

Skamania County, WA
Total: \$307.50
DEED
Pgs=5
Request of:

2024-000963

07/18/2024 04:01 PM



00018961202400009630060067

When recorded return to:

MPT Carson LLC
P.O. Box 208
Spray, OR 97874

OREV 5412000385/
CL26429

STATUTORY WARRANTY DEED

THE GRANTOR(S) Trailhead Holding, LLC, a Washington limited liability company
for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to MPT Carson LLC, a Washington limited liability company
the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit 'A' Attached hereto and made a part hereof

Skamania County
Real Estate Excise Tax

37279

JUL 18 2024

PAID \$103,955.00

Skamania County Treasurer
[Signature]

Abbreviated Legal: Portion of Section 20 T3N R8EWM

Tax Parcel Number(s): 03082034070000 *[Signature]*

Dated: June 16th, 2024

Trailhead Holding, LLC, a Washington limited liability company

[Signature]

Richard Albert, Member

[Signature: Theresa Regnier]

Theresa Regnier, Member

State of Washington
County of Skamania

This record was acknowledged before me on 7/17/2024 by Richard Albert and Theresa Regnier as Members of Trailhead Holding, LLC, a Washington limited liability company

[Signature]
Notary Public

My commission expires: 10/21/26

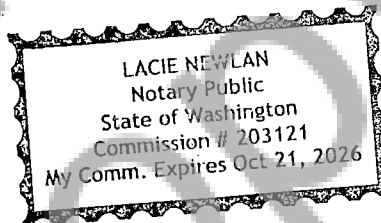


EXHIBIT "A"

TRACT 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 66 RODS NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE WEST 24 RODS; THENCE NORTH 20 RODS; THENCE EAST 24 RODS; THENCE SOUTH 20 RODS TO THE POINT OF BEGINNING.

EXCEPT COUNTY ROAD RIGHT OF WAY.

TRACT 2

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, THAT BEARS NORTH 00°55'33" EAST, A DISTANCE OF 1419.00 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO TRAILHEAD HOLDING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, BY DEED RECORDED MARCH 17, 2015 AS AUDITOR'S FILE NO. 2015000467, SKAMANIA COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRAILHEAD HOLDING, LLC TRACT, NORTH 89°04'27" WEST, A DISTANCE OF 396.00 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST PLS 29288" AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID TRAILHEAD HOLDING, LLC TRACT, SOUTH 00°55'33" WEST, A DISTANCE OF 105.27 FEET TO A SIMILAR IRON ROD ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, NORTH 89°15'29" WEST, A DISTANCE OF 450.00 FEET TO A SIMILAR IRON ROD; THENCE PARALLEL WITH THE EAST LINE OF SAID QUARTER-QUARTER, NORTH 00°55'33" EAST, A DISTANCE OF 260.00 FEET TO A SIMILAR IRON ROD; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER-QUARTER, SOUTH 89°15'29" EAST, A DISTANCE OF 581.68 FEET TO THE WEST LINE OF THE D.N.O SHORT PLAT, RECORDED IN BOOK "3" OF SHORT PLATS, PAGE 163; THENCE ALONG THE WEST LINE OF SAID D.N.O SHORT PLAT, SOUTH 00°54'18" WEST, A DISTANCE OF 115.17 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID D.N.O SHORT PLAT, SOUTH 89°09'13" EAST, A DISTANCE OF 233.84 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID SHORT PLAT, SOUTH 89°09'13" EAST, A DISTANCE OF 30.44 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 00°55'33" WEST, A DISTANCE OF 40.34 FEET TO THE POINT OF BEGINNING

EXCEPT COUNTY ROAD RIGHT OF WAY.

TRACT 3

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, THAT BEARS NORTH 00°55'33" EAST, A DISTANCE OF 1419.00 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO TRAILHEAD HOLDING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, BY DEED RECORDED MARCH 17, 2015 AS AUDITOR'S FILE NO. 2015000467, SKAMANIA COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRAILHEAD HOLDING, LLC TRACT, NORTH 89°04'27" WEST, A DISTANCE OF 396.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID TRAILHEAD HOLDING, LLC TRACT, SOUTH 00°55'33" WEST, A DISTANCE OF 105.27 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST PLS 29288" ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE, NORTH 89°15'29" WEST, A DISTANCE OF 450.00 FEET TO A SIMILAR IRON ROD; THENCE PARALLEL WITH THE EAST LINE OF SAID QUARTER-QUARTER, SOUTH 00°55'33" WEST, A DISTANCE OF 223.28 FEET TO A SIMILAR IRON ROD ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRAILHEAD HOLDING, LLC TRACT; THENCE ALONG SAID WESTERLY EXTENSION, SOUTH 89°04'27" EAST, A DISTANCE OF 450.00 FEET TO THE SOUTHWEST CORNER OF SAID TRAILHEAD HOLDING, LLC TRACT; THENCE ALONG THE WEST LINE OF SAID TRACT, NORTH 00°55'33" EAST, A DISTANCE OF 224.73 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Subject to:

Date 7/18/24 Parcel# 3-8-20-3-4-700

1. LIABILITY FOR FUTURE ASSESSMENTS FOR IMPROVEMENTS LOCATED ON SAID LAND.
2. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY TOWN OF CARSON.
3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: BOUNDARY LINE ADJUSTMENT
AUDITOR'S FILE NO.: 2017002337, 2017002456 and 2017002457
4. MATTERS DISCLOSED BY SURVEY RECORDED January 05, 2021 UNDER FILE NO. 2021000017
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY, INCLUDING JOINT USERS

PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION

AREA AFFECTED: SAID PREMISES

RECORDED: February 09, 1979

AUDITOR'S FILE NO.: BOOK 76 PAGE 146

6. MATTERS DISCLOSED BY SURVEY COMPLETED July 05, 2024 BY TERRAMARK JOB NO. 20245871 WHICH INCLUDE POSSIBLE ENCROACHMENTS.
7. UNRECORDED LEASEHOLDS, IF ANY; RIGHTS OF VENDORS AND HOLDERS OF A SECURITY INTEREST ON PERSONAL PROPERTY INSTALLED UPON THE LAND; AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.

Unofficial
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