

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

2024-001424

10/01/2024 03:15 PM

Request of: COLUMBIA GORGE TITLE



AFTER RECORDING RETURN TO

Bonneville Resorts LLC
3295 N.W. 114th Street
Portland, Oregon 97229

Skamania County
Real Estate Excise Tax
37406
OCT 01 2024

1232232

PAID \$ 375,330.00
Skamania County Treasurer
M. J. Morgan Deputy

BARGAIN AND SALE DEED

Grantor: FRN WASHINGTON, LLC,
a Washington limited liability company

Grantee: BONNEVILLE RESORTS LLC,
an Oregon limited liability company

Legal Description: Section 16, T2N, R7EWM
Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#s: 02071630020000 and 02071630020006
G.S.

Send Tax Statements to: Bonneville Resorts LLC, 3295 N.W. 114th Street,
Portland, Oregon 97229

Reference Nos. of Documents Related: N/A

Grantor, FRN WASHINGTON, LLC, a Washington limited liability company, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, bargains, sells, and conveys to Grantee, BONNEVILLE RESORTS LLC, an Oregon limited liability company, the following described real estate ("Real Property") situated in Skamania County, Washington:

See Exhibit A attached hereto and by this reference incorporated herein;

SUBJECT TO: Items listed on Exhibit B attached hereto and incorporated herein.

[signature is on the following page]

DATED this 26 day of SEPT., 2024.

FRN WASHINGTON, LLC, a Washington
limited liability company

By: Foundations Recovery Network, LLC,
its Sole Member

By: FRN, Inc., a Delaware corporation, its
Majority Member

By: [Signature]
Print Name: Cheryl K. Ramagano
Print Title: Treasurer

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF MONTGOMERY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means
of ✓ physical presence or online notarization, this 24th day of September, 2024, by
Cheryl K Ramagano, as Treasurer of FRN, Inc., which is the majority member of Foundations
Recovery Network, LLC, which is the sole member of **FRN WASHINGTON, LLC**, on behalf of
the limited liability company, to me personally known ✓ or produced
 as identification.

[Signature]
Name: _____
Notary Public MARSIGLIA T. MOSCIA
My Commission Expires: 4-5-2027
Commission No.: 1116253

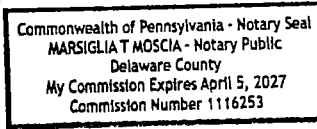


EXHIBIT A
LEGAL DESCRIPTION

Lot 1 BHS Short Plat, recorded in Skamania County Auditor File No. 2015000078, Skamania County Records.

LESS AND EXCEPT that portion conveyed by instrument recorded as Auditor File Number 2017002646, Skamania County Records, described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF THE "BHS SHORT PLAT" AS RECORDED UNDER SKAMANIA COUNTY, WASHINGTON, AUDITORS FILE NUMBER 2015000078;

THENCE NORTH 02° 14' 41" EAST, ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 1024.18 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH RIGHT OF WAY LINE OF THE NORTHWEST PIPELINE CORPORATIONS 60-FOOT-WIDE PIPELINE EASEMENT AS DESCRIBED AND RECORDED IN BOOK 192 AT PAGES 23 THROUGH 31, SKAMANIA COUNTY, WASHINGTON, AUDITORS RECORD;

THENCE LEAVING SAID WEST LINE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCE;

THENCE NORTH 46° 25' 25" EAST, FOR A DISTANCE OF 158.37 FEET;

THENCE SOUTH 66° 56' 50" EAST, FOR A DISTANCE OF 246.53 FEET;

THENCE SOUTH 77° 44' 50" EAST, FOR A DISTANCE OF 250.79 FEET;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, NORTH 07° 47' 20" WEST, FOR A DISTANCE OF 63.87 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 60-FOOT WIDE PIPELINE EASEMENT;

THENCE NORTH 62° 10' 10" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 317.95 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH 39° 19' 50" EAST, FOR A DISTANCE OF 61.23 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID "BHS SHORT PLAT";

THENCE SOUTH 62° 10' 10" WEST, ALONG THE NORTH LINE OF SAID LOT 2, FOR A DISTANCE OF 248.60 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE LEAVING SAID NORTH LINE, SOUTH 26° 58' 17" EAST, FOR A DISTANCE OF 191.15 FEET TO THE SOUTHWEST CORNER THEREOF AND THE SOUTH LINE (NORTH RIGHT OF WAY LINE OF EAST CASCADE DRIVE) OF SAID LOT 1;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1 THE FOLLOWING COURSES AND DISTANCES;

THENCE SOUTH $32^{\circ} 43' 21''$ WEST FOR A DISTANCE OF 75.96 FEET TO THE BEGINNING OF A 447.50-FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF A TANGENT 447.50-FOOT RADIUS CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 130.95 FEET, THROUGH A CENTRAL ANGLE OF $16^{\circ} 46' 00''$, THE LONG CHORD OF WHICH BEARS SOUTH $41^{\circ} 06' 21''$ WEST, FOR A CHORD DISTANCE OF 130.49 FEET;

THENCE SOUTH $49^{\circ} 29' 21''$ WEST FOR A DISTANCE OF 92.60 FEET, TO THE BEGINNING OF A 144.60-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG THE ARC OF A TANGENT 144.60-FOOT RADIUS CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 55.14 FEET, THROUGH A CENTRAL ANGLE OF $21^{\circ} 51' 00''$, THE LONG CHORD OF WHICH BEARS SOUTH $38^{\circ} 33' 51''$ WEST, FOR A CHORD DISTANCE OF 54.81 FEET;

THENCE SOUTH $27^{\circ} 38' 21''$ WEST FOR A DISTANCE OF 155.47 FEET TO THE BEGINNING OF A 113.25- FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF A TANGENT 113.25-FOOT RADIUS CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF $31^{\circ} 22' 00''$, THE LONG CHORD OF WHICH BEARS SOUTH $43^{\circ} 19' 21''$ WEST, FOR A CHORD DISTANCE OF 61.23 FEET;

THENCE SOUTH $59^{\circ} 00' 21''$ WEST FOR A DISTANCE OF 191.11 FEET TO THE BEGINNING OF A 348.30-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG THE ARC OF A TANGENT 348.30-FOOT RADIUS CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 110.03 FEET, THROUGH A CENTRAL ANGLE OF $18^{\circ} 06' 00''$, THE LONG CHORD OF WHICH BEARS SOUTH $49^{\circ} 57' 21''$ WEST, FOR A CHORD DISTANCE OF 109.57 FEET;

THENCE SOUTH $40^{\circ} 54' 21''$ WEST FOR A DISTANCE OF 323.27 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date 10/1/24 Parcel# 020716300 200 00
C.S.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. The Declaration of Restrictions between Grantor and Grantee being recorded contemporaneously herewith.
3. All reservations, restrictions, limitations, declarations, easements, and other matters of public record.
4. Matters which would be disclosed by an accurate and comprehensive survey of the Real Property.

4873-1741-2068, v. 1