

When recorded return to:  
Brandon Wigton and Kelly Wigton  
911 E Julia Way  
Hanford, CA 93230

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 622-143699

### BARGAIN AND SALE DEED

#### THE GRANTOR(S)

Riverview Trust Company, Trustee of the Ramona Bennett Irrevocable Trust, dated March 17, 2006  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration in hand paid, bargains, sells, and conveys to  
Brandon Wigton and Kelly Wigton, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 2 ROCKY RIVER S/P AF#2019000572

4/12/21

Tax Parcel Number(s): 02053120071500, 2m 4/8/21

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

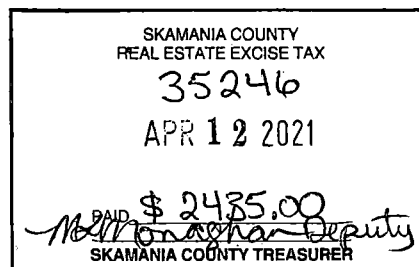
Dated: April 5, 2021

Riverview Trust Company, Trustee of the Ramona Bennett Irrevocable Trust, dated March 17, 2006

BY: Lori M. Hawkins

Lori M. Hawkins

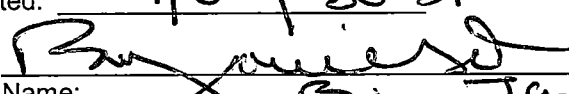
Sr. Vice President & Trust Officer

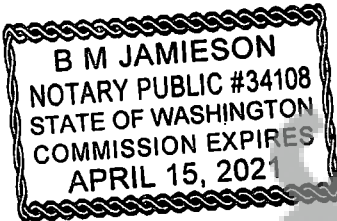


**BARGAIN AND SALE DEED**  
(continued)

State of WASHINGTON  
County of CLARK

I certify that I know or have satisfactory evidence that Lori M. Hawkins is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sr. Vice President & Trust Officer of Riverview Trust Company, as Trustee of the Ramona Bennett Irrevocable Trust, dated March 17, 2006 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/07/2021  
  
Name: B. M. Jamieson  
Notary Public in and for the State of WA  
Residing at: Vancouver  
My appointment expires: 4/15/2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 02053120071500**

---

A tract of land in the Northwest Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:  
Lot 2 of the ROCKY RIVER Short Plat, recorded in Auditor's File No. 2019000572, Skamania County Records.

Skamania County Assessor  
Date 4/8/21 Parcel# 02053120071500  
4/12/21 *AM*

Unofficial  
Copy

## EXHIBIT "B"

### Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:  
Recorded : February 20, 1931  
Book : W  
Page : 568
4. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of BAARS Short Plat Book 3, Page 396.  
See recorded plat for details
5. Road Maintenance Agreement, including the terms and provisions thereof:  
Recorded : November 6, 2001  
Book : 216  
Page : 574
6. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indication a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:  
Recorded : October 8, 2002  
Book : 230  
Page : 290
7. Agreement, including the terms and provisions thereof:  
Regarding : Road Maintenance  
Recorded : July 15, 2019  
As : 2019001206
8. Easement, including the terms and provisions thereof:  
For : Utilities  
Recorded : February 3, 2020  
As : 2020000259
9. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of ROCKY RIVER SHORT PLAT, Auditor's File No. 2019000572.  
See recorded plat for details