

AFTER RECORDING MAIL TO:

George D. Nail and Janet L. Nail  
35 NW Lucas Street  
Stevenson, WA 98648

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
33455  
AUG 27 2018

PAID # 3,183.02  
*Nickel Chelland, Treasurer*  
SKAMANIA COUNTY TREASURER

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recordors use only

### BARGAIN AND SALE DEED

File No: **4283-3098114 (BMJ)**

Date: **August 01, 2018**

Grantor(s): **RIVERVIEW TRUST COMPANY FKA RIVERVIEW ASSET MANAGEMENT AND TRUST COMPANY, SUCCESSOR TRUSTEE OF THE RAMONA A. BENNETT IRREVOCABLE TRUST OF MARCH 17, 2006**

Grantee(s): **George D. Nail and Janet L. Nail**

Abbreviated Legal: **Lot 14 & W25' of Lots 16- 20, Blk 3, RIVERVIEW ADD Bk A/Pg 21**

Additional Legal on page: **1**

Assessor's Tax Parcel No(s): **03753633070000**

Skamania County Assessor **G.S.**

Date **9/27/19** Parcel# **3-75-36-3-3-700**

**THE GRANTOR(S), RIVERVIEW TRUST COMPANY FKA RIVERVIEW ASSET MANAGEMENT AND TRUST COMPANY, SUCCESSOR TRUSTEE OF THE RAMONA A. BENNETT IRREVOCABLE TRUST OF MARCH 17, 2006**, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, conveys to **George D. Nail and Janet L. Nail, husband and wife**, the following described real estate, situated in the County of **Skamania**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skamania, State of Washington, described as follows:

**Lot 14, and the West 25 feet of Lots 16, 17, 18, 19 and 20, Block 3, RIVERVIEW ADDITION to the Town of Stevenson, according to the plat thereof, recorded in Book A, Page 21, Skamania County Records.**

**EXCEPTING THEREFROM that portion conveyed to the Portland Seattle Railway Company, by deed recorded July 12, 1907, in Book K, Page 389, Skamania County Records.**

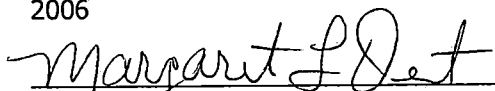
Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: 03753633070000

Bargain and Sale Deed  
- continued

File No.: 4283-3098114 (BMJ)  
Date: 08/01/2018


RIVERVIEW TRUST COMPANY FKA RIVERVIEW  
ASSET MANAGEMENT AND TRUST COMPANY,  
SUCCESSOR TRUSTEE OF THE RAMONA A.  
BENNETT IRREVOCABLE TRUST OF MARCH 17,  
2006

  
Margaret L. Dent, Vice President/Trust Officer

STATE OF Washington )  
 )-ss  
COUNTY OF Clark )

I certify that I know or have satisfactory evidence that **Margaret L. Dent**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Vice President/Trust Officer** of **RIVERVIEW TRUST COMPANY FKA RIVERVIEW ASSET MANAGEMENT AND TRUST COMPANY, SUCCESSOR TRUSTEE OF THE RAMONA A. BENNETT IRREVOCABLE TRUST OF MARCH 17, 2006** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/22/2018

  
B.M. Jamieson  
Notary Public in and for the State of Washington  
Residing at: Clark County  
My appointment expires: 04/15/2021

