

**3690349**

08/02/2021 02:43:53 PM Pages: 4 \$206.50

Deed

CHICAGO TITLE VANCOUVER-TITLE ONLY


eRecorded at Cowlitz County, WA

**When recorded return to:**

Woodland T/H 2021, LLC  
5107 NE 94th Avenue  
Vancouver, WA 98662

\$19,703.50 EXCISE TAX  
AFFIDAVIT NO: 23916  
COWLITZ COUNTY TREASURER  
08/02/2021 DEPUTY JK

Filed for record at the request of:

 **Fidelity National Title**

CUMPRARY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 612863702

*622-125613*

**STATUTORY WARRANTY DEED**

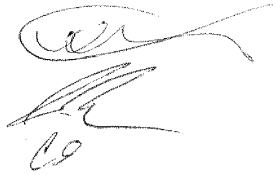
THE GRANTOR(S) Woodland Commerce Center, LLC , a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to Woodland T/H 2021, LLC, WA Limited Liability Company

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

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

Abbreviated Legal: Portion of Sec 19 T5N R1E

Tax Parcel Number(s): 50492



Dated: July 28, 2021

Woodland Commerce Center, LLC

1.R.E., LLC, Member

BY: [Signature]  
Keith Pfeifer, Member

BY: [Signature]  
Rick Haddock, Member

Acorn Acquisitions, LLC, Member

BY: [Signature]  
David Copenhaver, Member

State of WASHINGTON  
County of CLARK

I certify that I know or have satisfactory evidence that Keith Pfeifer and Rick Haddock are signing as Members of 1.R.E., LLC, Member and David Copenhaver is signing as Member of Acorn Acquisitions, LLC. Said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Members of 1.R.E., LLC and Acorn Acquisitions, LLC respectively. Said LLC's are the Members of Woodland Commerce Center, LLC. Each signed as their free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 28 12:00 2021

[Signature]  
Name: Michelle E Johnson  
Notary Public in and for the State of WA  
Residing at: Vancouver, WA  
My appointment expires: July 19, 2022



**Exhibit "A"**  
**Legal Description**

For APN/Parcel ID(s): 50492

That portion of the Squire and Milly Bozarth Donation Land Claim No. 41, lying in the Northwest quarter and a portion of the Northwest quarter of Section 19, Township 5 North, Range 1 East of the Willamette Meridian, City of Woodland, Cowlitz County, Washington, described as follows: Commencing at the position of a 3/4" iron pipe marking the Southwest corner of said Section 19 as shown in Volume 25 of Surveys at Page 160, records of the Cowlitz County Auditor; thence North 02° 07' 38" East, along the West line of said Section 10 for a distance of 3058.12 feet to the South line of line Squire and Milly Bozarth Donation Land Claim No. 41; thence South 86° 02' 04" East, along said South line, 720.39 feet to a point on the arc of a 249.00 foot radius curve to the right on the East line of the City of Woodland parcel as described under Superior Court of Washington for Cowlitz County Case No. 002006731 and the Point of Beginning; thence from a tangent bearing of North 06° 32' 19" West, along said curve and along said East line, through a central angle of 06° 32' 19", an arc distance of 28.42 feet; thence North 00° 00' 00" East, 355.37 feet to a point of curvature with a 113.00 foot radius curve to the left, thence along said curve, through a central angle of 28° 04' 30", an arc distance of 55.37 feet; thence leaving said East line, North 00° 00' 00" West, 322.58 feet to a point being on the arc of 500.80 foot radius curve to the left on the South right of way line of C.C. Street as shown on said Survey, thence from a tangent bearing of South 89° 18' 15" East along said curve, through a central angle of 00° 05' 25", an arc distance of 0.79 feet; thence South 89° 23' 40" East, along said South right of way line, 364.00 feet to the Ordinary High Water Mark of the North Fork of the Lewis River as shown on said survey; thence South 03° 41' 58" West, 10.20 feet along said Ordinary High Water Mark; thence continuing along said Ordinary High Water Mark South 16° 26' 00" West, 11.00 feet; thence South 26° 43' 00" West, 16.00 feet; thence South 02° 15' 00" East, 25.00 feet; thence South 26° 53' 00" West, 21.00 feet; thence South 09° 31' 00" East, 42.00 feet; thence South 32° 55' 00" West, 39.00 feet; thence South 06° 30' 00" East, 22.00 feet; thence South 08° 41' 00" West, 52.00 feet; thence South 07° 34' 00" West, 33.00 feet; thence South 10° 27' 00" East, 6.00 feet; thence South 10° 04' 00" West, 85.00 feet; thence South 29° 49' 00" West, 20.00 feet; thence South 18° 34' 00" West, 19.00 feet; thence South 12° 18' 00" West, 37.00 feet; thence South 23° 42' 00" West, 35.00 feet; thence South 07° 46' 00" West, 45.00 feet; thence South 14° 23' 00" West, 29.00 feet; thence South 05° 47' 00" East, 27.00 feet; Thence South 29° 46' 00" West, 38.00 feet; thence South 23° 31' 00" West, 57.00 feet; thence South 29° 14' 00" West, 20.00 feet; thence South 23° 49' 00" West, 45.00 feet; thence South 16° 46' 00" West, 63.00 feet; thence South 22° 11' 00" West, 26.00 feet; thence South 06° 37' 00" West, 44.00 feet; thence South 29° 30' 00" East, 20.00 feet; thence South 16° 18' 00" West, 22.00 feet; thence South 03° 45' 00" East, 33.00 feet; thence South 05° 38' 00" West, 42.00 feet; thence South 16° 03' 00" East, 41.00 feet; thence South 00° 00' 00" East, 36.00 feet; thence South 10° 19' 00" East, 58.00 feet; thence leaving said Ordinary High Water Mark, North 43° 20' 04" West, 222.00 feet to the most Southerly Southwest corner of said City of Woodland Parcel; thence North 68° 49' 50" East, along the South line of said City of Woodland parcel, 35.11 feet to the Southeast corner thereof; thence North 21° 10' 10" West; 83.55 feet to a point of curvature of a 249.00 foot radius curve to the right; thence along said curve, through a central angle of 14° 37' 61", an arc distance of 63.58 feet to the point of beginning.

**EXHIBIT "B"**  
**Subject to's**

Assessments, if any, levied by The City of Woodland.

Public Way Use Agreement, and the terms and conditions thereof:  
Recording Date: August 31, 2007  
Recording No.: 3345942

Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highways constructed on lands condemned by proceedings under Cowlitz County Superior Court  
Cause No.: 25939  
By: State of Washington

Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:  
To: State of Washington  
Recording Date: September 26, 1967  
Recording No.: 659751

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Diking District No. 11  
Purpose: diking purposes  
Recording Date: April 7, 1920  
Recording No.: 18023

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Town of Woodland  
Purpose: storm sewer system  
Recording Date: January 10, 1936  
Recording No.: 137550

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 Cowlitz County  
Purpose: transmission of electric energy, including communication facilities  
Recording Date: July 19, 2001  
Recording No.: 3120872

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: City of Woodland  
Purpose: easement  
Recording Date: August 31, 2007  
Recording No.: 3345943

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Recording Date: August 31, 2004  
Recording No.: 3234510 Survey Book 25 Page 160  
Matters shown: chain link fence and barbed wire fence and pavement  
Affects: Southerly portion of property  
and amended under Auditor's File No. 3347414 Survey Book 29 Page 032.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey: Recording No: 3234510, Book 25, Page 160 of Survey Records  
and amended under Auditor's File No. 3347414 Survey Book 29 Page 032.

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.