



When Recorded Return to:

Riverbend Timber, LLC

22962 SR 14

Washougal, WA 98671

Notice of Continuance
Land Classified as Current Use or Forest Land
RCW Chapter 84.34 and 84.33

Grantor(s)/Sellers: Riverbend Timber, LLC

Grantee(s)/Buyers: ~~Riverbend Timber, LLC~~

Skamania County

Mailing Address: 22962 SR 14

City, State, Zip: Washougal, WA 98671

Phone No: (808) 446-6434

Assessor's Parcel No: 01050600010000, 01050610030006, *01050610030000*

Address: No Situs Address

Legal Description: Ptn Sec 31, T2N, R5EWM

Date of Sale or Transfer: May _____, 2024

Date Notice of Continuance

Received by Assessor:

JM
5-13-24

Reference numbers of documents assigned or released: _____

Interest in property: ☒ Fee Owner ☐ Contract Purchaser ☐ Other

If the new owner(s) of land classified as current use or designated as forest land wishes to continue the classification or designation, the new owner(s) must sign the last page of this form. A signature is not required if land is transferred to an owner who is an heir or devisee of a deceased owner or transferred by a transfer on death deed and the new owner wants to continue classification or designation. The county assessor must then determine if the land continues to qualify. The county assessor has 15 calendar days, from the date all documentation is received, to determine whether the land will continue to qualify. All new owners must sign before the conveyance is recorded or filed. If the new owner(s) do(es) not desire to continue the classification or designation, all additional tax, interest, and penalty or compensating tax calculated pursuant to RCW 84.34.108 or RCW 84.33.140, will be due and payable by the seller or transferor at the time of sale. Payment in full is required before the conveyance can be recorded or filed.

For Official Office Use Only

Transfer
Document

Real Estate
Excise Tax No:

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, contact your local county assessor's office

A. CLASSIFICATION UNDER CHAPTER 84.34 RCW

I/we request that this land ☐ Open Space Land ☐ Farm & Agricultural Land ☐ Timber Land
and I am/we are aware of the land use classifications defined in this section (A).

I/we are aware that the removal or withdrawal of land from the Open Space, Farm & Agricultural Land,
or Timber Land may result in additional tax, penalty, and interest as detailed in #4 of this section.

1. OPEN SPACE LAND MEANS EITHER:

- a. any land area so designated by an official comprehensive land use plan adopted by any city or county and zoned accordingly; or
- b. any land area, the preservation of which in its present use would: (i) conserve and enhance natural or scenic resources; (ii) protect streams or water supply; (iii) promote conservation of soils, wetland, beaches, or tidal marshes; (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space; (v) enhance recreation opportunities; (vi) preserve historic sites; (vii) preserve visual quality along highway, road, and street corridors or scenic vistas, or (viii) retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification; or
- c. any land that meets the definition of farm and agricultural conservation land. "Farm and agricultural conservation land" is either: (i) land that was previously classified as farm and agricultural land under RCW 84.34.020(2) that no longer meets the criteria and is reclassified as open space under RCW 84.34.020(1); or (ii) land that is traditional farmland that is not classified under chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture.

2. FARM AND AGRICULTURAL LAND MEANS EITHER:

- a. any parcel of land or contiguous parcels of land that are 20 or more acres: (i) devoted primarily to the production of livestock or agricultural commodities, for commercial purposes; or (ii) enrolled in the federal conservation reserve program or its successor administered by the United States Department of Agriculture; or (iii) other similar commercial activities as may be established by rule; or
- b. any parcel of land or contiguous parcels of land that are at least five acres but less than twenty acres devoted primarily to agricultural uses which has:
Produced a gross income equal to two hundred dollars or more per acre per year for three out of the five calendar years preceding the date of application for classification under chapter 84.34 RCW;
Standing crops with an expectation of harvest within seven years and a demonstrable investment in the production of those crops equivalent to one hundred dollars or more per acre in the current or previous year; or
Standing crops of short rotation hardwoods with an expectation of harvest within fifteen years and a demonstrable investment in the production of those crops equivalent to one hundred dollars or more per acre in the current or previous year;
For the purposes listed above, "gross income from agricultural uses" includes, but is not limited to, the wholesale value of agricultural products donated to nonprofit food banks or feeding programs;
- c. any parcel of land less than five acres devoted primarily to agricultural uses which has produced a gross income equal to fifteen hundred dollars or more per year for three out of the five calendar years preceding the date of application for classification under chapter 84.34 RCW;

"Commercial agricultural purposes" means the use of land on a continuous and regular basis, prior to and subsequent to application for classification or reclassification that demonstrates that the owner or lessee is engaged in and intends to obtain through lawful means, a monetary profit from cash income by producing an agricultural product. In addition, commercial agricultural purposes include the following uses of agricultural land:

- Land, one to five acres which is not contiguous (in this context, means non adjoining/touching) to a classified parcel, that constitutes an integral part of the farming operation being conducted on the land qualifying as "farm and agricultural land."
 - Land, not to exceed twenty percent of classified land, that has incidental uses compatible with agricultural purposes, and also the land on which appurtenances necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.
 - Land used primarily for equestrian-related activities, for which a charge is made, including, but not limited to, stabling, training, riding, clinics, schooling, shows, or grazing for feed.
 - Land on which the principal place of residence of the farm operator or owner of land or housing for employees is sited if the farm and agricultural land is classified pursuant to RCW 84.34.020(2)(a), if the residence or housing is on or contiguous to the classified parcel, and the use of the residence or housing is integral to the use of the classified land for agricultural purposes.
 - Any land primarily used for commercial horticultural purposes, whether under a structure or not. Land cannot be primarily used for the storage, care, or selling of plants purchased from other growers for retail sale or covered by more than 20 percent pavement if the primary use is growing plants in containers. If the primary use of the land is growing plants in containers and the land used for this purpose is less than five acres, the land will not qualify for classification if more than 25 percent is open to the general public for on-site retail sales.
3. **TIMBER LAND MEANS** any parcel or contiguous parcels of land five or more acres devoted primarily to the growing and harvesting of forest crops for commercial purposes. Timber land means the land only and does not include a residential home site. The term includes land used for incidental uses that are compatible with the growing and harvesting of timber but no more than ten percent of the land may be used for such incidental uses. It also includes the land on which appurtenances necessary for the production, preparation, or sale of the timber products exist in conjunction with land producing these products.
4. **REMOVAL/WITHDRAWAL FROM OPEN SPACE, FARM & AG, OR TIMBERLAND CLASSIFICATIONS**
- a. A request may be filed with the assessor to withdraw from the program after the land has been classified for 10 or more years. No 20% penalty will be imposed. The applicable taxes and interest shall be imposed as provided in RCW 84.34.070.
 - b. If land is removed from classification and the removal does not meet one of the exceptions listed in below, the additional tax and interest described in 1 above plus a penalty of 20% on the sum of the additional tax and interest will be imposed on the owner. The additional tax, interest, and penalty must be paid for the preceding seven tax years and from January 1 of the year of removal up to the date of removal.
 - c. The additional tax, interest, and penalty will **not** be imposed if the withdrawal or removal from classification resulted solely from:
 - a. transfer to a government entity in exchange for other land located within the state of Washington;
 - b. a taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of this power, said entity having manifested its intent in writing or by other official action;
 - c. a natural disaster such as a flood, windstorm, earthquake, wildfire, or other calamity rather than by virtue of the act of the landowner changing the use of the classified land;
 - d. official action by an agency of the state of Washington or by the county or city within which the land is located that disallows the present classified use of the land;
 - e. transfer of land to a church when the land would qualify for exemption pursuant to RCW 84.36.020;
 - f. acquisition of property interests by a state agencies or agencies or organizations qualified under RCW 64.04.130 and RCW 84.34.210 for the purposes enumerated in those sections;

- g. removal of classified farm and agricultural land under RCW 84.34.020(2)(f) on which the principal residence of the farm operator or owner or housing for employees is located;
- h. removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification;
- i. the creation, sale, or transfer of forestry riparian easements under RCW 76.13.120;
- j. the creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040;
- k. The sale or transfer within two years after the death of an owner with at least a fifty percent interest in the land if the land has been continuously assessed and valued as designated forest land under chapter 84.33 RCW or classified under chapter 84.34 RCW since 1993 and the individual(s) or entity(ies) receiving the land from the deceased owner is selling or transferring the land. The date of death shown on a death certificate is the date used; or
- l. The discovery that the land was classified in error through no fault of the owner.

B. CLASSIFICATION UNDER CHAPTER 84.33 RCW. ☒ I/we request that this land retains its designation as forest land and I am/we are aware of the following definition of forest land.

FOREST LAND is synonymous with designated forest land and means any parcel of land or contiguous parcels of land at least five acres that is primarily devoted to and used for growing and harvesting timber and means the land only.

I/we declare that I am/we are aware of the liability of removal of this land from designated forest land and upon removal a compensating tax will be imposed that is equal to the difference between the amount of tax last levied on the land as "forest land" and an amount equal to the new assessed valuation of the land as of January 1 of the year of removal, multiplied by the dollar rate of the last levy extended against the land, multiplied by a number, not greater than nine, equal to the number of years the land was designated as forest land. Compensating tax will also be due on the land from January 1 of the year the designation is removed up to the removal date.

The compensating tax will not be imposed if the removal of designation resulted solely from:

- a. transfer to a government entity in exchange for other forest land located within the state of Washington;
- b. a taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of this power based on official action taken by the entity and confirmed in writing;
- c. a donation of fee title, development rights, or the right to harvest timber, to a government agency or organization qualified under RCW 84.34.210 and 64.04.130 for the purposes enumerated in those sections; the sale or transfer of fee title to a governmental entity or a nonprofit nature conservancy corporation, as defined in RCW 64.04.130, exclusively for the protection and conservation of lands recommended for state natural area preserve purposes by the natural heritage council and natural heritage plan as defined in chapter 79.70 RCW or approved for state natural resources conservation area purposes as defined in chapter 79.71 RCW, or for acquisition and management as a community forest trust as defined in chapter 79.155 RCW. At such time as the land is not used for the purposes enumerated, the compensating tax will be imposed upon the current owner;
- d. the sale or transfer of fee title to the parks and recreation commission for park and recreation purposes;
- e. official action by an agency of the state of Washington or by the county or city within which the land is located that disallows the present use of the land;
- f. the creation, sale, or transfer of forestry riparian easements under RCW 76.13.120;
- g. the creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040;
- h. the sale or transfer within two years after the death of an owner with at least a fifty percent interest in the land if the land has been continuously assessed and valued as designated forest land under chapter 84.33 RCW or classified under chapter 84.34 RCW since 1993 and the individual(s) or

entity(ies) receiving the land from the deceased owner is selling or transferring the land. The date of death shown on a death certificate is the date used;

- i. the discovery that the land was designated in error through no fault of the owner, or
- j. A transfer of a property interest, in a county with a population of more than six hundred thousand inhabitants or in a county with a population of at least two hundred forty-five thousand inhabitants that borders Puget Sound as defined in RCW 90.71.010, to a government entity, or to a nonprofit historic preservation corporation or nonprofit nature conservancy corporation, as defined in RCW 64.04.130, to protect or enhance public resources, or to preserve, maintain improve, restore, limit the future use of, or otherwise to conserve for public use or enjoyment, the property interest being transferred. At such time as the land is not used for the purposes enumerated, the compensating tax will be imposed upon the current owner.
- k. Compensating tax authorized in this section may not be imposed on land removed from designation as forestland solely as a result of a natural disaster such as a flood, windstorm, earthquake, wildfire, or other such calamity rather than by virtue of the act of the landowner changing the use of the property.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Please describe how you intend to use the land for continued classification or designation:*

Continue With Previous Timber Management Plan

***The assessor may require additional information from the seller(s) and/or Buyer(s) to determine whether the land will continue to qualify for classification or designation.**

Is there a reclassification pending for this parcel(s)?

☐ Yes ☒ No

If yes, have you notified the granting authority, in writing, that you wish to continue with the reclassification process?

☐ Yes ☐ No

If yes, do you understand your rights and responsibilities if the reclassification is approved or denied?

☐ Yes ☐ No


Buyer's Signature

5/9/24
Date

22962 SR 14, Washougal, WA 98671

Address

Buyer's Signature

Date

Address

Assessor Use Only

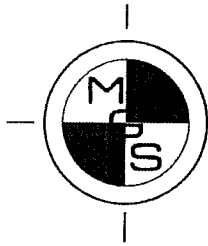
Does the parcel(s) subject to this document meet the qualifications for classification/designation continuance? ☐ Yes ☐ No

Assessor Signature

Date

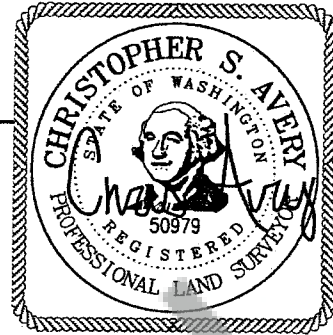
If the parcel(s) subject to this document is/are considered contiguous, as defined in RCW 84.33.035(4) or RCW 84.34.020(6), with other parcels having different ownerships, then verify the following information with the purchaser:

- ☐ The parcel(s) subject to this document will be managed as part of a single operation with the other parcels having different ownerships.
- ☐ The new purchaser meets the definition of "family" as defined in RCW 84.34.020(6)(b)(ii) with the owner of an adjoining parcel.



MINISTER-GLAESER SURVEYING INC.

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*



Signed: 05/03/24

EXHIBIT "B"

RIVERBEND TIMBER LLC EXISTING "LOT 3" DESCRIPTION:

A parcel of land located in the Northeast Quarter of the Northwest Quarter, and the Northwest Quarter and the Northeast Quarter, of the Northeast Quarter, of Section 6, Township 1 North, Range 5 East, of the Willamette Meridian, Skamania County, Washington, more particularly described as follows;

BEGINNING at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 6;

Thence North 88°48'49" West, along the South line of said Northeast Quarter of the Northwest Quarter, for a distance of 449.93 feet;

Thence leaving said South line, North 33°30'05" West, for a distance of 125.56 feet;

Thence along the arc of a tangent 65.00 foot radius curve to the right, the long chord of which bears North 05°29'57" East, with a chord distance of 81.81 feet through a central angle of 78°00'05", for an arc distance of 88.49 feet;

Thence North 44°30'00" East, for a distance of 146.05 feet;

Thence along the arc of a tangent 81.00 foot radius curve to the left, the long chord of which bears North 34°15'00" West, with a chord distance of 158.89 feet through a central angle of 157°30'00", for an arc distance of 222.66 feet;

Thence South 67°00'00" West, for a distance of 105.00 feet;

Thence along the arc of a tangent 55.00 foot radius curve to the right, the long chord of which bears North 74°52'30" West, with a chord distance of 67.91 feet through a central angle of 76°15'00", for an arc distance of 73.19 feet;

Thence North 36°45'00" West, for a distance of 77.83 feet;

1 of 10

Thence along the arc of a tangent 180.00 foot radius curve to the left, the long chord of which bears North $60^{\circ}58'16''$ West, with a chord distance of 147.69 feet through a central angle of $48^{\circ}26'31''$, for an arc distance of 152.19 feet;

Thence North $85^{\circ}11'31''$ West, for a distance of 10.98 feet;

Thence along the arc of a tangent 280.00 foot radius curve to the left, the long chord of which bears South $78^{\circ}54'14''$ West, with a chord distance of 153.45 feet through a central angle of $31^{\circ}48'29''$, for an arc distance of 155.44 feet;

Thence South $63^{\circ}00'00''$ West, for a distance of 71.83 feet;

Thence along the arc of a tangent 20.00 foot radius curve to the right, the long chord of which bears North $40^{\circ}22'30''$ West, with a chord distance of 38.92 feet through a central angle of $153^{\circ}15'00''$, for an arc distance of 53.49 feet;

Thence North $36^{\circ}15'00''$ East, for a distance of 96.72 feet;

Thence North $41^{\circ}00'00''$ East, for a distance of 116.13 feet;

Thence along the arc of a tangent 370.00 foot radius curve to the right, the long chord of which bears North $45^{\circ}00'00''$ East, with a chord distance of 51.62 feet through a central angle of $08^{\circ}00'00''$, for an arc distance of 51.66 feet;

Thence North $49^{\circ}00'00''$ East, for a distance of 81.10 feet;

Thence along the arc of a tangent 430.00 foot radius curve to the left, the long chord of which bears North $39^{\circ}30'00''$ East, with a chord distance of 141.94 feet through a central angle of $19^{\circ}00'00''$, for an arc distance of 142.59 feet;

Thence North $30^{\circ}00'00''$ East, for a distance of 81.90 feet;

Thence along the arc of a tangent 120.00 foot radius curve to the right, the long chord of which bears North $47^{\circ}45'00''$ East, with a chord distance of 73.17 feet through a central angle of $35^{\circ}30'00''$, for an arc distance of 74.35 feet;

Thence North $65^{\circ}30'00''$ East, for a distance of 17.87 feet;

Thence along the arc of a tangent 170.00 foot radius curve to the right, the long chord of which bears North $87^{\circ}30'00''$ East, with a chord distance of 127.37 feet through a central angle of $44^{\circ}00'00''$, for an arc distance of 130.55 feet;

Thence South $70^{\circ}30'00''$ East, for a distance of 37.19 feet;

Thence along the arc of a tangent 530.00 foot radius curve to the left, the long chord of which bears South $80^{\circ}15'00''$ East, with a chord distance of 179.51 feet through a central angle of $19^{\circ}30'00''$, for an arc distance of 180.38 feet;

Thence North $90^{\circ}00'00''$ East, for a distance of 30.00 feet;

Thence along the arc of a tangent 530.00 foot radius curve to the left, the long chord of which bears North $79^{\circ}35'44''$ East, with a chord distance of 191.43 feet through a central angle of $20^{\circ}48'33''$, for an arc distance of 192.49 feet;

Thence along a reverse 170.00 foot radius curve to the right, the long chord of which bears North $81^{\circ}05'44''$ East, with a chord distance of 70.14 feet through a central angle of $23^{\circ}48'33''$, for an arc distance of 70.64 feet;

Thence South $87^{\circ}00'00''$ East, for a distance of 40.00 feet;

Thence along the arc of a tangent 220.00 foot radius curve to the left, the long chord of which bears North $66^{\circ}18'07''$ East, with a chord distance of 197.69 feet through a central angle of $53^{\circ}23'45''$, for an arc distance of 205.03 feet;

Thence South $87^{\circ}00'00''$ East, for a distance of 141.34 feet;

Thence along the arc of a tangent 530.00 foot radius curve to the left, the long chord of which bears North $86^{\circ}30'00''$ East, with a chord distance of 120.00 feet through a central angle of $13^{\circ}00'00''$, for an arc distance of 120.25 feet;

Thence North $80^{\circ}00'00''$ East, for a distance of 112.40 feet;

Thence along the arc of a tangent 180.00 foot radius curve to the right, the long chord of which bears South $73^{\circ}45'00''$ East, with a chord distance of 159.22 feet through a central angle of $52^{\circ}30'00''$, for an arc distance of 164.93 feet;

Thence South $47^{\circ}30'00''$ East, for a distance of 73.77 feet;

Thence along the arc of a tangent 10.00 foot radius curve to the right, the long chord of which bears South $03^{\circ}15'00''$ East, with a chord distance of 13.96 feet through a central angle of $88^{\circ}30'00''$, for an arc distance of 15.45 feet;

Thence South $41^{\circ}00'00''$ West, for a distance of 54.36 feet;

Thence along the arc of a tangent 70.00 foot radius curve to the left, the long chord of which bears South $28^{\circ}15'00''$ West, with a chord distance of 30.90 feet through a central angle of $25^{\circ}30'00''$, for an arc distance of 31.15 feet;

Thence South $15^{\circ}30'00''$ West, for a distance of 63.91 feet;

Thence along the arc of a tangent 150.00 foot radius curve to the left, the long chord of which bears South $15^{\circ}00'00''$ East, with a chord distance of 152.26 feet through a central angle of $61^{\circ}00'00''$, for an arc distance of 159.70 feet;

Thence South 45°30'00" East, for a distance of 49.18 feet;

Thence along the arc of a tangent 230.00 foot radius curve to the left, the long chord of which bears South 52°15'00" East, with a chord distance of 54.07 feet through a central angle of 13°30'00", for an arc distance of 54.19 feet;

Thence South 59°00'00" East, for a distance of 92.23 feet;

Thence along the arc of a tangent 380.00 foot radius curve to the left, the long chord of which bears South 73°30'00" East, with a chord distance of 190.29 feet through a central angle of 29°00'00", for an arc distance of 192.34 feet;

Thence South 88°00'00" East, for a distance of 4.03 feet;

Thence South 34°00'00" West, for a distance of 229.09 feet;

Thence along the arc of a tangent 220.00 foot radius curve to the right, the long chord of which bears South 48°24'17" West, with a chord distance of 109.46 feet through a central angle of 28°48'35", for an arc distance of 110.62 feet;

Thence South 62°48'35" West, for a distance of 29.15 feet;

Thence along the arc of a tangent 45.00 foot radius curve to the right, the long chord of which bears South 79°54'17" West, with a chord distance of 26.46 feet through a central angle of 34°11'25", for an arc distance of 26.85 feet;

Thence North 83°00'00" West, for a distance of 48.39 feet;

Thence along the arc of a tangent 95.00 foot radius curve to the right, the long chord of which bears North 63°52'37" West, with a chord distance of 62.24 feet through a central angle of 38°14'45", for an arc distance of 63.41 feet;

Thence along a reverse 205.00 foot radius curve to the left, the long chord of which bears North 55°52'37" West, with a chord distance of 79.09 feet through a central angle of 22°14'45", for an arc distance of 79.59 feet;

Thence North 67°00'00" West, for a distance of 155.50 feet;

Thence along the arc of a tangent 570.00 foot radius curve to the right, the long chord of which bears North 62°00'00" West, with a chord distance of 99.36 feet through a central angle of 10°00'00", for an arc distance of 99.48 feet;

Thence North 57°00'00" West, for a distance of 156.04 feet;

Thence South 33°00'00" West, for a distance of 60.00 feet;

Thence South $57^{\circ}00'00''$ East, for a distance of 156.04 feet;

Thence along the arc of a tangent 630.00 foot radius curve to the left, the long chord of which bears South $62^{\circ}00'00''$ East, with a chord distance of 109.82 feet through a central angle of $10^{\circ}00'00''$, for an arc distance of 109.96 feet;

Thence South $67^{\circ}00'00''$ East, for a distance of 155.50 feet;

Thence along the arc of a tangent 145.00 foot radius curve to the right, the long chord of which bears South $55^{\circ}52'37''$ East, with a chord distance of 55.95 feet through a central angle of $22^{\circ}14'45''$, for an arc distance of 56.30 feet;

Thence along a reverse 155.00 foot radius curve to the left, the long chord of which bears South $63^{\circ}52'37''$ East, with a chord distance of 101.55 feet through a central angle of $38^{\circ}14'45''$, for an arc distance of 103.46 feet;

Thence South $83^{\circ}00'00''$ East, for a distance of 48.39 feet;

Thence along the arc of a tangent 105.00 foot radius curve to the left, the long chord of which bears North $79^{\circ}54'17''$ East, with a chord distance of 61.73 feet through a central angle of $34^{\circ}11'25''$, for an arc distance of 62.66 feet;

Thence North $62^{\circ}48'35''$ East, for a distance of 29.15 feet;

Thence along the arc of a tangent 280.00 foot radius curve to the left, the long chord of which bears North $48^{\circ}24'17''$ East, with a chord distance of 139.31 feet through a central angle of $28^{\circ}48'35''$, for an arc distance of 140.79 feet;

Thence North $34^{\circ}00'00''$ East, for a distance of 266.59 feet;

Thence South $88^{\circ}00'00''$ East, for a distance of 42.37 feet;

Thence South $81^{\circ}00'00''$ East, for a distance of 121.83 feet;

Thence along the arc of a tangent 70.00 foot radius curve to the right, the long chord of which bears South $72^{\circ}30'00''$ East, with a chord distance of 20.69 feet through a central angle of $17^{\circ}00'00''$, for an arc distance of 20.77 feet;

Thence South $64^{\circ}00'00''$ East, for a distance of 70.48 feet;

Thence along the arc of a tangent 530.00 foot radius curve to the left, the long chord of which bears South $75^{\circ}30'00''$ East, with a chord distance of 211.33 feet through a central angle of $23^{\circ}00'00''$, for an arc distance of 212.76 feet;

Thence South $87^{\circ}00'00''$ East, for a distance of 47.15 feet;

Thence along the arc of a tangent 230.00 foot radius curve to the left, the long chord of which bears North 84°45'00" East, with a chord distance of 66.01 feet through a central angle of 16°30'00", for an arc distance of 66.24 feet;

Thence North 76°30'00" East, for a distance of 132.46 feet;

Thence along the arc of a tangent 70.00 foot radius curve to the right, the long chord of which bears North 86°15'00" East, with a chord distance of 23.71 feet through a central angle of 19°30'00", for an arc distance of 23.82 feet;

Thence South 84°00'00" East, for a distance of 120.89 feet;

Thence along the arc of a tangent 130.00 foot radius curve to the left, the long chord of which bears North 69°30'00" East, with a chord distance of 116.01 feet through a central angle of 53°00'00", for an arc distance of 120.25 feet;

Thence North 43°00'00" East, for a distance of 47.73 feet;

Thence along the arc of a tangent 130.00 foot radius curve to the left, the long chord of which bears North 31°45'00" East, with a chord distance of 50.72 feet through a central angle of 22°30'00", for an arc distance of 51.05 feet;

Thence North 20°30'00" East, for a distance of 139.29 feet;

Thence North 43°56'40" West, being parallel with and 60.00 feet distant from the centerline of State Highway 140, also known as Canyon Creek Road, for a distance of 66.51 feet;

Thence South 20°30'00" West, for a distance of 167.98 feet;

Thence along the arc of a tangent 70.00 foot radius curve to the right, the long chord of which bears South 31°45'00" West, with a chord distance of 27.31 feet through a central angle of 22°30'00", for an arc distance of 27.49 feet;

Thence South 43°00'00" West, for a distance of 47.73 feet;

Thence along the arc of a tangent 70.00 foot radius curve to the right, the long chord of which bears South 69°30'00" West, with a chord distance of 62.47 feet through a central angle of 53°00'00", for an arc distance of 64.75 feet;

Thence North 84°00'00" West, for a distance of 120.89 feet;

Thence along the arc of a tangent 130.00 foot radius curve to the left, the long chord of which bears South 86°15'00" West, with a chord distance of 44.03 feet through a central angle of 19°30'00", for an arc distance of 44.24 feet;

Thence South $76^{\circ}30'00''$ West, for a distance of 132.46 feet;

Thence along the arc of a tangent 170.00 foot radius curve to the right, the long chord of which bears South $84^{\circ}45'00''$ West, with a chord distance of 48.79 feet through a central angle of $16^{\circ}30'00''$, for an arc distance of 48.96 feet;

Thence North $87^{\circ}00'00''$ West, for a distance of 47.15 feet;

Thence along the arc of a tangent 470.00 foot radius curve to the right, the long chord of which bears North $75^{\circ}30'00''$ West, with a chord distance of 187.41 feet through a central angle of $23^{\circ}00'00''$, for an arc distance of 188.67 feet;

Thence North $64^{\circ}00'00''$ West, for a distance of 70.48 feet;

Thence along the arc of a tangent 130.00 foot radius curve to the left, the long chord of which bears North $72^{\circ}30'00''$ West, with a chord distance of 38.43 feet through a central angle of $17^{\circ}00'00''$, for an arc distance of 38.57 feet;

Thence North $81^{\circ}00'00''$ West, for a distance of 123.67 feet;

Thence along the arc of a tangent 30.00 foot radius curve to the left, the long chord of which bears North $84^{\circ}30'00''$ West, with a chord distance of 3.66 feet through a central angle of $07^{\circ}00'00''$, for an arc distance of 3.67 feet;

Thence North $88^{\circ}00'00''$ West, for a distance of 118.99 feet;

Thence along the arc of a tangent 320.00 foot radius curve to the right, the long chord of which bears North $73^{\circ}30'00''$ West, with a chord distance of 160.24 feet through a central angle of $29^{\circ}00'00''$, for an arc distance of 161.97 feet;

Thence North $59^{\circ}00'00''$ West, for a distance of 92.23 feet;

Thence along the arc of a tangent 170.00 foot radius curve to the right, the long chord of which bears North $52^{\circ}15'00''$ West, with a chord distance of 39.96 feet through a central angle of $13^{\circ}30'00''$, for an arc distance of 40.06 feet;

Thence North $45^{\circ}30'00''$ West, for a distance of 49.18 feet;

Thence along the arc of a tangent 90.00 foot radius curve to the right, the long chord of which bears North $15^{\circ}00'00''$ West, with a chord distance of 91.36 feet through a central angle of $61^{\circ}00'00''$, for an arc distance of 95.82 feet;

Thence North $15^{\circ}30'00''$ East, for a distance of 63.91 feet;

Thence along the arc of a tangent 10.00 foot radius curve to the right, the long chord of which bears North 28°15'00" East, with a chord distance of 4.41 feet through a central angle of 25°30'00", for an arc distance of 4.45 feet;

Thence North 41°00'00" East, for a distance of 54.36 feet;

Thence along the arc of a tangent 70.00 foot radius curve to the left, the long chord of which bears North 03°15'00" West, with a chord distance of 97.69 feet through a central angle of 88°30'00", for an arc distance of 108.12 feet;

Thence North 47°30'00" West, for a distance of 73.77 feet;

Thence along the arc of a tangent 240.00 foot radius curve to the left, the long chord of which bears North 73°45'00" West, with a chord distance of 212.30 feet through a central angle of 52°30'00", for an arc distance of 219.91 feet;

Thence South 80°00'00" West, for a distance of 112.40 feet;

Thence along the arc of a tangent 470.00 foot radius curve to the right, the long chord of which bears South 86°30'00" West, with a chord distance of 106.41 feet through a central angle of 13°00'00", for an arc distance of 106.64 feet;

Thence North 87°00'00" West, for a distance of 165.60 feet;

Thence North 60°52'42" West, for a distance of 50.05 feet;

Thence North 28°30'00" West, for a distance of 53.64 feet;

Thence North 06°00'00" West, to the North Quarter Section corner of said Section 6, for a distance of 101.32 feet;

Thence South 89°00'15" East, along the North line of said Section 6, for a distance of 998.19 feet;

Thence leaving said North line, South 03°45'23" West, being parallel with and 110.00 feet distant from the West line of the "Parker" parcel as described and recorded on May 20, 1925 at Page 205 of Book "Y" deed records of Skamania County, for a distance of 476.61 feet;

Thence South 86°14'37" East, being parallel with and 73.75 feet distant from the South line of said "Parker" parcel, for a distance of 577.26 feet;

Thence North 03°45'23" East, for a distance of 73.75 feet, to a point on the South line of said "Parker" parcel;

Thence South 86°14'37" East, along said South line, for a distance of 287.35 feet, to an angle point;

8

Thence North 32°41'23" East, for a distance of 146.85 feet, to the West right-of-way line of said State Highway 140;

Thence South 43°56'40" East, along said West right-of-way line, for a distance of 320.43 feet;

Thence South 46°03'20" West, along said West right-of-way line, for a distance of 10.00 feet;

Thence South 43°56'40" East, along said West right-of-way line, for a distance of 274.03 feet, to a point on the centerline of Fleming Creek;

Thence the following courses and distances along said Fleming Creek;

Thence South 45°49'25" West, for a distance of 265.00 feet;

Thence South 35°49'25" West, for a distance of 59.00 feet;

Thence South 22°29'25" West, for a distance of 77.00 feet;

Thence South 45°39'25" West, for a distance of 92.00 feet;

Thence South 55°59'25" West, for a distance of 86.00 feet;

Thence South 36°39'25" West, for a distance of 68.00 feet;

Thence South 49°19'25" West, for a distance of 62.00 feet;

Thence South 22°09'25" West, for a distance of 64.00 feet;

Thence South 32°59'25" West, for a distance of 10.28 feet, to a point on the North line of the "Kennedy Davis, ET AL" parcel as described and recorded on September 25, 1990 at Page 726 of Book 120 deed records of Skamania County, and shown in Hagedorn Survey, Book 3, Page 73 Skamania County auditor's file records;

Thence North 88°47'09" West, along the North line of said "Kennedy Davis ET AL" parcel for a distance of 1903.60 feet to a point on the West line of the Northeast Quarter of Section 6 as shown in said Hagedorn Survey, Book 3, Page 73 Skamania County auditor's file records;

Thence North 01°24'30" East, along said West line for a distance of 4.45 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM the South Half of the Northwest Quarter of the Northwest Quarter of said Section 6.

TOGETHER with and subject to easements, reservations, covenants, and restrictions apparent or of record.

CONTAINING: 64.74 acres of land, more or less.

Unofficial
Copy