



**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Deanna L. Franco, Attorney at Law
Cosgrave Vergeer Kester LLP
900 SW Fifth Avenue, 24th Floor
Portland, OR 97204

Skamania County
Real Estate Excise Tax

37523
DEC 19 2024

PAID exempt
Skamania County Treasurer
M. A. Bragdon

STATUTORY BARGAIN AND SALE DEED

Grantors (Sellers): MARY LEE BIRKENFELD, a single person,

Grantees (Buyers): MARY LEE BIRKENFELD, a single person, an undivided 24% interest
HEIDI B. PENNER, a single person, an undivided 16.405% interest
ANN LUEDERS, a married person as her separate property, an undivided
16.405% interest
HEATHER THOMPSON, a married person as her separate property an
undivided 16.405% interest
TONI STEVENS, a married person as her separate property, an undivided
16.405% interest
Mary Lee Birkenfeld, Trustee of THE BIRKENFELD FAMILY TRUST,
an undivided 10.38% interest

Abbreviated Legal: A portion of Section 15, Township 4 North, Range 7 East

Assessor's Tax Parcel: 04-07-15-0-0-0202-00 2m 12-19-24

Documentary transfer tax is none. No consideration; Transfer is a gift with no underlying debt on the property: WAC 458-61A-201

THE GRANTOR, MARY LEE BIRKENFELD, a single person, 2642 Szydlo Road, Carson, WA 98610

hereby **CONVEYS** to

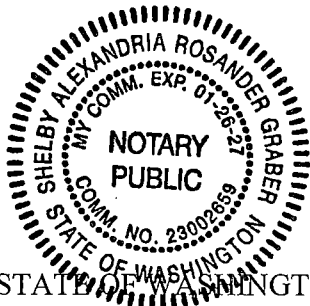
MARY LEE BIRKENFELD, a single person, 2642 Szydlo Road, Carson, WA 98610, as to an undivided 24% interest, HEIDI B. PENNER a single person, P.O. Box 625, Carson, WA 98610, as to an undivided 16.405% interest, ANN LUEDERS, a married person as her separate property, 11271 Wind River Road, Carson, WA 98610, as to an undivided 16.405% interest, HEATHER THOMPSON, a married person as her separate property, 40907 NE Miller Road, Washougal, WA 98671, as to an undivided 16.405% interest, TONI STEVENS, a married person as her separate

property, 13215 SE Mill Plan Blvd, Suite C8, #136, Vancouver, WA 98684, as to an undivided 16.405% interest, and Mary Lee Birkenfeld, Trustee of THE BIRKENFELD FAMILY TRUST, 2642 Szydlo Road, Carson, WA 98610, as to an undivided 10.38% interest

the following-described real estate situated in the County of Skamania, State of Washington, including any interest therein which Grantors may hereafter acquire:

See Exhibit "A" attached hereto and made a part hereof.

DATED: Dec 17, 2024.



Mary Lee Birkenfeld
Mary Lee Birkenfeld

STATE OF WASHINGTON)
) ss.
County of Skamania)

The foregoing instrument was acknowledged and signed on this 17th day of December, 2024, by Mary Lee Birkenfeld as her voluntary act and deed.

Shelby R Graber
Notary Public for Washington

EXHIBIT A

Legal Description of Tract 1

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 157 OF DEEDS PAGE 19 OF SKAMANIA COUNTY RECORDS LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST, OF THE WILLAMETTE MERIDIAN; THENCE NORTH 88°53'17" WEST, ALONG THE NORTH LINE OF SAID SECTION 15, 1134.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF WIND RIVER ROAD; THENCE SOUTH 30°44'34" EAST, ALONG THE WEST RIGHT-OF-WAY OF SAID WIND RIVER ROAD, 841.83 FEET; THENCE SOUTH 70°22'40" WEST, 357.48 FEET TO THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE SOUTH 02°20'29" WEST, 264.36 FEET; THENCE SOUTH 14°42'14" WEST, 110.84 FEET; THENCE SOUTH 00°45'15" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, 405.25 FEET; THENCE NORTH 88°30'21" WEST, 432.35 FEET; THENCE NORTH 81°19'36" WEST, 154.63 FEET; THENCE NORTH 72°01'36" WEST, 157.03 FEET; THENCE NORTH 85°23'05" WEST, 123.96 FEET; THENCE SOUTH 83°58'02" WEST, 148.47 FEET, MORE OR LESS, TO THE CENTER LINE OF THE WIND RIVER; THENCE FOLLOWING THE CENTERLINE OF SAID WIND RIVER THE FOLLOWING EIGHT (8) COURSES; (1) THENCE NORTH 13°54'29" WEST, 156.86 FEET; (2) THENCE NORTH 07°50'45" WEST, 116.83 FEET; (3) THENCE NORTH 14°39'45" WEST, 94.91 FEET; (4) THENCE NORTH 06°00'50" WEST, 87.29 FEET; (5) THENCE NORTH 05°06'27" EAST, 56.79 FEET; (6) THENCE NORTH 27°25'52" EAST, 44.74 FEET; (7) THENCE NORTH 51°48'29" EAST, 56.69 FEET; (8) THENCE NORTH 88°32'52" EAST, 45.99 FEET TO A POINT IN THE CENTERLINE OF SAID WIND RIVER, LAST SAID POINT BEING NORTH OF THE NORTHEASTERLY MOST ROCK OUTCROP ON THE SOUTHEAST BANK OF SAID WIND RIVER; THENCE LEAVING THE CENTERLINE OF THE WIND RIVER NORTH 36°51'01" EAST, 1037.57 FEET; THENCE SOUTH 74°49'05" EAST, 39.93 FEET; THENCE SOUTH 39°43'14" EAST, 142.98 FEET; THENCE SOUTH 24°27'49" EAST, 647.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.98 ACRES MORE OR LESS

Planning Department - Exemption over
20 acres approved by: *kw* 6/7/2012

Skamania County Assessor
Date 6/7/12 Parcel# 256/7/12
6.5

Skamania County Assessor

Date 12-19-24 Parcel# 04071500020200
YM