



WHEN RECORDED RETURN TO:

Columbia Gorge Title Kevin and Katie Vance
Attn: Julie Andersen 392 Angus Rd
PO Box 277 Carson WA 98610
Stevenson, WA 98648

BARGAIN AND SALE DEED

Grantor: WIND RIVER BUSINESS PARK, LLC, an Oregon limited liability company

Grantee: KEVIN VANCE and KATIE VANCE, husband and wife

Abbreviated Legal: Ptn. Sec 27, T4N, R7E W.M.

Assessor's Tax Parcel Number: 04 07 27 00 190-200 *JKW*

The Grantor, WIND RIVER BUSINESS PARK, LLC, an Oregon limited liability company, whose address is P.O. Box 570, Cascade Locks, OR 97014, for and in valuable consideration of \$395,000.00, receipt of which is hereby acknowledged, does hereby bargain, sell, and convey to KEVIN VANCE and KATIE VANCE, husband and wife, whose address is 392 Angus Rd., Carson, Washington 98610, Grantees, the following described real property situated in the County of Skamania, State of Washington:

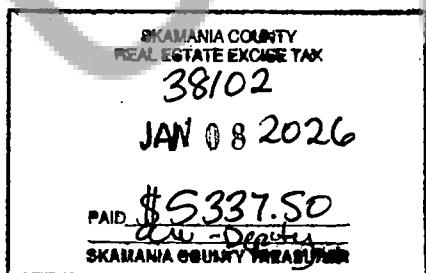
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE INCORPORATED HEREIN.

This true and actual consideration paid is \$395,000.00.

DATED, this 8th day of January, 2026.

GRANTOR:

WIND RIVER BUSINESS PARK, LLC, an Oregon
Limited liability company



Robert A. Sourek
Robert Sourek, Member F.R.

Agent for Smokey Bear Holdings, LLC
an Oregon limited liability company

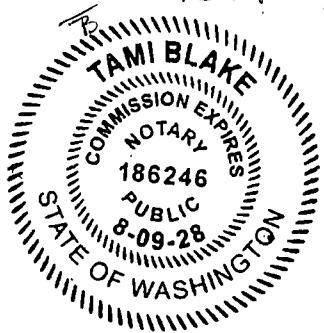
(NOTARIAL ACKNOWLEDGMENT FOLLOWS ON PAGE 2)

STATE Washington)
ss.
County of Skamania)

Personally appeared before me this 8 day of January, 2026,
Robert Sourek, Member of Wind River Business Park, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument as his voluntary act and deed.

* Agent for Smokey Bear Holdings LLC an Oregon limited liability company and member of Wind River Business Park LLC

Tami Blake
Notary Public for Washington
My Commission Expires: 08-09-2028



Unofficial
Copy

Exhibit "A"

Property Legal Description

A tract of land in Section 27, Township 4 north, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Center-North-North 1/64th corner of Section 27, Township 4 North, Range 7 East, also denoted as 'A.P.1' of Lot 4 of the Bureau of Land Management Dependent Resurvey, Subdivision of Section 27;

Thence South 89° 49' 00" West, a distance of 1154.38 feet;
Thence South 02° 05' 30" West, a distance of 90.00 feet;
Thence South 89° 05' 00" West, a distance of 347.90 feet;
Thence South 58° 53' 00" West, a distance of 162.40 feet;
Thence North 85° 22' 30" West, a distance of 195.80 feet;
Thence South 24° 16' 30" West, a distance of 460.20 feet;
Thence South 62° 02' 30" East, a distance of 825.50 feet;
Thence South 80° 06' 30" East, a distance of 101.48 feet;
Thence North 02° 08' 04" West, a distance of 490.52 feet;
Thence North 88° 12' 43" East, a distance of 1248.02 feet;
Thence North 02° 09' 00" West, a distance of 320.74 feet;
Thence North 03° 04' 30" West, a distance of 141.90 feet;
Thence South 89° 49' 00" West, a distance of 9.72 feet to the Point of Beginning.

Parcel # 04 07 27 00 190-200

Skamania County Assessor *OM*

Date 1/8/2014 Parcel# *04072700190200*