



After Recording Return To:  
Victor W. VanKoten  
VanKoten & Cleaveland LLC  
417 Sherman Avenue, Suite 7  
Hood River, OR 97031

Skamania County  
Real Estate Excise Tax

36900  
OCT 26 2023

PAID EXEMPT  
Skamania County Treasurer

### STATUTORY BARGAIN AND SALE DEED

Grantor: Rodney R. Westlund  
Grantee: R.W. West, LLC, a Washington limited liability company

Abbreviated Legal Description: Lot 2, McGuire SP BK 3/PG 355<sup>3W</sup>  
Full Legal Page 3 Lot 3, McGuire SP BK 3/PG 385<sup>3W</sup>  
Lot 4, McGuire SP BK 3/PG 385<sup>3W</sup>

Parcel Nos: 03082900050300; 03082900050400; 03082900050500<sup>3W</sup>

The GRANTOR, **Rodney R. Westlund**, for conveyance to a limited liability company wholly owned by him, bargains, sells and conveys to **R.W. West, LLC**, a Washington limited liability company, GRANTEE, the following described real property situate in the County of Skamania, State of Washington:

<sup>335</sup> Lots 2, 3 and 4 of the McGuire Short Plat, recorded in Book 3 of Short Plats, Page 355, Skamania County Records. See Exhibit 'A' Attached

DATED this 25 day of October, 2023.

GRANTOR:

Skamania County Assessor

Date: 10/26/23 Parcel # 3-8-29-503 Rodney R. Westlund

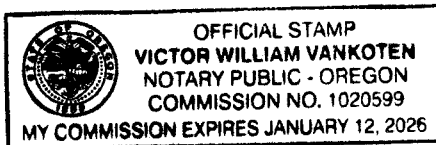
(NOTORIAL ACKNOWLEDGEMENT FOLLOWS ON PAGE 2)

STATUTORY BARGAIN AND SALE DEED

STATE OF Oregon )  
 )ss  
County of Hood River )

I certify that I know of or have satisfactory evidence that Rodney R. Westlund is the person who appeared before me and acknowledged that he signed the foregoing instrument and acknowledged it to be his voluntary act for the uses and purposes mentioned in the Instrument.

Dated this 25<sup>th</sup> day of October, 2023.



Victor W. Vankoten  
Notary Public Oregon  
My Commission Expires: Jan 12, 2026

**STATUTORY BARGAIN AND SALE DEED**

EXHIBIT 'A'

PARCEL I: 03-08-29-0-0-0503-00

A tract of land located in Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, being a portion of Lots 1 and 2 of the MCGUIRE Short Plat, recorded in Book 3 of Short Plats, Page 335, Skamania County Records, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of the McGuire Short Plat;

thence North 89°03'31" West, a distance of 75.00 feet;  
thence South 02°26'48" West, a distance of 120.00 feet;  
thence South 56°43'36" West, a distance of 16.00 feet;  
thence South 01°00'32" West, a distance of 75.74 feet;  
thence South 38°00'42" East, a distance of 144.90 feet;  
thence North 01°00'32" East, a distance of 317.38 feet to the Point of Beginning.

PARCEL II: 03-08-29-0-0-0504-00

A tract of land located in Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, being a portion of Lots 2 and 3 of the MCGUIRE Short Plat, recorded in Book 3 of Short Plats, Page 335, Skamania County Records, more particularly described as follows:

Commencing at the Northeast corner of Lot 1 of the McGuire Short Plat;  
thence South 01°00'32" West, a distance of 317.38 feet to the Point of Beginning

thence North 38°00'42" West, a distance of 144.90 feet;  
thence North 01°00'32" East, a distance of 75.74 feet;  
thence South 56°43'36" West, a distance of 85.86 feet;  
thence North 67°53'27" West, a distance of 115.65 feet;  
thence South 51°57'43" West, a distance of 83.23 feet;  
thence South 01°01'15" West, a distance of 392.17 feet;  
thence South 89°03'31" East, a distance of 334.79 feet;  
thence North 01°00'32" East, a distance of 262.62 feet to the Point of Beginning.

Skamania County Assessor

Date 10/26/23 Parcel# 03082900050300  
03082900050400  
03082900050500

PARCEL III: 03-08-29-0-0-0505-00

A tract of land located in Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Lot 4 of the MCGUIRE Short Plat, recorded in Book 3 of Short Plats, Page ~~335~~<sup>335#</sup>, Skamania County Records.