Skamania County, WA Total:\$307.50 DEED

2024-001851

12/19/2024 11:44 AM

Request of: DEANNA LFRANCO

00020117202400018510050052

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 37524 DEC 1 9 2024

exempt

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

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, HEIDIB, 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

STATUTORY BARGAIN AND SALE DEED Page 1 of 5

HERITAGE HIDEAWAY, LLC, a Washington Limited Liability Company, 2642 Szydlo Road, Carson, WA 98610,

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: <u>Dec. 17</u> , 2024.	* ≠	
NOTARY STATE OF WASHINGTON	Mary Lee Birken Heidi B. Penner Ann Lueders Heather Thompso Toni Stevens	eders B. Hanson
STATE OF WASHINGTON)) ss. County of <u>Skamani</u> a)	The Birkenfeld F Mory Lee E Mary Lee Birken	feld, Trustee
The foregoing instrument was acknowledged and signed on this 17 ¹⁴ day of <u>December</u> , 2024 by Mary Lee Birkenfeld as her voluntary act and deed.		
	Notary P	by R Grober ublic for Washington

[NOTARY BLOCKS CONTNUED ON NEXT PAGE]

STATUTORY BARGAIN AND SALE DEED Page 2 of 5

	r		
STATE OF WASHINGTON)			
) ss. County of <u>Skamania</u>)			
2024 by Heidi B. Penner as her volun	wledged and signed on this 18th day of Normber, stary act and deed. South Respectively Reproductive Notary Public for Washington		
NOTARY STATE OF WASHINGTON	Notary Public for Washington		
) ss.			
County of <u>Skamania</u>)			
The foregoing instrument was acknown 2024 by Ann June ders as her voluntary on the control of th	wledged and signed on this 17th day of <u>becember</u> , y act and deed. Shuby Craber		
OF WASHINGTON)	Notary Public for Washington		
STATE (WAS) ss. County of Skarrania)	$\sim OZ$		
The foregoing instrument was acknowledged and signed on this 17th day of December, 2024 by Heather Thompson as her voluntary act and deed.			
THE MORIA ROSANO	Shleage Groken Notary Rullia for Washington		
NOTARY ET AL	Notary Public for Washington		
WO. 2300 ON TE [NOTARY BLOCKS CONTNUED ON NEXT PAGE]			
"Manning"			

STATUTORY BARGAIN AND SALE DEED Page 3 of 5

STATE OF WASHINGTON)	
County of Skamania) ss.	
The foregoing instrument was acknowledged and a 2024 by Toll Sevens as her voluntary act and dee	signed on this 17th day of Skamania,
E A COMMITTED TO THE PARTY OF T	Shelly R. Grobe Notary Public for Washington
NOTARY A PUBLIC OF THE PUBLIC	
STATE OF WASHINGTON)	, (V),
STATE OF WASHINGTON)	
) ss.	
County of Skamania)	

The foregoing instrument was acknowledged and signed on this [] day of <u>Obcember</u>, 2024 by Mary Lee Birkenfeld, Trustee of the Birkenfeld Family Trust, as her voluntary act and deed.



Notary Public for Washington

STATUTORY BARGAIN AND SALE DEED Page 4 of 5

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: 40 6/7/2012

Skamania County Assessor

Date 6/7/12 Parcell 64/7//2

Skamania County Assessor

Date 12-19-24 Parcel# 040715000 20200

EXHIBIT A Page 5 of 5