

WHEN RECORDED RETURN TO:
Steven T. Tingey, Esq.
The McCullough Group, LLC
405 South Main Street, Suite 800
Salt Lake City, Utah 84111

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32616
JUN - 6 2017

PAID *exempt*
on deputy
SKAMANIA COUNTY TREASURER

DOCUMENT TITLE(S)
Statutory Warranty Deed
REFERENCE NUMBER(S) of Documents assigned or released:
<input type="checkbox"/> Additional numbers on page _____ of document.
GRANTOR(S):
Matthew S. River and Sindy Ann Rivera, husband and wife
<input type="checkbox"/> Additional names on page _____ of document.
GRANTEE(S):
Matthew S. Rivera and Sindy Ann Rivera, Trustees of the Matthew and Sindy Rivera Trust, dated the 16th day of March, 2017
<input type="checkbox"/> Additional names on page _____ of document.
LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
PTN SEC 36 T3N R73 W.M.
<input checked="" type="checkbox"/> Complete legal on page <u>3</u> of document.
TAX PARCEL NUMBER(S):
03-07-36-4-4-0403-00
<input type="checkbox"/> Additional parcel numbers on page _____ of document.
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

RECORDING REQUESTED BY:

STEVEN A. TINGEY, ESQ.
THE McCULLOUGH GROUP, LLC
405 SOUTH MAIN STREET, SUITE 800
SALT LAKE CITY, UTAH 84111

AFTER RECORDING MAIL TO:
Matthew S. Rivera and
Sindy Ann Rivera, Trustees
4181 South Jupiter Drive
Salt Lake City, Utah 84124

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
33614
JUN - 6 2017
PAID exempt
ca dep 17
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR, Matthew S. Rivera and Sindy Ann Rivera, husband and wife, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to THE GRANTEE, Matthew S. Rivera and Sindy Ann Rivera, Trustees of the Matthew and Sindy Rivera Trust, dated the 16th day of March, 2017**, the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal: PTN SEC 36 T3N R73 W.M.

For Full Legal See Attached Exhibit "A"

SUBJECT TO SPECIAL EXCEPTIONS 8, 9, 10, 11, 12 OF THE PRELIMINARY TITLE REPORT DATED FEBRUARY 21, 2017 FILE NUMBER S17-0047KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-4-4-0403-00 *(DM)*

IN WITNESS WHEREOF, the Grantors have executed this Statutory Warranty Deed on the 28 day of April 2017.

Matthew S. Rivera

MATTHEW S. RIVERA

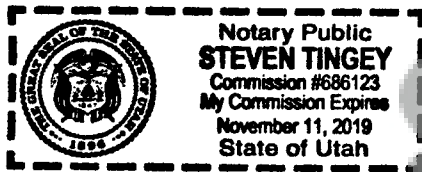
Sindy Ann Rivera

SINDY ANN RIVERA

STATE OF UTAH)
)
) :SS.
COUNTY OF SALT LAKE)

I certify that I know or have satisfactory evidence that **MATTHEW S. RIVERA** and **SINDY ANN RIVERA** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 28, 2017



Steven A. Tingey
Notary Public in and for the State of Utah
Residing at: Salt Lake City, Utah
My appointment expires: Nov 11, 2019

EXHIBIT "A"

Real property in the City of Stevenson, County of Skamania, State of Washington, described as follows:

A portion of the Shepard Donation Land Claim, situated in the Southeast Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Beginning at the 5/8" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking a point on the Division Line of the Shepard Donation Land Claim which bears South 87°49'55" East, 217.81 feet from the intersection of said Division line with the Southerly Right of Way Line of Kanaka Creek Cut Off, a 50.00 foot wide public roadway; thence along the Division Line of the Shepard Donation Land Claim, South 87°49'55" East, 215.18 feet to a 5/8" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence leaving said line, South 02°10'05" West, 170.37 feet; thence North 86°06'17" West, 140.97 feet; thence North 64°50'28" West, 55.84 feet; thence North 06°50'10" West, 146.11 feet to the point of beginning.

Skamania County Assessor
Date 6-6-17 Parcel# 3-7-36-44403
(Signature)

UNOFFICIAL COPY