

WHEN RECORDED RETURN TO:

Columbia Land Trust
Attn: Pamela Swearingen
850 Officers Row
Vancouver, WA 98661

Skamania County
Real Estate Excise Tax
37037
FEB 14 2024

PAID 1,764.50
KSA, Deputy Skamania County Treasurer

DOCUMENT TITLE(S)
Bargain and Sale Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):
Lupine Forest LLC, a Delaware Limited Liability Company who acquired title as Lupine Columbia Holdings LLC, a Delaware Limited Liability Company

GRANTEE(S):
Columbia Land Trust, a Washington Nonprofit Corporation

BENEFICIARY:

TRUSTEE:

ABBREVIATED LEGAL DESCRIPTION:
Lot 5, Subdivision of BLUFFS EDGE SUBDIVISION, AFN 2011179227

FULL LEGAL:
See Exhibit A

TAX PARCEL NUMBER(S):
03 75 00 0 0 0200 00

FILED FOR RECORD AT THE
REQUEST OF AND RETURN TO:
Columbia Land Trust
850 Officers Row
Vancouver, WA 98661
Attention: Pamela Swearingen

SEND TAX STATEMENTS TO:
Columbia Land Trust
850 Officers Row
Vancouver, WA 98661

Skamania County
Real Estate Excise Tax

37037
FEB 14 2024

PAID 1,764.50
Skamania County Treasurer
KSA, Deputy

GRANTOR: LUPINE FOREST LLC, a Delaware limited liability company, who acquired title as LUPINE COLUMBIA HOLDINGS LLC, a Delaware limited liability company

GRANTEE: COLUMBIA LAND TRUST, a Washington nonprofit corporation

COUNTY: SKAMANIA

ABBREVIATED LEGAL: Lot 5, Subdivision of BLUFFS EDGE SUBDIVISION, AFN 2011179227

ASSESSOR PARCEL: 03-75-00-0002-0000 *DW*

BARGAIN AND SALE DEED

LUPINE FOREST LLC, a Delaware limited liability company, who acquired title as LUPINE COLUMBIA HOLDINGS LLC, a Delaware limited liability company, whose address is 1655 N. Fort Myer Drive, Suite 1300, Arlington, Virginia 22209 ("Grantor"), for valuable consideration, receipt of which is hereby acknowledged, does hereby bargain, sell and convey its interest in the real property described on **Exhibit "A"** attached hereto and by this reference made a part hereof (herein the "Property") to COLUMBIA LAND TRUST, a Washington nonprofit corporation, whose address is 850 Officers' Row, Vancouver, WA 98661 ("Grantee").

TOGETHER WITH Grantor's right, title and interest (if any) in and to mineral rights appurtenant to the Property not previously reserved or conveyed.

The conveyance of the Property herein is further subject to those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

Subject to the matters above, Grantor covenants with Grantee that it will forever warrant and defend said title to said lands against all lawful claims and encumbrances done or suffered by it, but against none other.

DATED the 5th day of February, 2024.

GRANTOR:

Lupine Forest LLC a Delaware limited liability company

By: The Conservation Fund, a nonprofit corporation
a Maryland nonstock corporation,
its Manager

By: [Signature]
Name: Scott M. Tison
Title: Asst. Sec.

ACKNOWLEDGMENT

STATE OF Virginia)
)ss
COUNTY OF Arlington)

On this 5 day of February, 2024, I certify that I know or have satisfactory evidence that Scott M. Tison is the person who appeared before me, and said person acknowledged that s/he signed this instrument and on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Assistant Secretary of The Conservation Fund, a nonprofit corporation, a Maryland nonstock corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public in and for the
State of Virginia
Residing in Arlington
My Commission Expires: September 30, 2027
Printed Name: Kayla Goldfarb

KAYLA SIERRA GOLDFARB
NOTARY PUBLIC
REGISTRATION # 8082024
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2027

Exhibit "A"

Legal Description of the Property

**LOT 5 OF BLUFFS EDGE SUBDIVISION, RECORDED UNDER AUDITOR'S FILE NO. 2011179227,
RECORDS OF SKAMANIA COUNTY, WASHINGTON.**

Skamania County Assessor


Date 2/14/24 Parcel# 3-75-200


Exhibit "B"
Permitted Exceptions

4. SKAMANIA COUNTY RESERVES THE RIGHT TO CONSTRUCT HIGHWAYS ON AND THROUGH THIS PROPERTY, FREE FROM ALL CLAIMS FOR DAMAGES OR COMPENSATION AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. BOOK 31, PAGE 182 & 183.

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	INGRESS AND EGRESS
RECORDED:	September 12, 1961
AUDITOR'S FILE NO.:	BOOK 49, PAGE 154
AREA AFFECTED:	SAID PREMISES

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	PUBLIC USE
RECORDED:	March 28, 1969
AUDITOR'S FILE NO.:	BOOK 60, PAGE 265
AREA AFFECTED:	SAID PREMISES

7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING:	ROAD MAINTENANCE AND STORM WATER DRAINAGE
RECORDED:	October 12, 2011
AUDITOR'S FILE NO.:	2011179228

8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING:	ROAD MAINTENANCE
RECORDED:	August 30, 2012
AUDITOR'S FILE NO.:	2012181407