



00023159202600000410030039

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.

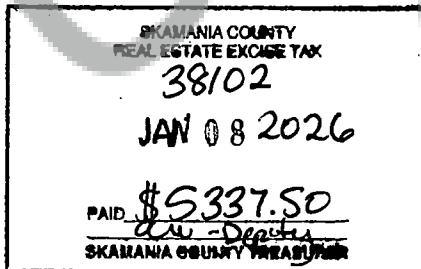
Assessor's Tax Parcel Number: 04 07 27 00 190-200 *pm*

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 *RE*

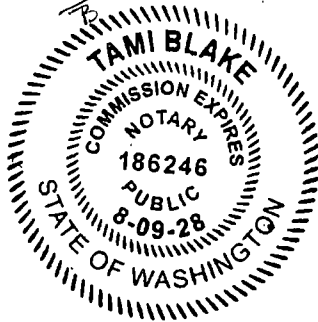
Agent for Smokey Bear Holdings, LLC
an Oregon limited liability company

(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.

* ~~fr. 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

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 *DM*

Date 1/8/21 Parcel# 04072700190200