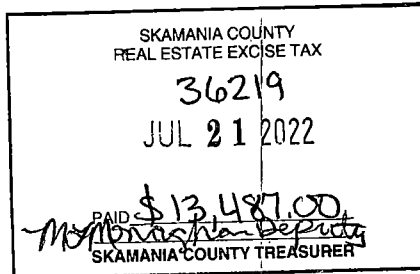


After recording, return to:

JARROD McCLEAN
63261 State Hwy 14
Underwood, WA 98651



Tax Acct No.: 03102323020000
Abbr. Legal: Lots 6, 10-18 Blk I FIRST ADD TO UNDERWOOD BkA/Pg19

Space Above for Recording Information Only

BARGAIN AND SALE DEED

The Grantor, WIND RIVER INVESTORS, LLC, a Connecticut limited liability company, for valuable consideration, bargains, sells and conveys to Grantees, JARROD MCCLEAN and KATHERINE BERTASH, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit A

SUBJECT TO: covenants, restrictions, easements, surveys, conditions and reservations of record, and existing fence lines, boundary lines, and encroachments.

DATED THIS 20 day of July, 2022.

Grantor:

WIND RIVER INVESTORS, LLC, a Connecticut
limited liability company

July 20, 2022
Date

Thomas T. Kurtz
THOMAS T. KURTZ
Its: Manager

STATE OF NH)
County of Cheshire) ss.

I certify that I know or have satisfactory evidence that THOMAS T. KURTZ is the person who appeared before me, and said person acknowledged that he signed this instrument as Manager of WIND RIVER INVESTORS, LLC, a Connecticut limited liability company, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 7/26, 2022.

Lisa Rancourt
NOTARY PUBLIC for the State of NH,
Residing in the County of Cheshire
My Commission Expires: 3/21/2023



EXHIBIT A

Legal Description

PARCEL NO. 1

All of lots 6, 10, 11, 12, 13, 14, 15, 16, 17, and Lot 18 EXCEPT the East 12 feet thereof of Block 1 of the FIRST ADDITION TO THE TOWN OF UNDERWOOD, according to the official plat thereof on file and of record at page 19 of Book A of Plats, records of Skamania County, Washington; EXCEPT those portions thereof acquired by the State of Washington for State Road 14.

TOGETHER WITH that portion of vacated Treiber Road vacated by instrument recorded in Book 203, Page 738, which attaches by operation of law.

PARCEL NO. 2

A tract of land located in Government Lot 1 of Section 23, Township 3 North, Range 10 East of the Willamette Meridian as described as follows:

Beginning at the Northeasterly corner of Lot 17 of Block 1 of the First Addition to the Town of Underwood according to the official plat thereof on file and of record at page 19 of Book A of Plats, records of Skamania County, Washington; thence North 06°49' West 20 feet; thence South 83°11' West parallel to and 20 feet Northerly from the Northerly line of said Block 1, 522.61 feet, more or less, to the West line of the said Section 23; thence South 00°05'30" West to intersection with the Northerly right of way line of the tract of land acquired by the State of Washington for State Road 14; thence following said Northerly right of way line Easterly to intersection with the West line of Lot 10 of Block 1 aforesaid; thence North 06°49' West to the Northwesterly corner of the said Lot 10; thence North 83°11' east to the point of beginning;

TOGETHER WITH a certain spring located in a Northwesterly direction from the said Lot 10, and the right of ingress and egress to develop and maintain the same as reserved in deed dated October 25, 1946, and recorded at page 213 of Book 31 of Deeds, records of Skamania County, Washington, and all other easements and reservations of record.

Skamania County Assessor

Date 7-21-12 Parcel# 031023230 20000
SM