

5097844 D

RecFee - \$76.00 Pages: 5 - FIDELITY NATIONAL TITLE  
Clark County, WA 08/28/2014 12:20

When recorded return to:  
Gonard G. Harb  
Chloe Investment, LLC  
C/O Diane Gregory, 3905 SE 154th Court  
Vancouver, WA 98683

Filed for record at the request of:  
Fidelity National Title  
CORPORATE OF WASHINGTON, INC.

500 E. Broadway, #425  
Vancouver, WA 98660

Escrow No.: 612825537

713896  
Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
\$ 44500.00 has been paid  
Recp.# \_\_\_\_\_ Date 08/29/14  
Sec. 61, sss Affd. No. \_\_\_\_\_  
Doug Leisher  
Clark County Treasurer  
By \_\_\_\_\_ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chinook Land Owners Group of Vancouver, Washington LLC., a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration

in hand paid, conveys, and warrants to Chloe Investment, LLC, a Washington limited liability company

the following described real estate, situated in the County of Clark, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Lot 24 and a ptn of Tax Lot 21, Section 28, Township 2 North, Range 3 East

Tax Parcel Number(s): 175951-000, 175948-000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED  
(continued)

Dated: August 18, 2014

Chinook Land Owners Group of Vancouver, Washington LLC.

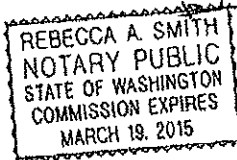
BY: Richard M. Newell, Jr.  
Richard M. Newell, Jr.  
Acting General Manager

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Richard M. Newell, Jr. is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as General Manager of Chinook Land Owners Group of Vancouver, Washington LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/19/2014



Rebecca A. Smith  
Rebecca A. Smith  
Notary Public in and for the State of Washington  
Residing at: Vancouver, WA  
My appointment expires: March 19, 2015

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 175951-000 and 175948-000

Real property lying in the Southwest quarter of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, being a portion of Parcel 1 and Parcel 2 as described in Auditor's File No. 3321351, records of said County, more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter of said Section 28; thence along the North line of said Southwest quarter North 88° 28' 50" West a distance of 1638.32 feet to the Northwest corner of the East half of the East half of the West half of said Southwest quarter; thence along the West line of said East half of the East half of the West half of said Southwest quarter South 01° 30' 28" West 612.09 feet to a point on the South line of that tract of land described in Auditor's File No. 5044375, said point being the Point of Beginning; thence continuing along said West line and along the East line of NW Payne Street and its Northerly Extension South 01° 30' 28" West 1409.55 feet to the Northwest corner of that tract of land described in Auditor's File No. G382348; thence along the North line of said tract of land described in Auditor's File No. G382348 South 86° 55' 12" East a distance of 439.00 feet to the Northeast corner thereof; thence along the East line of said tract of land described in Auditor's File No. G382348 South 01° 27' 47" West a distance of 616.00 feet to the North right of way line of NW Lake Road as described in Auditor's File No. 3653506; thence along said North right of way line South 88° 55' 10" East a distance of 59.53 feet to the West line of that tract of land described in Auditor's File No. G715221; thence along said West line North 01° 30' 28" East a distance of 670.00 feet to the Easterly extension of the South line of that tract of land described in Auditor's File No. G581015; thence along said South line and Easterly extension North 88° 55' 12" West a distance of 60.50 feet to the Southwest corner thereof; thence along the West line of said Auditor's File No. G581015 North 01° 30' 28" East a distance of 620.66 feet to the South line of said tract of land described in Auditor's File No. G394526; thence along said South line South 88° 56' 38" East a distance of 526.79 feet to the South line of said tract of land described in Auditor's File No. 5044375; thence along said South line the following four courses: North 01° 22' 36" East a distance of 98.21 feet to a point of curvature with a 413.00 foot radius curve; thence along said curve to the left, through a central angle of 75° 30' 00", an arc distance of 544.22 feet to a point of tangency; thence North 74° 07' 24" West a distance of 309.10 feet to a point of curvature with a 1237.00 foot radius curve; thence along said curve to the right, through a central angle of 17° 59' 26", an arc distance of 388.41 feet to the Point of Beginning.

**EXHIBIT "B"**  
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: Pacific Power & Light Company  
Purpose: transmission of electric energy and distribution line  
Recording Date: May 13, 1958  
Recording No.: G 239607  
Affects: a portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: Adjacent Property Owners  
Purpose: access  
Recording Date: May 12, 1976  
Recording No.: G 722879  
Affects: a portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: Adjacent Property Owners  
Purpose: access  
Recording Date: February 15, 1978  
Recording No.: 7802150126  
Affects: a portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: Adjacent Property Owners  
Purpose: access  
Recording Date: October 28, 1979  
Recording No.: 7910290231  
Affects: a portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: Adjacent Property Owners  
Purpose: access  
Recording Date: September 21, 1998  
Recording No.: 3007328  
Affects: a portion of said premises
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: Public Utility District No. 1 of Clark County  
Purpose: transmission of electric energy, including communication facilities  
Recording Date: February 11, 2004  
Recording No.: 3787560  
Affects: a portion of said premises
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: Adjacent Property Owners  
Purpose: access  
Recording Date: June 8, 2008  
Recording No.: 4178948  
Affects: a portion of said premises

**EXHIBIT "B"**  
Exceptions  
(continued)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Camas  
Purpose: sewer utility  
Recording Date: December 6, 2011  
Recording No.: 4813156  
Affects: a portion of said premises

5095691 D

RecFee - \$78.00 Pages: 8 - VANCOUVER LAND LAW  
Clark County, WA 08/13/2014 11:22



MAIL TAX STATEMENTS TO:  
Unchanged

AFTER RECORDING RETURN TO:  
Jordan Ramis, PC  
Attn: James D. Howsley  
1499 S.E. Tech Center Place, Suite 380  
Vancouver, WA 98683

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
EXEMPT  
Affid. # 713545 Date 8-13-14  
For Details of tax paid see  
Affid. # \_\_\_\_\_  
By Doug Lecher  
Clark County Treasurer  
R2  
Deputy

INSTRUMENT TITLE:

QUIT CLAIM DEED

GRANTOR(S):

CHINOOK LAND OWNERS GROUP OF  
VANCOUVER, WASHINGTON, a Washington limited  
liability company

GRANTEE:

CHINOOK LAND OWNERS GROUP OF  
VANCOUVER, WASHINGTON, a Washington limited  
liability company

ABBREVIATED LEGAL  
DESCRIPTION:

Portion #21 SEC 28 T2NR3EWM 14.02A

FULL LEGAL:

See Exhibit A. To This Document

ASSESSOR'S PROPERTY TAX

PARCEL ACCOUNT NUMBER(S): 175948000 into 175951000

REFERENCE NUMBER OF  
RELATED DOCUMENTS:

5044375

After Recording Return to:  
Jordan Ramis, PC  
Attn: James D. Howsley  
1499 SE Tech Center Place, Suite 380  
Vancouver, WA 98683

File No.: 51848-71561

### QUIT CLAIM DEED

Whereas, the Grantor, Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company, previously dedicated a road right-of-way to the City of Camas, recorded as AFN 5044375, through its property, Assessor's Property Number 175948000, which divided the property; and

Whereas, the division of Grantor's property by dedication of public right-of-way was exempt from land division requirements pursuant to Camas Municipal Code 17.01.030.B(3); and

Whereas, the Grantor desires to consolidate the portion of Assessor's Property Number 175948000 south of the new road with Assessor's Property Number 175951000 in one legal description;

Therefore, in consideration of value other than money and to facilitate the road dedication, Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company, conveys and quitclaims to Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company, all interest in the real estate described in Exhibit A and depicted on Exhibit B.

Dated this 1 day of August, 2014 by



Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company

By: Max Dempsey Hall, its Secretary

STATE OF WASHINGTON )  
County of Clark ) ss.

I certify that I know or have satisfactory evidence that Max Dempsey Hall is the person who appeared before me, and he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Secretary of Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 1 day of Aug., 2014.

Cassie N. Crawford  
NOTARY PUBLIC FOR WASHINGTON  
My Appointment Expires: 7/1/18

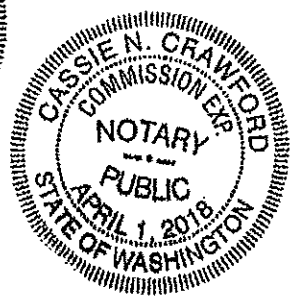
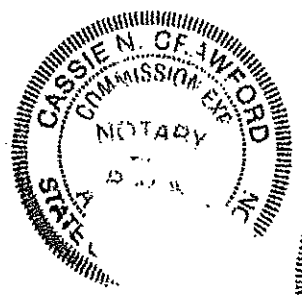




Exhibit A

Mackay  Sposito

15643 LD4  
9/23/13  
CCS/btm

VANCOUVER OFFICE

1325 SE Tech Center Drive, Suite 140 • Vancouver, WA 98683  
360.695.3411 • info@mackaysposito.com

LEGAL DESCRIPTION  
PARCEL IND

Real property lying in the Southwest quarter of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, being a portion of Parcel 2 as described in Auditor's File No. 3321351, records of said County, more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter of said Section 28; thence along the East line of said Southwest quarter South 01° 19' 12" West a distance of 785.99 feet to the Point of Beginning; thence South 89° 35' 35" West a distance of 29.14 feet; thence North 71° 34' 38" West a distance of 47.11 feet; thence North 53° 18' 01" West a distance of 43.59 feet; thence South 82° 39' 10" West a distance of 53.73 feet; thence North 66° 53' 58" West a distance of 128.52 feet; thence North 76° 43' 58" West a distance of 29.74 feet; thence North 59° 59' 57" West a distance of 34.09 feet; thence North 39° 25' 10" West a distance of 33.79 feet; thence South 83° 15' 20" West a distance of 62.85 feet; thence North 69° 52' 13" West a distance of 101.88 feet; thence South 89° 09' 13" West a distance of 93.39 feet; thence North 67° 01' 34" West a distance of 30.60 feet; thence North 47° 37' 22" West a distance of 53.15 feet; thence North 58° 11' 08" West a distance of 270.22 feet; thence South 88° 18' 12" West a distance of 81.99 feet; thence South 81° 47' 08" West a distance of 52.24 feet; thence North 88° 46' 55" West a distance of 37.93 feet; thence South 63° 53' 07" West a distance of 63.49 feet; thence South 85° 12' 00" West a distance of 32.11 feet; thence North 78° 03' 54" West a distance of 88.88 feet; thence North 59° 24' 23" West a distance of 430.71 feet to the West line of the East half of the East half of the West half of said Southwest quarter; thence along said West line South 01° 30' 28" West a distance of 242.66 feet to a point on the arc of a 1163.00 foot radius curve; thence leaving said West line, from a tangent bearing of South 53° 47' 31" East, along said curve to the left, through a central angle of 20° 19' 54", an arc distance of 412.69 feet to a point of tangency; thence South 74° 07' 24" East a distance of 309.10 feet to a point of curvature with a 487.00 foot radius curve; thence along said curve to the right, through a central angle of 75° 30' 00", an arc distance of 641.73 feet to a point of tangency; thence South 01° 22' 36" West a distance of 97.79 feet to a point on the North line of Larkspur Estates Phase 2 as recorded in Book 311 of Plats, at Page 401; thence along said North line and the North line of Larkspur Estates Phase 1 as recorded in Book 311 of Plats, at Page 358 South 88° 56' 38" East a distance of 274.38 feet to the Northeast corner thereof; thence along the East line of said Plat South 01° 03' 22" West 14.85 feet to the Northwest corner of Lacamas Estates as recorded in Book 311 of Plats, at Page 414; thence along the North line of said Lacamas Estates South 88° 53' 22" East a distance of 329.00 feet to the East line of said Southwest quarter of Section 28; thence along the East line of said Southwest quarter North 01° 19' 12" East a distance of 563.04 feet to the Point of Beginning.

Exhibit A

SUBJECT TO

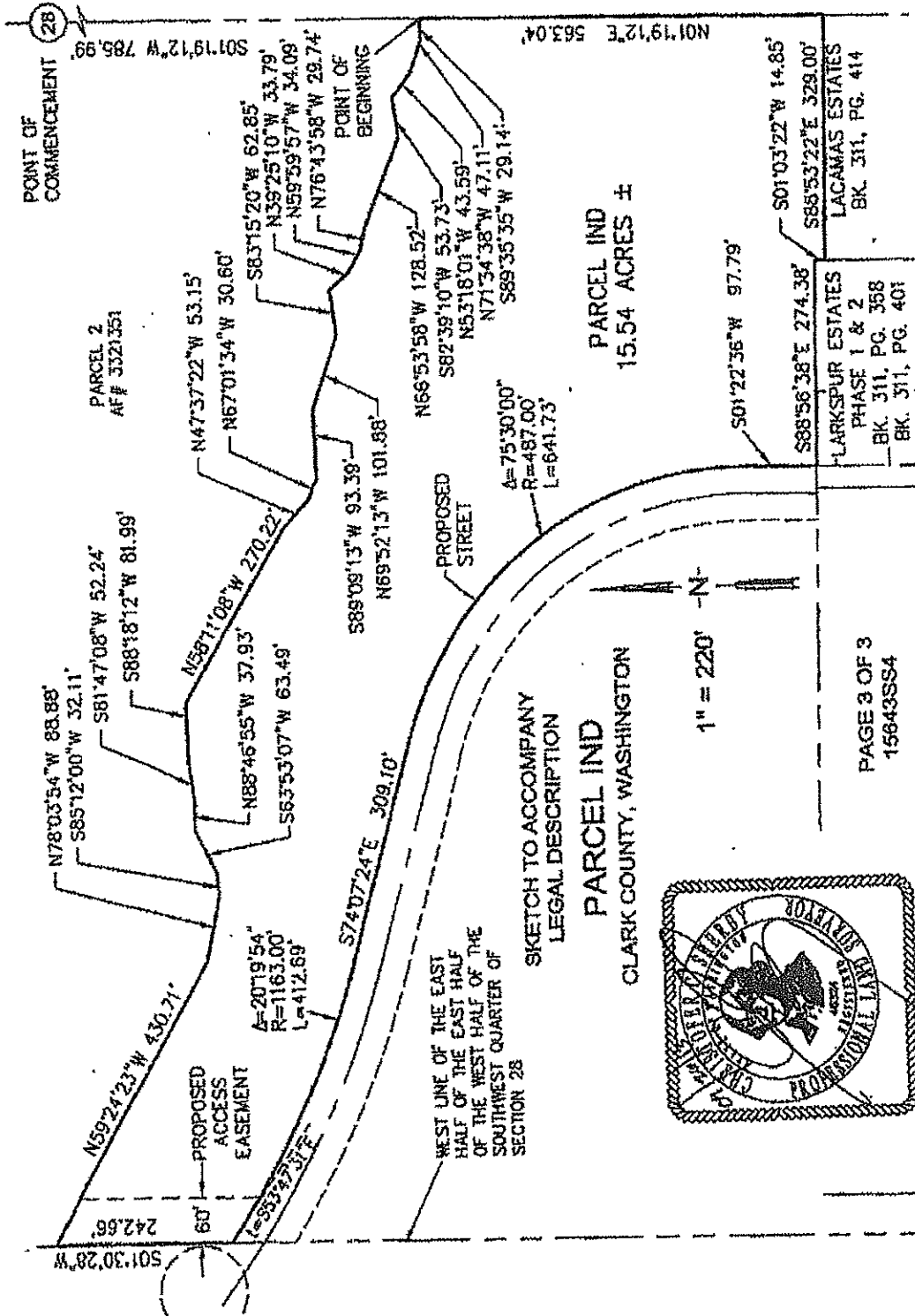
A 60.00 foot access easement being the West 60.00 feet of the above described parcel.

Containing 15.54 acres, more or less.

Subject to easements and restrictions of record.



Exhibit B



PAGE 3 OF 3  
15843SS4

Exhibit A

MackKay Sposito

15643 LD6  
07/23/14  
CCS/btm

VANCOUVER OFFICE

3325 SE Tech Center Drive, Suite 140 • Vancouver, WA 98683  
360.895.3411 • info@mackkaysposito.com

LEGAL DESCRIPTION  
PARCEL MF

Real property lying in the Southwest quarter of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, being a portion of Parcel 1 and Parcel 2 as described in Auditor's File No. 3321351, records of said County, more particularly described as follows:

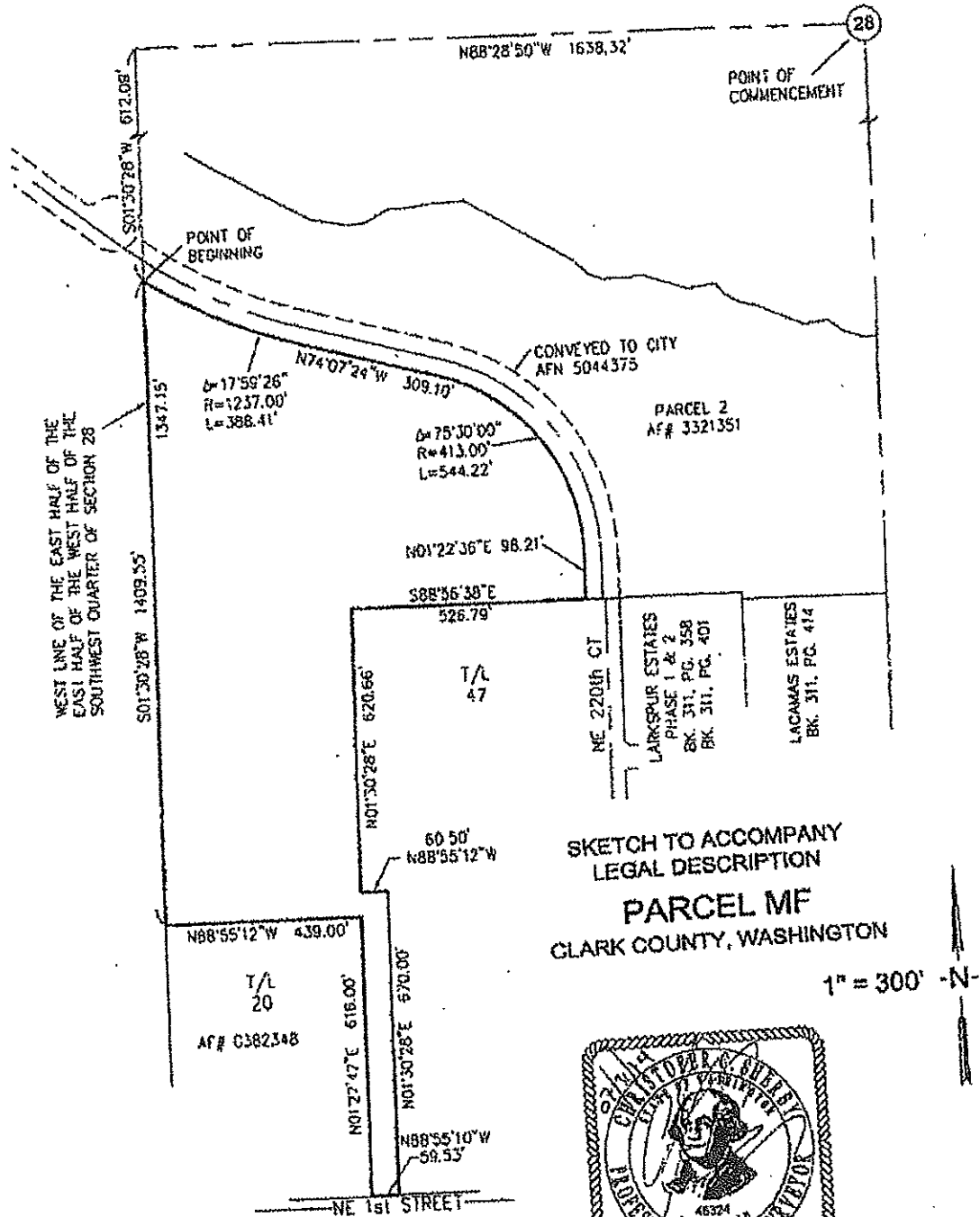
Commencing at the Northeast corner of the Southwest quarter of said Section 28; thence along the North line of said Southwest quarter North 88° 28' 50" West a distance of 1638.32 feet to the Northwest corner of the East half of the East half of the West half of said Southwest quarter; thence along the West line of said East half of the East half of the West half of said Southwest quarter South 01° 30' 28" West 612.09 feet to a point on the South line of that tract of land described in Auditor's File No. 5044375, said point being the Point of Beginning; thence continuing along said West line and along the East line of NW Payne Street and its Northerly Extension South 01° 30' 28" West 1409.55 feet to the Northwest corner of that tract of land described in Auditor's File No. G382348; thence along the North line of said tract of land described in Auditor's File No. G382348 South 88° 55' 12" East a distance of 439.00 feet to the Northeast corner thereof; thence along the East line of said tract of land described in Auditor's File No. G382348 South 01° 27' 47" West a distance of 616.00 feet to the North right of way line of NW Lake Road as described in Auditor's File No. 3653508; thence along said North right of way line South 88° 55' 10" East a distance of 59.53 feet to the West line of that tract of land described in Auditor's File No. G715221; thence along said West line North 01° 30' 28" East a distance of 670.00 feet to the Easterly extension of the South line of that tract of land described in Auditor's File No. G581015; thence along said South line and Easterly extension North 88° 55' 12" West a distance of 60.50 feet to the Southwest corner thereof; thence along the West line of said Auditor's File No. G581015 North 01° 30' 28" East a distance of 620.66 feet to the South line of said tract of land described in Auditor's File No. G394526; thence along said South line South 88° 56' 38" East a distance of 526.79 feet to the South line of said tract of land described in Auditor's File No. 5044375; thence along said South line the following four courses: North 01° 22' 36" East a distance of 98.21 feet to a point of curvature with a 413.00 foot radius curve; thence along said curve to the left, through a central angle of 75° 30' 00", an arc distance of 544.22 feet to a point of tangency; thence North 74° 07' 24" West a distance of 309.10 feet to a point of curvature with a 1237.00 foot radius curve; thence along said curve to the right, through a central angle of 17° 59' 26", an arc distance of 388.41 feet to the Point of Beginning.

Containing 19.50 acres, more or less.

Subject to easements and restrictions of record.



Exhibit B



**Mackay Sposito**  
 ENERGY PUBLIC WORKS LAND DEVELOPMENT  
 www.mackaysposito.com



PAGE 2 OF 2  
 15643888

5095692 D

RecFees - \$77.88 Pages: 6 - VANCOUVER LAND LAW  
Clark County, WA 08/13/2014 11:22



MAIL TAX STATEMENTS TO:  
Unchanged

AFTER RECORDING RETURN TO:  
Jordan Ramis, PC  
Attn: James D. Howsley  
1499 S.E. Tech Center Place, Suite 380  
Vancouver, WA 98683

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1981  
EXEMPT  
Affd. # 713546 Date 8-13-14  
For Details of tax paid see  
Affd. # \_\_\_\_\_  
By Doug Lasher  
Clark County Treasurer RZ  
Deputy

INSTRUMENT TITLE: QUIT CLAIM DEED

GRANTOR(S): CHINOOK LAND OWNERS GROUP OF  
VANCOUVER, WASHINGTON, a Washington limited  
liability company

GRANTEE: CHINOOK LAND OWNERS GROUP OF  
VANCOUVER, WASHINGTON, a Washington limited  
liability company

ABBREVIATED LEGAL  
DESCRIPTION: #68 SEC 28 T2NR3EWM 20.89A

FULL LEGAL: See Exhibit A To This Document

ASSESSOR'S PROPERTY TAX  
PARCEL ACCOUNT NUMBER(S): 986031650

REFERENCE NUMBER OF  
RELATED DOCUMENTS:

After Recording Return to:  
Jordan Ramis, PC.  
Attn: James D. Howsley  
1499 SE Tech Center Place, Suite 380  
Vancouver, WA 98683

File No.: 51848-71561

### QUIT CLAIM DEED

Whereas, the City of Camas acted, pursuant to RCW Chapter 36.70A, to apply new comprehensive plan and zoning designations to the Grantor's parent property that would have split-zoned the parent property; and

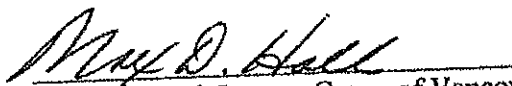
Whereas, the Grantor created Assessor's Property Number 986031650 in order to prevent the split-zoning of its parent property; and

Whereas, Assessor's Property Number 986031650, exceeds 20 acres in size and thus was exempt from land division requirements pursuant to Camas Municipal Code 17.01.030.B(4); and

Whereas, Grantor now desires to record the legal description of Assessor's Property Number 986031650;

Therefore, in consideration of value other than money, Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company, conveys and quitclaims to Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company, all interest in the real estate described in Exhibit A and depicted on Exhibit B.

Dated this 1 day of August, 2014 by



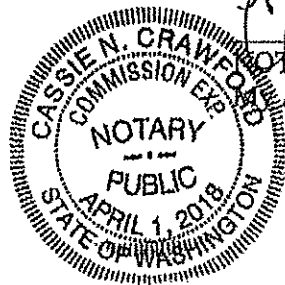
Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company

By: Max Dempsey Hall, its Secretary

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that Max Dempsey Hall is the person who appeared before me, and he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Secretary of Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 1 day of Aug, 2014.



*Cassie N. Crawford*

NOTARY PUBLIC FOR WASHINGTON

Appointment Expires: 4/1/18



VANCOUVER OFFICE

1325 SE Tech Center Drive, Suite 140 • Vancouver, WA 98683  
360.695.3411 • Info@mackaysposito.com

LEGAL DESCRIPTION

PARCEL R

Real property lying in the Southwest quarter of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, being a portion of Parcel 2 as described in Auditor's File No. 3321351, records of said County, more particularly described as follows:

Beginning at the Northeast corner of the Southwest quarter of said Section 28; thence along the East line of said Southwest quarter South 01° 19' 12" West for a distance of 785.99 feet; thence South 89° 35' 35" West a distance of 29.14 feet; thence North 71° 34' 38" West a distance of 47.11 feet; thence North 53° 18' 01" West a distance of 43.59 feet; thence South 82° 39' 10" West a distance of 53.73 feet; thence North 66° 53' 58" West a distance of 128.52 feet; thence North 76° 43' 58" West a distance of 29.74 feet; thence North 59° 59' 57" West a distance of 34.09 feet; thence North 39° 25' 10" West a distance of 33.79 feet; thence South 83° 15' 20" West a distance of 62.85 feet; thence North 69° 52' 13" West a distance of 101.88 feet; thence South 89° 09' 13" West a distance of 93.39 feet; thence North 67° 01' 34" West a distance of 30.60 feet; thence North 47° 37' 22" West a distance of 53.15 feet; thence North 58° 11' 08" West a distance of 270.22 feet; thence South 88° 18' 12" West a distance of 81.99 feet; thence South 81° 47' 08" West a distance of 52.24 feet; thence North 88° 46' 55" West a distance of 37.93 feet; thence South 63° 53' 07" West a distance of 63.49 feet; thence South 85° 12' 00" West a distance of 32.11 feet; thence North 78° 03' 54" West a distance of 88.88 feet; thence North 59° 24' 23" West a distance of 430.71 feet to the West line of the East half of the East half of the West half of said Southwest quarter; thence along said West line North 01° 30' 28" East for a distance of 280.68 feet to the Northwest corner of said East half of the East half of the West half of said Southwest quarter; thence along the North line of said Southwest quarter South 88° 28' 50" East a distance of 1638.32 feet to the Point of Beginning.

TOGETHER WITH

A 60.00 foot access easement being the West 60.00 feet of the following described tract of land lying in the Southwest quarter of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington :

Commencing at the Northeast corner of the Southwest quarter of said Section 28; thence along the East line of said Southwest quarter South 01° 19' 12" West a distance of 785.99 feet to the Point of Beginning; thence South 89° 35' 35" West a distance of 29.14 feet; thence North 71° 34' 38" West a distance of 47.11 feet; thence North 53° 18' 01" West a distance of 43.59 feet; thence South 82° 39' 10" West a distance of 53.73 feet; thence North 66° 53' 58" West a distance of 128.52 feet; thence North 76° 43' 58" West a distance of 29.74 feet; thence North 59° 59' 57" West a distance of 34.09 feet; thence North 39° 25' 10" West a distance of 33.79 feet; thence South 83° 15' 20" West a

distance of 62.85 feet; thence North 69° 52' 13" West a distance of 101.88 feet; thence South 89° 09' 13" West a distance of 93.39 feet; thence North 67° 01' 34" West a distance of 30.60 feet; thence North 47° 37' 22" West a distance of 53.15 feet; thence North 58° 11' 08" West a distance of 270.22 feet; thence South 88° 18' 12" West a distance of 81.99 feet; thence South 81° 47' 08" West a distance of 52.24 feet; thence North 88° 46' 55" West a distance of 37.93 feet; thence South 63° 53' 07" West a distance of 63.49 feet; thence South 85° 12' 00" West a distance of 32.11 feet; thence North 78° 03' 54" West a distance of 88.88 feet; thence North 59° 24' 23" West a distance of 430.71 feet to the West line of the East half of the East half of the West half of said Southwest quarter; thence along said West line South 01° 30' 28" West a distance of 242.66 feet to a point on the arc of a 1163.00 foot radius curve; thence leaving said West line, from a tangent bearing of South 53° 47' 31" East, along said curve to the left, through a central angle of 20° 19' 54", an arc distance of 412.69 feet to a point of tangency; thence South 74° 07' 24" East a distance of 309.10 feet to a point of curvature with a 487.00 foot radius curve; thence along said curve to the right, through a central angle of 75° 30' 00", an arc distance of 641.73 feet to a point of tangency; thence South 01° 22' 36" West a distance of 97.79 feet to a point on the North line of Larkspur Estates Phase 2 as recorded in Book 311 of Plats, at Page 401; thence along said North line and the North line of Larkspur Estates Phase 1 as recorded in Book 311 of Plats, at Page 358 South 88° 56' 38" East a distance of 274.38 feet to the Northeast corner thereof; thence along the East line of said Plat South 01° 03' 22" West 14.85 feet to the Northwest corner of Lacamas Estates as recorded in Book 311 of Plats, at Page 414; thence along the North line of said Lacamas Estates South 88° 53' 22" East a distance of 329.00 feet to the East line of said Southwest quarter of Section 28; thence along the East line of said Southwest quarter North 01° 19' 12" East a distance of 563.04 feet to the Point of Beginning.

Containing 20.89 acres, more or less.

Subject to easements and restrictions of record.

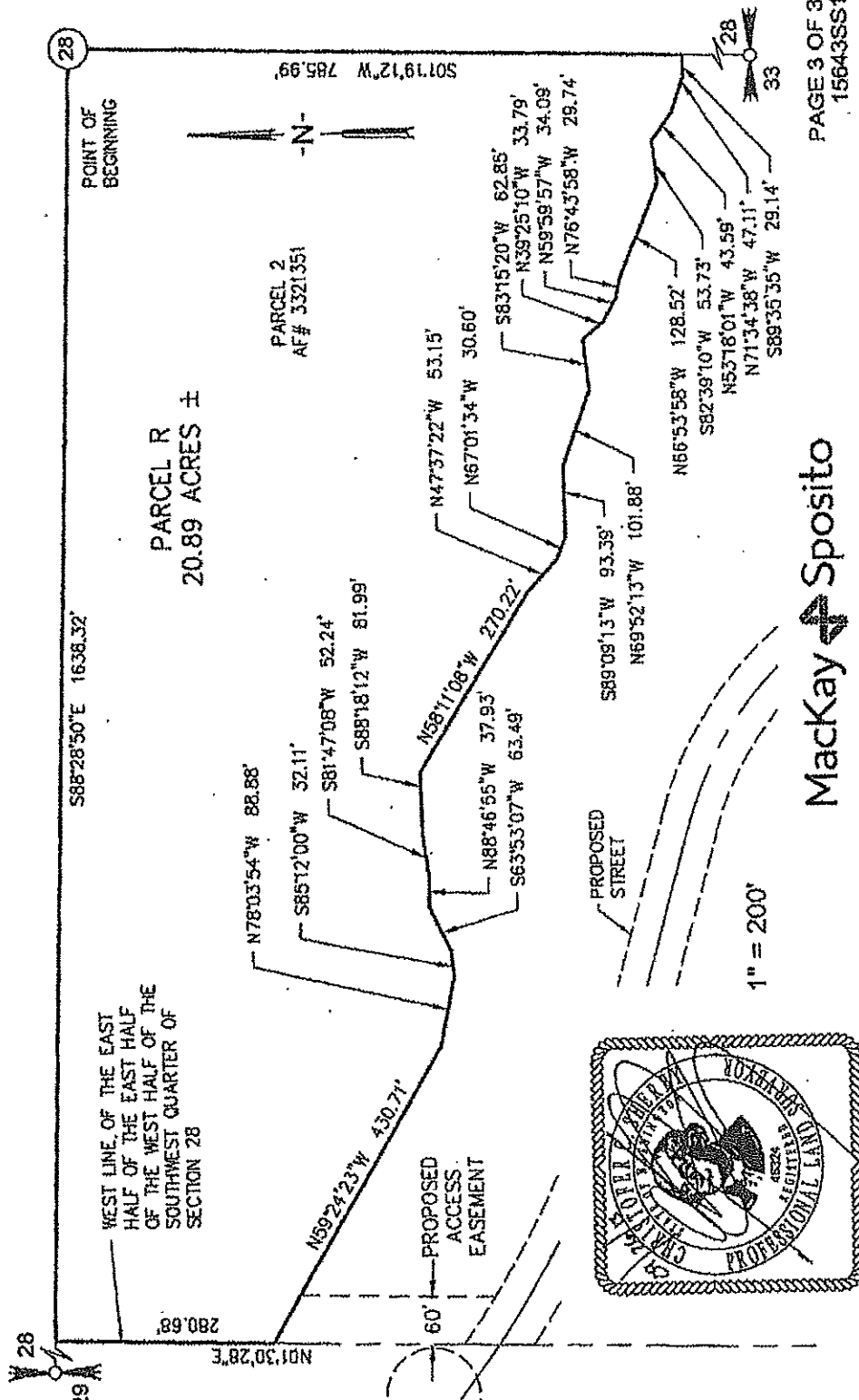


SKETCH TO ACCOMPANY LEGAL DESCRIPTION

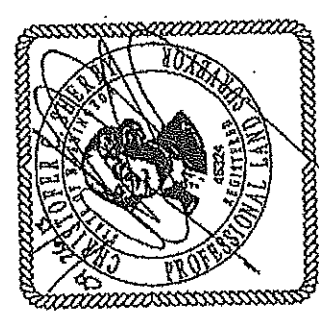
PARCEL R

CLARK COUNTY, WASHINGTON

PARCEL R  
20.89 ACRES ±



Mackay Sposito



5095938 D

RecFee - \$77.00 Pages: 8 - VANCOUVER LAND LAW CORP  
Clark County, WA 08/13/2014 04:23

MAIL TAX STATEMENTS TO:

Unchanged

AFTER RECORDING RETURN TO:

Jordan Ramis, PC  
Attn: James D. Howsley  
1499 S.E. Tech Center Place, Suite 380  
Vancouver, WA 98683

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

EXEMPT

Affid. # 713606 Date 8-13-14  
For Details of tax paid see

Affid. # \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer

By \_\_\_\_\_ Deputy

INSTRUMENT TITLE:

QUIT CLAIM DEED

GRANTOR(S):

CHINOOK LAND OWNERS GROUP OF  
VANCOUVER, WASHINGTON, a Washington limited  
liability company

GRANTEE:

CHINOOK LAND OWNERS GROUP OF  
VANCOUVER, WASHINGTON, a Washington limited  
liability company

ABBREVIATED LEGAL  
DESCRIPTION:

Portion #21 SEC 28 T2NR3EWM 15.54A

FULL LEGAL:

See Exhibit A To This Document

ASSESSOR'S PROPERTY TAX  
PARCEL ACCOUNT NUMBER(S): 175948000

REFERENCE NUMBER OF  
RELATED DOCUMENTS: 5044375

After Recording Return to:  
Jordan Ramis, PC  
Attn: James D. Howsley  
1499 SE Tech Center Place, Suite 380  
Vancouver, WA 98683

File No.: 51848-71561

### QUIT CLAIM DEED

Whereas, the Grantor, Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company, previously dedicated a road right-of way through its property to the City of Camas, recorded as AFN 5044375, which divided Assessor's Property Number 175948000; and

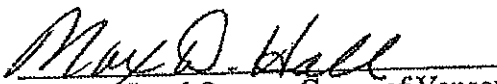
Whereas, the division of Assessor's Property Number 175948000 by dedication of public right-of-way was exempt from land division requirements pursuant to Camas Municipal Code 17.01.030.B(3); and

Whereas, Grantor consolidated the portion of Assessor's Property Number 175948000 south of the new road into Assessor's Property Number 175951000, leaving the remainder portion of Assessor's Property Number 175948000 north of the new road; and

Whereas, Grantor desires to record this deed for the remainder portion of Assessor's Property Number 175948000 north of the new road to confirm its new legal description;

Therefore, in consideration of value other than money and to facilitate the road dedication, Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company, conveys and quitclaims to Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company, all interest in the real estate described in Exhibit A and depicted on Exhibit B.

Dated this 1 day of August, 2014 by



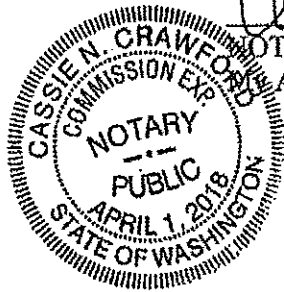
Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company

By: Max Dempsey Hall, its Secretary

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that Max Dempsey Hall is the person who appeared before me, and he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Secretary of Chinook Land Owners Group of Vancouver, Washington, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 1 day of Aug, 2014.



Cassie N. Crawford

NOTARY PUBLIC FOR WASHINGTON

Appointment Expires: 4/1/18

ELHA

MackKay  Sposito

15643 LD4  
9/23/13  
CCS/btm

VANCOUVER OFFICE

1325 SE Tech Center Drive, Suite 140 • Vancouver, WA 98683  
360.695.3411 • Info@mackkaysposito.com

LEGAL DESCRIPTION

PARCEL IND

Real property lying in the Southwest quarter of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, being a portion of Parcel 2 as described in Auditor's File No. 3321351, records of said County, more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter of said Section 28; thence along the East line of said Southwest quarter South 01° 19' 12" West a distance of 785.99 feet to the Point of Beginning; thence South 89° 35' 35" West a distance of 29.14 feet; thence North 71° 34' 38" West a distance of 47.11 feet; thence North 53° 18' 01" West a distance of 43.59 feet; thence South 82° 39' 10" West a distance of 53.73 feet; thence North 66° 53' 58" West a distance of 128.52 feet; thence North 76° 43' 58" West a distance of 29.74 feet; thence North 59° 59' 57" West a distance of 34.09 feet; thence North 39° 25' 10" West a distance of 33.79 feet; thence South 83° 15' 20" West a distance of 62.85 feet; thence North 69° 52' 13" West a distance of 101.88 feet; thence South 89° 09' 13" West a distance of 93.39 feet; thence North 67° 01' 34" West a distance of 30.60 feet; thence North 47° 37' 22" West a distance of 53.15 feet; thence North 58° 11' 08" West a distance of 270.22 feet; thence South 88° 18' 12" West a distance of 81.99 feet; thence South 81° 47' 08" West a distance of 52.24 feet; thence North 88° 46' 55" West a distance of 37.93 feet; thence South 63° 53' 07" West a distance of 63.49 feet; thence South 85° 12' 00" West a distance of 32.11 feet; thence North 78° 03' 54" West a distance of 88.88 feet; thence North 59° 24' 23" West a distance of 430.71 feet to the West line of the East half of the East half of the West half of said Southwest quarter; thence along said West line South 01° 30' 28" West a distance of 242.66 feet to a point on the arc of a 1163.00 foot radius curve; thence leaving said West line, from a tangent bearing of South 53° 47' 31" East, along said curve to the left, through a central angle of 20° 19' 54", an arc distance of 412.69 feet to a point of tangency; thence South 74° 07' 24" East a distance of 309.10 feet to a point of curvature with a 487.00 foot radius curve; thence along said curve to the right, through a central angle of 75° 30' 00", an arc distance of 641.73 feet to a point of tangency; thence South 01° 22' 36" West a distance of 97.79 feet to a point on the North line of Larkspur Estates Phase 2 as recorded in Book 311 of Plats, at Page 401; thence along said North line and the North line of Larkspur Estates Phase 1 as recorded in Book 311 of Plats, at Page 358 South 88° 56' 38" East a distance of 274.38 feet to the Northeast corner thereof; thence along the East line of said Plat South 01° 03' 22" West 14.85 feet to the Northwest corner of Lacamas Estates as recorded in Book 311 of Plats, at Page 414; thence along the North line of said Lacamas Estates South 88° 53' 22" East a distance of 329.00 feet to the East line of said Southwest quarter of Section 28; thence along the East line of said Southwest quarter North 01° 19' 12" East a distance of 563.04 feet to the Point of Beginning.

SUBJECT TO

Exh. A

A 60.00 foot access easement being the West 60.00 feet of the above described parcel.

Containing 15.54 acres, more or less.

Subject to easements and restrictions of record.





