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RecFee - \$74.00 Pages: 3 - STEWART TITLE
Clark County, WA 12/27/2012 02:18

WHEN RECORDED RETURN TO:

Green Mountain Land, LLC
5300 Meadows, Ste 400
Lake Oswego, OR 97035

Real Estate Excise Tax
Ch. 11 Ray Laws 1981
\$ 47,169.98 has been paid
Recp. # 687220 Date 11-27-12
Sec. 81, see Affd. No. _____
Doug Leaser
Clark County Treasurer
By _____ Deputy

687221
687222

Escrow Number: 01209-7827
Filed for Record at Request of: **Stewart Title Company**

**SPECIAL WARRANTY DEED
(Not Statutory)**

THE GRANTOR(S), Sterling Savings Bank, a Washington Banking Corporation, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, bargains, sells and conveys to Green Mountain Land, LLC, a Washington limited liability company, the following described estate, situated in the County of Clark, State of Washington:

LEGAL DESCRIPTION ON EXHIBIT " A " ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)
SW & SE QTR Section 17, T2N R3E, NE & SE QTR Section 20 T2N R3E, SW & NW QTR Section 21 T2N R3E

Tax Parcel Number(s): 171704-000, 171727-000, 172341-000, 172553-000, 172555-000, 172557-000, 172559-000, 173165-000, and 173178-000

Dated: December 19th, 2012

STERLING SAVINGS BANK, a Washington Banking Corporation
Brenda Vander Does
Brenda Vander Does
Asset Recovery Director

State of Washington) ss.
County of Spokane

I certify that I know or have satisfactory evidence that Brenda Vander Does is the person who appeared before me, and said person acknowledges that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Asset Recovery Director of Sterling Savings Bank to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 19, 2012

Notary Public
State of Washington
Michele R Robb
Commission Expires 08-27-15

Michele R Robb
Name: Michele R Robb
Notary Public in and for the State of Washington
residing at Spokane
My appointment expires: 8-27-15

Order Number: 01209-7827

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of and In the South half of Section 17, the East half of Section 20, and the West half of Section 21, all in Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, described as follows:

The following are on a Grid Bearing, Washington State coordinate System. A scale and elevation factor of 1.0000339 has been applied to the measured field distances.

BEGINNING at the Northeast corner of the Southeast quarter of said Section 17; thence South 89°22'57" West, along the North line of the South half of said Section 17, a distance of 3514.90 feet to the centerline of Ingle Road; thence South 01°53'59" West along said centerline 474.48 feet to a point on a 335.00 foot radius curve to the left; thence along said centerline and around said 335.00 foot radius curve to the left, 262.60 feet; thence South 43°00'51" East, along said centerline 123.51 feet to a 675.00 foot radius curve to the right; thence along said centerline and around said 675.00 foot radius curve to the right 205.42 feet thence South 23°56'36" East along said centerline 143.32 feet; thence South 30°50'48" East along said centerline 288.97 feet; thence South 30°43'55" East along said centerline 652.08 feet; thence South 29°58'13" East along said centerline 237.86 feet to a point which bears South 59°56'31" West from a 1/2 inch iron pipe marking the Northwest corner of that certain tract conveyed to Keith Bakker by deed recorded under Auditor's File No. G 646584 of Clark County, records; thence North 59°56'31" East 21.96 feet to said iron pipe; thence continuing North 59°56'31" along the North line of said Bakker tract 329.82 feet to a 3/4 inch iron pipe and the Northeast corner thereof; thence South 33°48'47" East along the East line of said Bakker tract 667.97 feet to a 3/4 inch iron pipe and the Southeast corner thereof; thence South 49°38'13" West along the South line of said Bakker tract 353.38 feet to the centerline of Ingle Road; thence South 40°52'01" East along said centerline 178.26 feet to a point which bears South 06°18'14" West from a 1/2 inch iron pipe on an Easterly line of that tract conveyed to James M. Bartmess by instrument recorded under Auditor's File No. 8911140220, Clark County records; thence North 06°18'14" East along said Easterly line 71.81 feet to said iron pipe; thence North 86°58'42" East along a Southerly line of said Bartmess tract 9.99 feet to the Northwest corner of that tract conveyed to Ronald and Rhonda Warman by deed recorded under Auditor's File No. 9004270087, Clark County records; thence North 86°58'42" East along the North line of said Warman tract 790.14 feet to the Northeast corner thereof; thence South 02°04'39" West along the East line of said Warman tract 1018.41 feet to the centerline of Northeast Ingle Road; thence North 40°17'19" West along the centerline of Northeast Ingle Road 315.33 feet to a point which bears North 62°51'09", East from a 1/2 inch Iron rod; thence South 62°51'09" West 200.04 feet to said iron rod, said iron rod also being a point on the East line of that certain tract conveyed to Ronald and Rhonda Warman by deed recorded under Auditor's File No. 8806290070 of Clark County records; thence South 02°04'52" West along the East line of said Warman tract 3397.86 feet, more or less, to the center of LaCamas Creek; thence Westerly along the center of LaCamas Creek 400 feet, more or less, to the West line of said Fletcher Donation Land Claim; thence South 02°04'52" West along the West line of said Donation Land Claim to the Southwest corner thereof; thence South 89°37'12" East along the South line of said Donation Land Claim 808.83 feet to the centerline of said Northeast Goodwin Road; thence North 57°14'04" East along said centerline 534.50 feet to a point on a 955.03 foot radius curve to the left; thence along said centerline and around said 955.03 foot radius curve to the left 458.11 feet; thence North 29°45'03" East along said centerline 224.51 feet to a point on a 955.03 foot radius curve to the right; thence along said centerline and around said 955.03 foot radius curve to the right 233.11 feet; thence North 43°44'09" East along said centerline 1240.54 feet to a point on a 955.03 foot radius curve to the right; thence along said centerline and around said 955.03 foot radius curve to the right 433.61 feet; thence North 69°44'59" East along said centerline 355.01 feet to a point on a 955.03 foot radius curve to the right; thence along said centerline and around said 955.03 foot radius curve to the right 358.90 feet to a point on the South line of the Northwest quarter of said Section 21; thence South 88°43'07" East along said South line 984.63 feet to the Southeast corner of said Northwest quarter; thence North 01°27'07" East along the East line of the Southeast quarter of the Northwest quarter of said Section 21, a distance of 1314.63 feet to the North line of the South half of the Northwest quarter of said Section 21; thence North 88°41'51" West along said North line 1801.15 feet to the East line of said Fletcher Donation Land Claim; thence North 01°14'05" East along the East line of said Donation Land Claim 1315.28 feet to the North line of the Northwest quarter of the Northwest quarter of said Section 21; thence North 88°40'36" West along the North line of said Northwest quarter 830.98 feet to the Northwest corner thereof; thence North 01°45'46" East along the East line of the Southeast quarter of said Section 17, a distance of 2650.20 feet to the point of beginning.

TOGETHER WITH that portion of vacated Ingle Road, as described in that instrument recorded August 19, 1998, under Auditor's File No. 9808190303.

EXCEPT that portion lying within N.E. Ingle Road.

ALSO EXCEPT that portion lying within N.E. Goodwin Road.

ALSO EXCEPT that portion conveyed to Green Mountain Resorts, Inc., a Washington corporation recorded under Auditor's File No. 9311050364, records of Clark County, Washington.

ALSO EXCEPT that portion conveyed to R. Lon Combs and Rachelle Combs recorded under Auditors File No. 4150099, described as follows:

A parcel of property in the South half of Section 17, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the Southeast corner of Lot 11 of Mountain Glen, a subdivision recorded in Volume J of Plats at Page 199 of Clark County records; thence North 89°22'57" West along the South line of said Mountain Glen Subdivision a distance of 930.24 feet to the TRUE POINT OF BEGINNING; thence South 44°04'35" East 1131.67 feet; thence South 45°55'25" West 254.00 feet; thence North 44°04'35" West 257.24 feet; thence South 45°55'25" West 60.00 feet; thence North 44°04'35" West 607.89 feet; thence South 45°55'25" West 127.98 feet, more or less, to the centerline of N.E. Ingle Road, said point being on a non-tangent 675.00 foot radius curve to the left that has a tangent bearing of North 29°19'40" West into the curve at this point; thence continuing along said centerline, around said 675.00 foot radius curve to the left a distance of 161.24 feet; thence continuing along said centerline North 43°00'51" West 123.1 feet to a 335.00 foot radius curve to the right; thence continuing along said centerline, around said 335.00 foot radius curve to the right, a distance of 262.60 feet; thence continuing along said centerline North 01° 53'59" East 43.47 feet to the South line of said Mountain Glen Subdivision; thence South 89°22'57" East along said South line 399.76 feet to the True Point of Beginning.

ALSO EXCEPT that portion thereof conveyed to Clark County, recorded under Auditors File No. 4217481, records of Clark County, Washington.

ALSO EXCEPT any portion thereof lying West of the centerline of N.E. Ingle Road.