

Skamania County, WA
Total: \$307.50
DEED
Pgs=5

2026-000215

02/12/2026 01:10 PM

Request of: COLUMBIA GORGE TITLE



FILED FOR RECORD AT THE
REQUEST OF AND RETURN TO:
Columbia Gorge Title, LLC
41 Russell Avenue
Stevenson, WA 98648
File No. S-25-390

SEND TAX STATEMENTS TO:
The Carson House, LLC
Matthew Chesley, Governor
18022 NW Skyline Blvd.
Portland, OR 97231

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

38143

FEB 12 2026

PAID \$14,616.50
Matthew Chesley
SKAMANIA COUNTY TREASURER

GRANTOR: **WEYERHAEUSER TIMBER HOLDINGS, INC.**, a Delaware corporation

GRANTEE: **THE CARSON HOUSE, LLC**, a Washington limited liability company

COUNTY: **SKAMANIA**

ABBREVIATED LEGAL: **Ptn. Sec 36, T4N, R7.5E W.M. & Ptn. Sec 25, T4N, R7.5E W.M.**

ASSESSOR PARCEL #: **04753600010000 & 04752540080000**

BARGAIN AND SALE DEED

WEYERHAEUSER TIMBER HOLDINGS, INC., a Delaware corporation, whose address is 220 Occidental Avenue South, Seattle, Washington 98104 ("Grantor") for valuable consideration, receipt of which is hereby acknowledged, does hereby bargain, sell and convey its interest in the real property described on **Exhibit "A"** attached hereto and by this reference made a part hereof (herein the "Property") to **THE CARSON HOUSE, LLC**, a Washington limited liability company, whose address is 18022 NW Skyline Blvd., Portland, OR 97231 ("Grantee").

TOGETHER WITH, but without any warranty whatsoever, Grantor's right, title, and interest in and to mineral rights appurtenant to the Property not previously reserved or conveyed by Grantor's predecessors in title.

Grantee acknowledges that the Property conveyed herein is or may be adjacent to or near Grantor's or its affiliates' timberlands and may be subject to conditions resulting from Grantor's or its affiliates' commercial forestry operations and mineral operations on said adjacent or nearby lands. Such operations include management and harvesting of timber, disposal of slash (including, without limitation, slash burning and other controlled burning), reforestation, application of

chemicals, road construction and maintenance, transportation of forest products, and other accepted and customary forest management activities, and commercial exploitation of mineral resources, including all methods of developing, producing, extracting or removing mineral resources therefrom, all conducted in accordance with federal and state laws. Said forest management activities and mineral operations ordinarily and necessarily produce noise, dust, smoke, appearance, and other conditions which may conflict with Grantee's use of the Property. Grantee, its heirs, successors and assigns hereby waive all common law rights to object to normal, necessary, and non-negligent forest management activities and mineral operations legally conducted on Grantor's or its affiliates' adjacent or nearby property. Grantee, its heirs, successors, and assigns will not object to the legal application of chemicals, including, without limitation, pesticides, and herbicides, on Grantor's or its affiliates' adjacent or nearby property. It is intended and agreed this covenant shall be hereafter a part of the Deed and of the public record and forever remain a covenant with the Property now or hereafter adjacently acquired by Grantee, and any party acquiring an interest in said Property shall be bound by the terms of the covenant.

The conveyance of the Property herein is further

SUBJECT TO:

- (a) liens for taxes, assessments and other governmental charges which are not yet due and payable as of the Closing;
- (b) all land use (including environmental and wetlands), building and zoning laws, regulations, codes, and ordinances affecting the Property;
- (c) any rights of the United States of America, the State in which the Property is located or others in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Property, including, without limitation, riparian rights and navigational servitudes;
- (d) title to that portion of the Property, if any, lying below the mean high-water mark (as such mean high water mark may change from time to time) of abutting tidal waters, navigable rivers and/or great ponds;
- (e) any claim or dispute caused by or arising from the indefinite location of any creek, river, stream, slough, or other body of water within or around the Property, or any shifts or changes in the course of any of the same (whether before or after the date hereof), or any changes in the boundaries of the Property resulting from accretion or avulsion;
- (f) all easements, reservations, restrictions, rights-of-way, water rights, licenses and other encumbrances apparent or of record;
- (g) all existing public and private roads and streets and all railroad and utility lines, pipelines, service lines and facilities;

(h) all encroachments, overlaps, boundary line disputes, shortages in area, parties in possession, cemeteries and burial grounds and other matters which would be disclosed by an accurate survey or inspection of the Property;

(i) all mining claims and all prior reservations or conveyances of mineral rights or mineral leases of every kind and character;

(j) all Indian tribal codes and regulations and all Indian treaty and aboriginal rights and claims, including without limitation, easements, or equitable servitudes; and

(k) any loss or claim due to lack of access to any portion of the Property; and subject further to:

(l) As disclosed by the assessment and tax roll, the premises herein described have been specially assessed. Potential taxes, penalties and interest incurred by reason of a change in the use of the herein described property may result;

(m) Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways;

(n) Easement, including the terms and provisions thereof as reserved in, recorded July 3, 1984, in Book 83 at Page 642;

(o) Quit Claim Deed, including the terms and provisions thereof, recorded February 19, 1985, in Book 84 at Page 316;

(p) Corrected Quit Claim Deed, including the terms and provisions thereof, recorded March 24, 2008, as AFN 2008169324, and re-recorded August 28, 2008, as 2008170892;

(q) Corrected Quit Claim Deed, including the terms and provisions thereof, recorded March 24, 2008, as AFN 2008169323, and re-recorded August 28, 2008, as AFN 2008170893; and

(r) Right of Way Easement, including the terms and provisions thereof, recorded March 23, 2020, as AFN 2020000668.

TO HAVE AND TO HOLD the same unto the said Grantee and unto their successors and assigns forever, with all appurtenances thereunto belonging.

Subject to the matters above, Grantor covenants with Grantee that it will forever warrant and defend said title to said lands against all lawful claims and encumbrances done or suffered by it, but against none other.

[Signature page follows]

Exhibit "A"
Legal Description of the Property

PARCEL I: 04-75-36-0-0-0100-00

The Northeast Quarter of the Northeast Quarter of Section 36, Township 4 North, Range 7 1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL II: 04-75-25-4-0-0800-00

Beginning at a point 1,980 feet East of the Southwest corner of the Southeast Quarter of Section 25, Township 4 North, Range 7 1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence North 1,080 feet; thence East 660 feet to the East Section line; thence South 1,080 feet along said East line to the Southeast corner of said Section 25; thence West 660 feet to the Point of Beginning.

Skamania County Assessor *ONE*

Date *2/12/26* Parcel# *04753600010000*
04752540080000