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

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

Skamania County  
Real Estate Excise Tax

37524  
DEC 19 2024

PAID

*Exempt*

*Skamania County Treasurer*

**STATUTORY BARGAIN AND SALE DEED**

**Grantors (Sellers):** 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

**Grantees (Buyers):** HERITAGE HIDEAWAY, LLC, a Washington Limited Liability Company

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

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

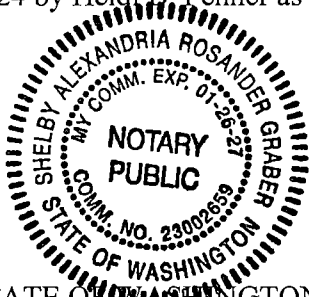
Documentary transfer tax is none. No consideration. WAC 458-61A-211(2)(a)

THE GRANTOR, 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 hereby **CONVEYS** to



STATE OF WASHINGTON )  
 ) ss.  
County of Skamania )

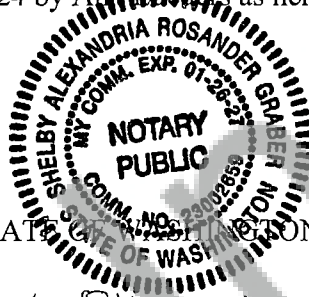
The foregoing instrument was acknowledged and signed on this 18<sup>th</sup> day of December, 2024 by Heidi B. Penner as her voluntary act and deed.



Shelby R Graber  
Notary Public for Washington

STATE OF WASHINGTON )  
 ) ss.  
County of Skamania )

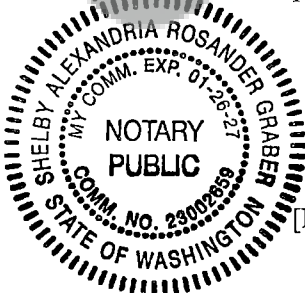
The foregoing instrument was acknowledged and signed on this 17<sup>th</sup> day of December, 2024 by Ann J. Janders as her voluntary act and deed.



Shelby R Graber  
Notary Public for Washington

STATE OF WASHINGTON )  
 ) ss.  
County of Skamania )

The foregoing instrument was acknowledged and signed on this 17<sup>th</sup> day of December, 2024 by Heather Thompson as her voluntary act and deed.

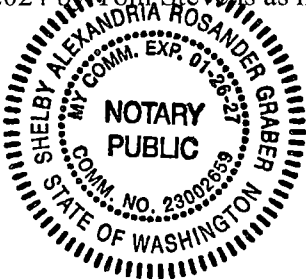


Shelby R Graber  
Notary Public for Washington

[NOTARY BLOCKS CONTINUED ON NEXT PAGE]

STATE OF WASHINGTON )  
 ) ss.  
County of Skamania )

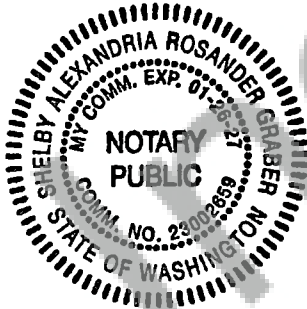
The foregoing instrument was acknowledged and signed on this 17<sup>th</sup> day of Skamania,  
2024 by Sharon Stevens as her voluntary act and deed.



Shelby R Graber  
Notary Public for Washington

STATE OF WASHINGTON )  
 ) ss.  
County of Skamania )

The foregoing instrument was acknowledged and signed on this 17<sup>th</sup> day of December,  
2024 by Mary Lee Birkenfeld, Trustee of the Birkenfeld Family Trust, 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# *25/7/12*  
*65*

Skamania County Assessor

Date *12-19-24* Parcel# *04071500020200*  
*2m*