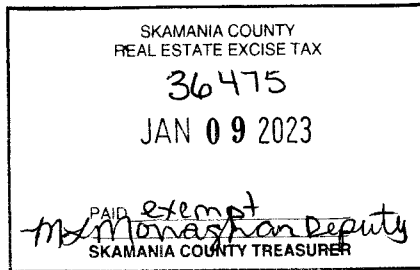




00015054202300000430010016

After Recording Return To:
Karey A. Schoenfeld
c/o Duffy Kekel, LLP
1610 C Street, Suite 207
Vancouver, WA 98663



Tax Parcel No. 03753620150000

Skamania County Assessor

BARGAIN & SALE DEED

Date 1-9-23 Parcel # 03753620150000

FROM: Gary R. Hegewald, Trustee of the Judith A. Hegewald Qualified Personal Residence Trust dated November 19, 2012 ("Grantor")

TO: Eight Ms, LLC, a Washington limited liability company

For good and valuable consideration, Grantor conveys to Grantee all of her right, title and interest in and to certain real property located at 482 Montell Terrace, in the County of Skamania, State of Washington, more fully described as follows:

Lot 5 of STRAWBERRY HILL TRACTS in Section 36, Township 3 North, Range 7 1/2 E.W.M., according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington;

SUBJECT TO easement and right of way for county road known and designated as Strawberry Road;

AND SUBJECT TO the acts and omissions of the grantees as purchasers under a real estate contract dated December 29, 1964, in fulfillment of which this conveyance is made.

SUBJECT TO AND EXCEPTING: All easements, encumbrances, and restrictions of record.

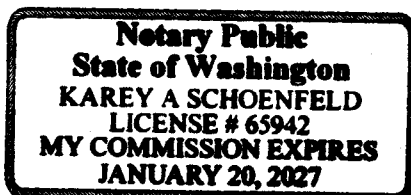
Dated this 17 day of November, 2022.

Gary R. Hegewald, Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me Gary R. Hegewald, who is known to, or has proven to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of November, 2022.



Karey A. Schoenfeld
Notary Public for the State of Washington
Residing at: Vancouver, Washington
My Commission Expires: 1/20/2027