

FILED FOR RECORD AT THE REQUEST OF,  
AND WHEN RECORDED RETURN TO:

Mark A. Erikson  
Erikson & Hirokawa, PLLC  
1111 Main Street, Suite 402  
Vancouver, WA 98660-2958

3976781  
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04/22/2005 10:30  
FIRST AMERICAN TITLE D 24.00 Clark County, WA

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
564632 EXEMPT 4-22-05  
Affd. # Date  
For Details of tax paid see  
Affd. #  
Doug Lasher  
Clark County Treasurer  
By Deputy

## STATUTORY WARRANTY DEED

Grantor: Whipple Creek Properties, L.L.C.  
Grantee: Whipple Creek Master Association  
Legal Description: TL 2, 31 & 132 (portion) Section 22, T3N, R1E  
Assessor's Tax Parcel: 185422-000, 185532-000, 185540-005, & 185592-000 (portion)  
Related Documents: AF #3505343 at page 45 through 64

The grantor, Whipple Creek Properties, L.L.C., of Vancouver, Washington, for no consideration, hereby conveys and warrants unto Whipple Creek Master Association, the following described real estate, situated in the County of Clark, State of Washington:

as described in Exhibit A, and depicted in Exhibit B, annexed hereto;

subject to environmental regulations contained in applicable statutes and ordinances, and by conditions of approval governing Whipple Creek Place.

Dated this 19 day of April, 2005.

This document is recorded as an accommodation by First American Title Insurance and maintains no responsibility as to the affect or provisions of this document.

Whipple Creek Properties, L.L.C.

By:

Randal S. Clarno  
Randal S. Clarno, Managing Member

CLAR0227.D04.wpd

STATUTORY WARRANTY DEED

ERIKSON & HIROKAWA, PLLC  
ATTORNEYS AT LAW  
Fourth Floor, Main Place  
1111 Main Street, Suite 402  
Vancouver, WA 98660-2958  
(360) 696-1012



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STATE OF IDAHO )  
 ) ss.  
County of Ada )

On this 19 day of April, 2005, before me, the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Randal S. Clarno, known to me to be the Managing Member of Whipple Creek Properties, L.L.C., that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument by the Operating Agreement of said limited liability company.

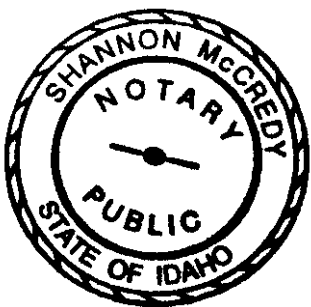
Date: April 19, 2005

By: Shannon McCredy

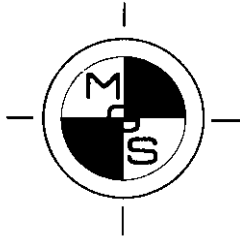
Notary Public in and for the State of Idaho

residing at Middleton

My license expires on 4/28/10



Unofficial Copy



**MINISTER-GLAESER  
SURVEYING INC.**

(360) 694-3313  
FAX (360) 694-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98661

September 15, 2004

EXHIBIT "A"



**WETLANDS, HABITAT AND BUFFERS:**

That parcel of land located in a portion of the Northwest quarter and a portion of the Northeast quarter of Section 22, Township 3 North, Range 1 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Northwest quarter;

Thence South  $89^{\circ}03'08''$  East, along the South line of said Northwest quarter for a distance of 657.23 feet to the Southwest corner of "Whipple Creek Place Phase A", according to the plat thereof recorded under Book 311 of Plats at Page 006 records of Clark County, Washington;

Thence North  $01^{\circ}42'14''$  East, along the West line of said "Whipple Creek Place Phase A" for a distance of 820.05 feet to the Northwest corner thereof and being the TRUE POINT OF BEGINNING;

Thence along the perimeter of said "Whipple Creek Place Phase A" the following courses:

Thence South  $89^{\circ}03'45''$  East, for a distance of 124.56 feet;

Thence North  $82^{\circ}51'57''$  East, for a distance of 99.07 feet;

Thence South  $75^{\circ}12'56''$  East, for a distance of 77.61 feet;

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Thence South 77°27'37" East, for a distance of 108.83 feet;

Thence South 45°38'27" East, for a distance of 53.43 feet;

Thence South 36°41'23" East, for a distance of 70.60 feet;

Thence South 48°06'11" East, for a distance of 130.04 feet;

Thence South 74°48'43" East, for a distance of 21.60 feet;

Thence South 52°02'20" East, for a distance of 46.13 feet;

Thence South 22°28'12" East, for a distance of 48.23 feet;

Thence South 46°46'55" East, for a distance of 33.18 feet;

Thence South 76°43'46" East, for a distance of 85.02 feet;

Thence South 80°44'11" East, for a distance of 107.30 feet;

Thence North 75°27'53" East, for a distance of 34.81 feet;

Thence North 20°13'37" East, for a distance of 47.28 feet;

Thence South 79°33'16" East, for a distance of 35.54 feet;

Thence along the arc of a 223.00 foot radius non-tangent curve to the right, the long chord of which bears North 01°51'19" West, for a chord distance of 4.29 feet through a central angle of 01°06'11", for an arc distance of 4.29 feet;

Thence North 66°48'50" West, for a distance of 328.65 feet;

Thence North 44°30'04" West, for a distance of 307.70 feet;

Thence North 00°00'00" East, for a distance of 92.00 feet;

Thence, leaving said perimeter, South 88°00'00" East, for a distance of 259.49 feet;

Thence North 00°11'42" West, for a distance of 25.49 feet;

Thence South 88°15'06" East, for a distance of 609.39 feet;

Thence South 01°44'50" West, for a distance of 26.41 feet;

Thence South 63°37'51" East, for a distance of 75.09 feet;  
Thence South 89°03'45" East, for a distance of 38.54 feet;  
Thence North 64°07'53" East, for a distance of 60.23 feet;  
Thence North 00°56'15" East, for a distance of 45.58 feet;  
Thence North 44°16'44" East, for a distance of 28.88 feet;  
Thence South 89°03'45" East, for a distance of 169.20 feet;  
Thence South 30°26'30" East, for a distance of 21.08 feet;  
Thence South 00°56'15" West, for a distance of 22.00 feet;  
Thence South 89°03'45" East, for a distance of 44.62 feet;  
Thence North 22°41'27" East, for a distance of 22.61 feet;  
Thence North 00°56'15" East, for a distance of 19.00 feet;  
Thence South 89°03'45" East, for a distance of 919.62 feet;  
Thence North 01°44'50" East, for a distance of 300.88 feet to  
the North line of the Southwest quarter of said Northeast  
quarter;  
Thence North 88°54'25" West, along the North line of said  
Southwest quarter for a distance of 660.04 feet to the  
Northwest corner thereof;  
Thence North 89°04'05" West, along the North line of the  
South half of said Northwest quarter for a distance of 1972.71  
feet to the Northerly extension of the West line of said  
"Whipple Creek Place Phase A";  
Thence South 01°42'14" West, along said Northerly extension  
for a distance of 496.49 feet to the TRUE POINT OF  
BEGINNING.

Containing 22.54 acres.

Together with and subject to easements, reservations, covenants and restrictions apparent  
or of record.

DATE: 9-14-04

**WETLANDS,  
HABITAT AND  
BUFFERS**  
22.54 acres

"WHIPPLE CREEK  
PLACE PHASE A"  
(311-006)

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°06'11"	223.00	4.29	S 01°51'19" E	4.29

LINE TABLE		
LINE	LENGTH	BEARING
L1	99.07	N 82°51'37" E
L2	124.56	S 89°03'45" E
L4	77.61	S 75°12'56" E
L5	108.83	S 77°27'37" E
L6	70.60	S 36°41'23" E
L7	53.43	S 45°38'27" E
L8	130.04	S 48°06'11" E
L9	21.60	S 74°48'43" E
L10	46.13	S 52°02'20" E
L11	33.18	S 45°46'55" E
L12	48.23	S 27°28'12" E
L13	85.02	S 76°43'46" E
L14	107.30	S 80°44'11" E
L15	34.81	N 75°27'53" E
L16	47.28	N 20°13'37" E
L17	35.54	S 79°33'16" E
L18	328.65	N 66°48'50" W
L19	302.70	N 44°50'00" W

LINE	LINE TABLE		BEARING
	LENGTH		
L20	92.00	N 00°00'00" W	
L21	259.49	S 88°00'00" E	
L26	25.49	N 00°11'42" W	
L27	26.41	S 01°44'50" W	
L28	75.09	S 63°37'51" E	
L29	38.54	S 89°03'45" E	
L30	60.23	N 64°02'53" E	
L31	45.58	N 00°56'15" E	
L32	28.88	N 44°16'44" E	
L33	21.08	S 30°28'50" E	
L34	22.00	S 00°56'15" W	
L35	19.00	N 00°56'15" E	
L36	22.61	N 22°41'27" E	
L37	44.62	S 89°03'45" E	
L38	168.20	S 89°03'45" E	

NOT TO SCALE



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