feet; thence South 22° 04' East 852.23 feet to the initial point.
EXCEPT Right of Way for Primary State Highway No. 8.

PARCEL II:

A tract of land located in the East One-Half, Section 19, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of Lot 4 of the Longview Fibre Company Short Plat as recorded in Book 3 of Short Plats, at Page 48;

Thence North 00° 55' 15" East, along the East line of said Section 19, to the Southerly right-of-way line of the
Northwest Pipeline Corporation pipeline easement;

Thence Southwesterly, along said Southerly right-of-way line, to the most northerly corner of Lot 4 of said
Longview Fibre Company Short Plat, said point being the intersection of said southerly right-of-way line and the
Westerly edge of Hamilton Creek;

Thence South 30° 29' 09" East, along the Easterly line of said Lot 4, a distance of 41.35 feet;

Thence South 35° 12' 33" East, along the Easterly line of said Lot 4, a distance of 57.89 feet;

Thence South 42° 03' 35" East, along the Easterly line of said Lot 4, to a point which is 100.00 feet West, as
measured at a right angle to the East line of said Section 19;

EXHIBIT "A"
Legal Description
(continued)

Thence South 00° 55' 15" West, parallel to and 100.00 feet distant from the East line of said Section 19, to the South line of said Lot 4;

Thence South 81° 11' 45" East, along the South line of said Lot 4, to the point of beginning

Skamania County Assessor

Date 7-12-22 Parcel# 02072000100000

JM

EXHIBIT "B"
Exceptions

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 Hamilton Creek.
2. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
3. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Hamilton Creek.
4. 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 Hamilton Creek.
5. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
6. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Northwestern Electric Company
Recorded : October 15, 1912
Book : 0
Page : 105
Affects : This and other property
7. Easement, including the terms and provisions thereof:
For : Pipeline
Granted to : Pacific Northwest Pipeline Corporation
Recorded : January 4, 1955
Book : 40
Page : 469
Affects : This and other property
8. Easement, including the terms and provisions thereof:
For : Pipeline
Granted to : Pacific Northwest Pipeline Corporation
Recorded : February 16, 1956
Book : 41

EXHIBIT "B"

Exceptions
(continued)

Page : 157

Affects : This and other property

9. Conditions & Restrictions, including the terms and provisions thereof, in Amended Declaration of Covenant:
Recorded : July 31, 1984
Book : 83
Page : 747
Said Conditions and Restrictions were amended/modified by instrument:
Recorded : August 12, 1985
Book : 84
Page : 906
10. Easement, including the terms and provisions thereof:
For : Drainage
Granted to : Skamania County, a Municipal Corporation
Recorded : August 9, 1994
Book : 145
Page : 64
AND
Recorded : August 9, 1994
Book : 145
Page : 68
11. Ordinance No. 775, including the terms and provisions thereof:
Recorded : May 17, 1999
Book : 189
Page : 397
12. Unrecorded or Extended leaseholds, rights of parties in possession and security interests in trade fixtures,
personal property or unattached improvements, if any.