

Skamania County, WA
Total: \$205.50
DEED
Pgs=3

2022-000266

02/07/2022 02:04 PM

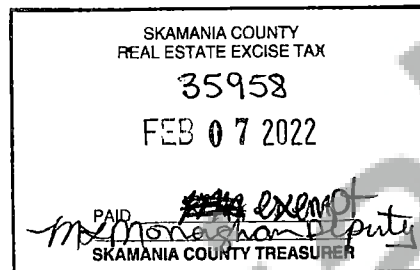
Request of: JONER LAW PLLC



00012137202200002660030036

WHEN RECORDED RETURN TO:

Loren Joner, Attorney
Joner Law PLLC
PO Box 928
Battle Ground, WA 98604



Quit Claim Deed

Grantor:

Joel D. Ripmaster, Trustee of the 2021
Kivett-Ripmaster Childrens' Trust
330 Kanaka Creek Rd
Stevenson, WA 98648-4009

Grantee:

Austin Rutland Kivett-Ripmaster, Trustee of
the 2021 Kivett-Ripmaster Children's Trust
330 Kanaka Creek Rd
Stevenson, WA 98648-4009

Abbreviated Legals:

330 NW KANAKA CREEK RD

Assessor's Tax Parcel No.

03073614290000

Jm 1/31/22

Documentary transfer tax is none. No consideration.

THE GRANTOR, Joel D. Ripmaster, Trustee of the 2021 Kivett-Ripmaster Childrens' Trust, hereby releases, quitclaim, grant and convey to:

THE GRANTEE, Austin Rutland Kivett-Ripmaster, Trustee of the 2021 Kivett-Ripmaster Children's Trust, the hereafter-described real estate situated in the County of Skamania, State of Washington, including any interest therein which Grantor may hereafter acquire:

See Exhibit "A"

DATED this the 1st day of December, 2021.

SIGNED


Joel D. Ripmaster

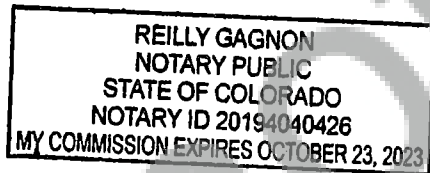
STATE OF COLORADO)


ss:

COUNTY OF BOULDER)

I certify that I know or have satisfactory evidence that **Joel D. Ripmaster** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

SWORN TO AND SUBSCRIBED before me, this the 1st day of December, 2021.




_____, Notary Public
My Commission Expires 10/23/23

LEGAL DESCRIPTION

A PORTION OF LOT I 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 I; THENCE FOLLOWING THE WESTERLY LINE OF THE SAID LOT I, NORTHWESTERLY A DISTANCE OF 170 FEET (MEAS. NORTH 24 DEGREES 37 MINUTES 58 SECONDS WEST, 171.50 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED, KA OR59002LS KA WA426901S- AND THE POINT OF BEGINNING OF THE TRACT HEREBY DESCRIBED; THENCE AT A RIGHT ANGLE IN A NORTHEASTERLY DIRECTION (MEA. NORTH 65 DEGREES 10 MINUTES 12 SECONDS EAST, 114.92 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED, KA OR59002LS KA WA426901S; THENCE CONTINUING NORTH 65 DEGREES 10 MINUTES 12 SECONDS 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 I; THENCE WEST (MEAS. NORTH 89 DEGREES 09 MINUTES 59 SECONDS 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 CROPPER 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 I 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 I, NORTH 24 DEGREES 37 MINUTES 58 SECONDS WEST, A DISTANCE OF 171.50 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED KA 01259002LS KA WA426901S-; THENCE NORTHWESTERLY FOLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD KNOWN AND DESIGNATED AS KANAKA CREEK ROAD, PER RIGHT-OF-WAY MAP, KANT CREEK ROAD AND NW CROPPER ROAD TO E LOOP ROAD IMPROVEMENT PLAN, DATED 2015, OVER THE FOLLOWING TWO (2) COURSES; 1) NORTH 24 DEGREES 37 MINUTES 58 SECONDS 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 DEGREES 39 MINUTES 04-, AN ARC LENGTH OF 194.66 FEET, A CHORD WHICH BEARS NORTH 33 DEGREES 57 MINUTES 31 SECONDS WEST, A CHORD LENGTH OF 193.80 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED KA OR590021S KA WA426901S LAST SAID POINT BEING THE POINT OF BEGINNING OF LINE A; THENCE NORTH 61 DEGREES 53 MINUTES 13 SECONDS EAST, 60.02 FEET TO A REFERENCE MONUMENT, BEING A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED KA OFT590021S KA WA426901S-, THENCE CONTINUING NORTH 61 DEGREES 53 MINUTES 13 SECONDS EAST, 37.31 FEET, MORE OR LESS, TO THE CENTER OF KANAKA CREEK, AND THE TERMINUS OF LINE A. ACCOUNT NO.: 03-07-36-1-4-2900-00

Skamania County Assessor

Date 1-31-22 Parcel# 03073614290000

gm