



00021691202500009610030039

After recording return to:

SBLG, PLLC
2404 E Mill Plain Blvd Suite A
Vancouver WA 98661

BARGAIN AND SALE DEED

Grantor(s): JAMES LEHMAN
Grantee(s): 30841 SR 14, LLC, a Washington limited liability company
Abbreviated Legal: Ptn. Sec 5, TIN, R6E W.M., in the City of Skamania, of Skamania County, in the State of Washington
Parcel Number: 010605000300000

THE GRANTOR, JAMES LEHMAN, for and in consideration of Ten and No/100 Dollars (\$10.00), bargains, sells, and conveys to 30841 SR 14, LLC, a Washington limited liability company owned entirely by James Lehman, the following described real estate, situated in the County of Skamania, State of Washington:

Legal Description: SEE "EXHIBIT A"

[Signature Page and Notary Acknowledgement on the Following Page]

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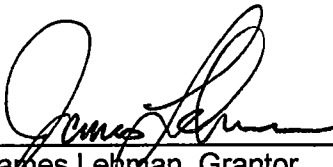
Skamania County
Real Estate Excise Tax

37812

JUN 24 2025

PAID *exempt*
Memorandum Deputy

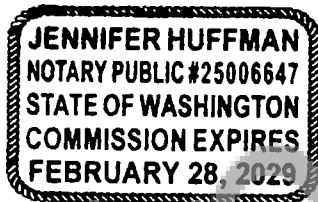
Dated: 13 June 2025

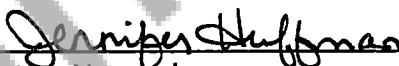

James Lehman, Grantor

STATE OF Washington)
COUNTY OF Clark) ss.

I certify that I know or have satisfactory evidence that **JAMES LEHMAN** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6/13/2025




Notary Name: **JENNIFER HUFFMAN**
Notary Public in and for the State of Washington
Residing at: **WASHOUGAL**
My appointment expires: **02-28-2029**

[Legal Description in Exhibit A on the Following Page]

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EXHIBIT A

Legal Description

A tract of land in the Northeast Quarter of Section 5, Township 1 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at Station 707 plus 04.4 on the center line of State Road No. 8, Prindle to Skamania Section, according to the survey thereof approved by the Highway Department of the State of Washington on the 9th day of October 1925, said point of beginning being on the center line, North and South, through Section 5, Township 1 North, Range 6 East of the Willamette Meridian; thence following the center line of said State Road No. 8, North 65° 05' East 400 feet more or less to intersection with the West line of the old survey of said State Highway No. 8, thence North 275 feet; thence South 65° 05' West 400 feet to a point due North of the point of beginning; thence South to the point of beginning.

EXCEPTING THEREFROM the following:

That portion conveyed to State of Washington by instrument recorded November 7, 1925 in Book U, Page 441, Skamania County Deed Records.

That portion conveyed to Skamania County by instrument recorded January 10, 1908 in Book K, Page 491.

That portion conveyed to Voyle H. Lindsay by instrument recorded July 26, 1920 in Book S, Page 29.

Skamania County Assessor

Date 6/24/25 Parcel# 1-6-5-300