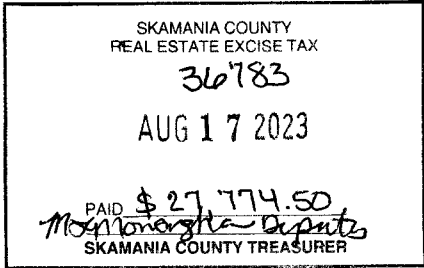


When recorded return to:

Jonathan C. Ohlson and Peggy E. Ohlson
PO Box 234
Underwood, WA 98651

Skamania County, WA
Total: \$204.50
DEED
Pgs=2
Request of: AMERITITLE
2023-001155
08/17/2023 09:02 AM
00016593202300011550020020



STATUTORY WARRANTY DEED

THE GRANTOR(S) **Four Oaks LLC, a Washington Limited Liability Company**

for and in consideration **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR**

in hand paid, conveys, and warrants to **Jonathan C. Ohlson and Peggy E. Ohlson Trustees of the Ohlson Family Trust Agreement dated June 23, 2016**

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

Tax Parcel Number(s): 03102200090106, 03102200090100
Skamania County Assessor *JM*
Date 9-17-23 Parcel# 03102200090100

A tract of land being in a portion of the Southeast Quarter of the Northwest Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian and that portion of Government Lot 2 of said Section 22, lying Northerly of the Spokane, Portland and Seattle Railway Company Right of Way, in the County of Skamania, State of Washington, EXCEPTING from said Government Lot 2 that portion conveyed to the State of Washington for State Highway No. 8 (Now State Highway No. 14), by instrument dated February 26, 1934, recorded May 15, 1934, in Book 'X' of Deeds at Page 516, under Auditor's File No. 19446, Records of Skamania County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 22; thence South 01° 07' 18" West 2216.96 feet to the North line of the tract of land conveyed to the State of Washington for State Highway No. 14; thence following the Northerly line of said State Highway No. 14 over the next nine (9) courses: 1. South 83° 40' 58" West, 88.49 feet; 2. North 06° 19' 02" West, 100.00 feet; 3. South 83° 40' 58" West, 400.00 feet; 4. South 06° 19' 02" East, 150.00 feet; 5. South 83° 40' 58" West, 200.00 feet; 6. North 06° 19' 02" West, 50.00 feet; 7. South 83° 40' 58" West, 300.00 feet; 8. South 06° 19' 02" East, 50.00 feet; 9. South 83° 40' 58" West, 357.67 feet to a point on the West line of Government Lot 2; thence North 00° 58' 40" East, 384.91 feet to the top of a bluff; thence following the top of said bluff over the next eleven (11) courses; 1. thence South 64° 03' 02" East, 78.25 feet; 2. thence North 70° 52' 02" East, 95.05 feet; 3. thence North 67° 59' 14" East, 74.00 feet; 4. thence South 72° 28' 32" East, 80.86 feet; 5. thence South 53° 16' 21" East, 53.24 feet; 6. thence South 81° 06' 20" East, 93.29 feet; 7. thence South 77° 17' 57" East, 129.17 feet; 8. thence North 59° 08' 32" East, 57.93 feet; 9. thence South 80° 00' 19" East, 64.47 feet; 10. thence North 81° 34' 25" East, 109.70 feet; 11. Thence South 60° 25' 27" East, 87.78 feet; thence North 00° 27' 45" East, 382.41 feet; thence North 70° 43' 30" East, 24.74 feet; thence North 00° 27' 45" East, 1730.00 feet to a point on the North of the Southeast Quarter of the Northwest Quarter of Section 22; thence South 89° 01' 17" East, 464.20 feet along said North line to the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 22 and the point of beginning.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Dated: August 8, 2023

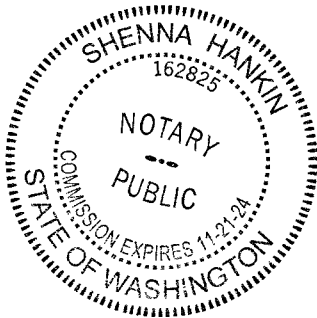
Four Oaks LLC, a Washington Limited Liability Company

By: Leslie Campbell
Leslie Campbell, Manager

STATE OF Washington }
COUNTY OF Richland }

I certify that I know or have satisfactory evidence that Leslie Campbell is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Four Oaks LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 8 day of August, 2023



[Signature]
Notary Signature
Notary Public in and for the state of Washington
Residing at: White Salmon
My appointment expires: 11/21/2024

Unofficial Copy