



00018299202400004780030036

When recorded return to:

Friends of the Columbia Gorge Land Trust
16 Oak St Suite 201
Hood River OR 97031

Skamania County
Real Estate Excise Tax

37137

APR 25 2024

PAID \$22,955.00

Skamania County Treasurer
M. Moushrik Deputy

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-24-134

THE GRANTOR(S)

Birkenfeld Heritage, LLC, a Washington limited liability company
for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)
in hand paid, conveys and warrants to

THE GRANTEE(S)

Friends of the Columbia Gorge Land Trust Inc., a Oregon Non-Profit Corporation

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF LOCATED ON PAGE 3.

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

Ptn. Sec 30, T3N, R9E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 2nd half 2024 property taxes and 11,12,13,14,15,16 and 17 OF THE
PRELIMINARY TITLE REPORT DATED April 17, 2024 FILE NUMBERS-24-134. A COPY OF WHICH WAS
PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-09-00-0-0-7600-00 *gm*

Dated: 04/24/24

Birkenfeld Heritage, LLC, a Washington Limited Liability Company

By: *Ann Lueders*, member
Ann Lueders, Member

STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 24 day of April, 2024 by Ann
Lueders, Member of Birkenfeld Heritage, LLC.

Betty Whitney
Signature

Notary
Title

My commission expires:
10-29-24



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: Bergen Road, Stevenson, WA 98648

Tax Parcel Number(s): 03-09-00-0-0-7600-00

Property Description:

The South Half of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 30,
Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Skamania County Assessor *onu*

Date 4/25/24 Parcel# 03090000760000

Unofficial Copy