Skamania County, WA Total:\$105.50

2021-000171

01/14/2021 04:22 PM

Request of: COLUMBIA GORGE TITLE

00006904202100001710030032

AFTER RECORDING MAIL TO:

Joel D. Ripmaster and Margaret K. Ripmaster 626 13th Street Boulder, CO 80302

Filed for Record at Request of: First American Title Insurance Company Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: 4283-3634576 (SC)

Date: January 11, 2021

Grantor(s): Thaddeus M. Roth and Abigail W. Roth

Grantee(s): Joel D. Ripmaster and Margaret K. Ripmaster Abbreviated Legal: Ptn. Sec 36, 730,

Additional Legal on page: 3
Assessor's Tax Parcel No(s): 03073614290000

THE GRANTOR(S) Thaddeus M. Roth and Abigail W. Roth, husband and wife for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Joel D. Ripmaster and Margaret K. Ripmaster, a married couple, 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:

PAN. Sec 36 T3N R7E W.M

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.

> SKAMANIA COUNTY REAL ESTATE EXCISE TAX 35660 JAN 1 4 2021

KAMANIA COUNTY TREASURE

APN: 03073614290000

Statutory Warranty Deed - continued

File No.: 4283-3634576 (SC)

fhaddeus M. Roth

STATE OF

Washington

COUNTY OF

Skamania Clark

I certify that I know or have satisfactory evidence that Thaddeus M. Roth and Abigail W. Roth, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

PAM CAMPBELL STATE OF WASHINGTON COMMISSION EXPIRES AUGUST 9, 2021 Notary Public in and for the State of Washington

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Notary Public in and the Residing at: Vaucuicus
My appointment expires: 8/9/3001

EXHIBIT "A"

A portion of Lot 1 of STEVENSON PARK ADDITION, according to the recorded plat thereof, recorded in Book A of Plats, Page 38, in the County of Skamania, State of Washington, described as follows:

Commencing at the Southwesterly corner of said Lot 1; thence following the Westerly line of the said Lot 1, Northwesterly a distance of 170 feet (Meas. North 24° 37' 58" West, 171.50 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS" and the Point of Beginning of the tract hereby described; thence at a right angle in a Northeasterly direction (Mea. North 65° 10' 12" East, 114.92 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS"; thence continuing North 65° 10' 12" East, 39.19 feet, more or less to intersect with the center of Kanaka Creek; thence following the center of Kanaka Creek in the Northwesterly direction to a point located 150 feet South of the North line of said Lot 1; thence West (Meas. North 89° 09' 59" West, 126.74 feet, more or less, to the Easterly right-of-way of Kanaka Creek Road, as per right-of-way map, Kanaka Creek Road and NW Gropper Road to E Loop Road Improvement Plan, dated 2015; thence in a Southeasterly direction following the Easterly right-of-way of said Kanaka Creek Road, back to the Point of Beginning.

EXCEPTING THEREFROM: that portion lying Northerly of Line "A" as described in Segment "A" attached hereto.

SEGMENT "A"

Line "A"

Commencing at the Southwesterly corner of Lot 1 of STEVENSON PARK ADDITION, according to the recorded plat thereof, recorded in Book A of Plats, Page 38, in the County of Skamania, State of Washington, thence following the Westerly line of said Lot 1, North 24° 37' 58" West, a distance of 171.50 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS"; thence Northwesterly following the Easterly right-of-way line of County road known and designated as Kanaka Creek Road, per right-of-way map, Kanaka Creek Road and NW Gropper Road to E Loop Road Improvement Plan, dated 2015, over the following two (2) courses; 1) North 24° 37' 58" West, 74.10 feet to a point on a tangent curve concave Southwesterly having a radius of 598.00 feet; 2) thence Northwesterly along said tangent curve through a central angle of 18° 39' 04", an arc length of 194.66 feet, a chord which bears North 33° 57' 31" West, a chord length of 193.80 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS" last said point being the Point of Beginning of Line "A"; thence North 61° 53' 13" East, 60.02 feet to a reference monument, being a 5/8-inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS", thence continuing North 61° 53' 13" East, 37.31 feet, more or less, to the center of Kanaka Creek, and the Terminus of Line "A".

Skamania County Assessor

Date 1/14/21 Parcel# 03073614 290000