

5354714 D

Total Pages: 3 Rec Fee: \$75.00
eRecorded in Clark County, WA 12/07/2016 10:45 AM
CLARK COUNTY TITLE COMPANY
SIMPLIFILE LC E-RECORDING

When recorded return to:

Gravitate Capital, LLC
1012 WASHINGTON STREET
VANCOUVER, WA 98660

STATUTORY WARRANTY DEED

CL2679

THE GRANTOR Excelsior Mortgage Equity Fund II LLC, an Oregon Limited Liability Company

for and in consideration of ~~Ten Dollars~~ and other valuable consideration in hand paid, conveys, and warrants to Gravitate Capital, LLC, a Washington Limited Liability Company

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

SEE ATTACHED EXHIBIT "A"

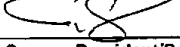
Abbreviated Legal: EAST 1/2 SECTION 2, T4N, R1E WM

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Tax Parcel Number(s): 209121-000, 209064-000

Dated: December 01, 2016

Excelsior Mortgage Equity Fund II LLC

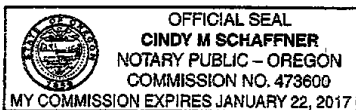
by 
Craig Sayers, President/Secretary

by 
Ben Wiltgen, Treasurer/Senior Vice Pres

STATE OF Oregon } ss.
COUNTY OF Clackamas

I certify that I know or have satisfactory evidence that **Craig Sayers and Ben Wiltgen** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the **President/Secretary and Treasurer/Senior Vice President of Excelsior Mortgage Equity Fund II LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/6/16



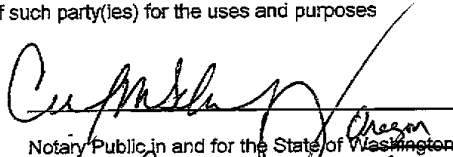

Notary Public in and for the State of ~~Washington~~ Oregon
Residing at Canon
My appointment expires: 1/22/17

EXHIBIT "A"

PARCEL I

THAT PORTION OF THE EAST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 01°49'28" EAST ALONG THE WEST LINE THEREOF, 3264.11 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 42, ALSO KNOWN AS NE LOCKWOOD CREEK ROAD; THENCE SOUTH 63°36'37" EAST, ALONG SAID SOUTHERLY LINE, 1130.65 FEET TO THE CENTERLINE OF A 60 FOOT ROAD EASEMENT, SAID POINT BEING THE TRUE POINT OF BEGINNING HEREOF; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES, SOUTH 08°24'30" WEST 117.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.91 FEET, THROUGH A CENTRAL ANGLE OF 19°09'08" FOR AN ARC LENGTH OF 177.47 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 385.79 FEET, THROUGH A CENTRAL ANGLE OF 26°08'30" FOR AN ARC LENGTH OF 176.02 FEET; THENCE SOUTH 01°24'41" WEST TO THE NORTH LINE OF THE TRACT CONVEYED TO ELLIS F. DUNN BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9302020095; THENCE LEAVING SAID CENTERLINE, NORTH 76°32'33" EAST, ALONG THE NORTH LINE OF SAID DUNN TRACT, TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 01°38'23" EAST, ALONG SAID EAST LINE 863.55 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID NE LOCKWOOD CREEK ROAD; THENCE NORTH 45°34'26" WEST, ALONG SAID SOUTHERLY LINE, 188.05 FEET; THENCE ALONG SAID SOUTHERLY LINE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 18°02'11" FOR AN ARC LENGTH OF 157.40 FEET; THENCE NORTH 68°36'37" WEST, ALONG SAID SOUTHERLY LINE, 15.39 FEET TO THE TRUE POINT OF BEGINNING HEREOF.

PARCEL II

THAT PORTION OF THE EAST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 01°49'28" EAST ALONG THE WEST LINE THEREOF, 1469.11 FEET TO THE NORTHWEST CORNER OF THE TRACT CONVEYED TO BLUFORD W. BIRDSONG BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9212180144; THENCE CONTINUING NORTH 01°49'28" EAST, ALONG SAID WEST LINE, 515.00 FEET TO THE TRUE POINT OF BEGINNING HEREOF; THENCE CONTINUING NORTH 01°49'28" EAST ALONG SAID WEST LINE 1280.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 42, ALSO KNOWN AS NE LOCKWOOD CREEK ROAD; THENCE SOUTH 63°36'37" EAST, ALONG SAID SOUTHERLY LINE, 1130.65 FEET TO THE CENTERLINE OF A 60 FOOT ROAD EASEMENT; THENCE SOUTHERLY ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES, SOUTH 08°24'03" WEST 117.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.91 FEET, THROUGH A CENTRAL ANGLE OF 19°09'08" FOR AN ARC LENGTH OF 177.47 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 385.79 FEET, THROUGH A CENTRAL ANGLE OF 26°08'30" FOR AN ARC LENGTH OF 176.02 FEET; THENCE SOUTH 01°24'41" WEST TO A POINT WHICH BEARS SOUTH 88°23'54" EAST FROM THE TRUE POINT OF BEGINNING HEREOF; THENCE NORTH 88°23'54" WEST 840 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO MYRON PROUTY AND HOPE PROUTY UNDER AUDITOR'S FILE NO. 9702260226, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 300.96 FEET SOUTH OF THE CENTER OF COUNTY ROAD NO. 42 ON THE EAST LINE OF THE NORTHWEST QUARTER, IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, SAID POINT BEING THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO DAVID T. MEECHAN AS RECORDED UNDER AUDITOR'S FILE NO. 8911290124, RECORDS OF CLARK COUNTY, WASHINGTON; THENCE SOUTH 979.03 FEET TO A POINT 515 FEET NORTH OF THE NORTHWEST CORNER OF THAT PROPERTY CONVEYED TO BLUFORD W. BIRDSONG AS RECORDED UNDER AUDITOR'S FILE NO. 9212180144, RECORDS OF CLARK COUNTY, WASHINGTON; THENCE EAST 254.63 FEET; THENCE NORTHWESTERLY TO A POINT 233.01 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 233.01 FEET TO

THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO MYRON PROUTY AND HOPE PROUTY UNDER AUDITOR'S FILE NO. 9705070212, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 01°49'28" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 366.30 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID T. MEECHAN BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8911290124, RECORDS OF CLARK COUNTY, WASHINGTON, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO MYRON PROUTY, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9702260226, RECORDS OF SAID COUNTY; THENCE NORTH 88°10'32" EAST, ALONG THE NORTH LINE OF SAID PROUTY TRACT, 233.01 FEET TO THE NORTHEAST CORNER THEREOF AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°34'45" WEST, ALONG THE EAST LINE OF SAID PROUTY TRACT, 994.86 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88°10'32" WEST, ALONG THE SOUTH LINE OF SAID PROUTY TRACT, 254.63 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 01°49'28" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 13.32 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO M & S PROPERTIES, INC., BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9702250071, RECORDS OF CLARK COUNTY, WASHINGTON; THENCE SOUTH 88°05'00" EAST, ALONG THE NORTH LINE OF SAID M & S PROPERTIES, INC., TRACT 679.37 FEET; THENCE NORTH 01°07'20" EAST, 989.48 FEET TO A POINT 30.00 FEET FROM, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF COUNTY ROAD NO. 42; THENCE NORTH 63°36'37" WEST, PARALLEL TO SAID CENTERLINE, A DISTANCE OF 47.23 FEET; THENCE NORTH 88°10'32" WEST, 391.28 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED PROUTY TRACT AND THE TRUE POINT OF BEGINNING.

PARCEL III

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 01°49'28" EAST A DISTANCE OF 1469.11 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO BLUFORD W. BIRDSONG AS RECORDED UNDER AUDITOR'S FILE NO. 9212180144, RECORDS OF CLARK COUNTY, WASHINGTON AND THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE CONTINUING NORTH 01°49'28" EAST A DISTANCE OF 515.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 88°23'54" EAST A DISTANCE OF 930.00 FEET TO THE CENTERLINE OF AN EASEMENT HEREINAFTER DESCRIBED; THENCE SOUTH 01°24'41" WEST A DISTANCE OF 381.82 FEET ALONG THE CENTERLINE OF SAID EASEMENT; THENCE SOUTH 76°32'33" WEST A DISTANCE OF 55.69 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A REAL ESTATE CONTRACT OF M & S PROPERTIES AS RECORDED UNDER AUDITOR'S FILE NO. 9303310237, RECORDS OF CLARK COUNTY, WASHINGTON; THENCE CONTINUING SOUTH 76°32'33" WEST A DISTANCE OF 456.90 FEET ALONG THE NORTH LINE OF SAID M & S PROPERTIES TRACT TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID BIRDSONG TRACT; THENCE NORTH 88°23'54" WEST A DISTANCE OF 438.29 FEET ALONG THE NORTH LINE OF SAID BIRDSONG TRACT TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO M & S PROPERTIES, INC. BY AUDITOR'S FILE NO. 9702250071.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO MYRON PROUTY AND HOPE PROUTY UNDER AUDITOR'S FILE NO. 9705070212.