

Skamania County, WA 2023-001439
Total: \$207.50
DEED 10/05/2023 11:52 AM
Pgs=5
Request of: COLUMBIA GORGE TITLE



RETURN ADDRESS
Chicago Title
655 W Columbia Way Suite 200
Vancouver, WA 98660

Document Title(s): Order Number: S-23-177
Warranty Deed (Individual to a Trust)

Reference Number(s) of related documents:
2010176553 Re-Record to correct/add full legal description

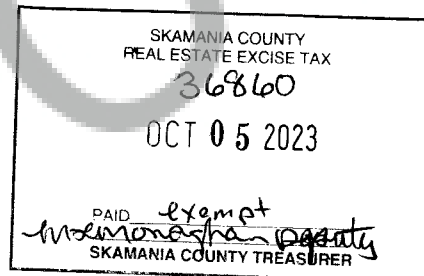
Grantor(s): (Last name, First name and Middle Initial)
Max W. Hegewald

Grantee(s): (Last name, First name and Middle Initial)
Riverview Asset Management & Trust Co., as Trustee of the Max W.
Hegewald Family Trust (Amended and Restated), dated April 28, 1999

Trustee:
N/A.

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)
Ptn. Sec 36, T3N, R7E W.M.

Assessor's Property Tax Parcel/Account Number:
03073620250000 *2m 10/5/23*



REAL ESTATE EXCISE TAX

AFTER RECORDING MAIL TO:

Kenneth V. Hoffman
Attorney at Law
800 North Devine Road
Vancouver, Washington 98661
(360) 695-5150

28783
OCT - 5 2010
PAID *exempt*
Vancouver North
SKAMANIA COUNTY TREASURER

WARRANTY DEED (Individual to a Trust)

Tax Parcel No. 03073620250000

Skamania County Assessor

Date 10/5/10 Parcel 3-7-36-2-2500 NW

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, MAX W. HEGEWALD, an individual, unmarried, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto RIVERVIEW ASSET MANAGEMENT & TRUST CO., as Trustee of THE MAX W. HEGEWALD FAMILY TRUST (AMENDED AND RESTATED), dated April 28, 1999, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying the in the County of Skamania, State of Washington, to wit:

~~Beginning at the intersection of the center of the county road known as the Gropper Road with the center line running north and south through the Northwest Quarter (NW1/4) of Section 36, Township 3 North, Range 7 E.W.M; thence following said center line north 281.8 feet; thence east 145 feet to the initial point of the tract hereby described; thence east 10 feet; thence south 279 feet, more or less, to the center line of said Gropper Road; thence westerly following the center line of said Gropper Road 10 feet, more or less, to a point due south of the initial point; thence north 279 feet, more or less, to the initial point;~~

TOGETHER WITH an easement 15 feet in width for the use of the existing road lying easterly of the strip of land 10 feet in width above described and extending from the said Gropper Road on the south to the natural gas pipeline easement granted to Pacific Northwest Pipeline Corporation on the north.

AND SUBJECT TO easement and right of way granted to Pacific Northwest Pipeline Corporation, a corporation, for a natural gas pipeline over and across the above described property.

Unofficial
Copy

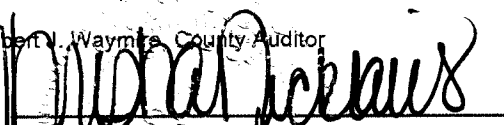
State of Washington
County of Skamania

I, Robert J. Waymire, Skamania County Auditor, do hereby
certify that the foregoing instrument is a true and correct
copy of the document now on file or recorded in my office.

In witness whereof, I hereunto set my hand and official seal
this 12th of September 2023.

Robert J. Waymire, County Auditor

By


Krishna Nicklaus - Deputy

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for the year 2010 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee.

The property herein conveyed is not part of the homestead of Grantor.

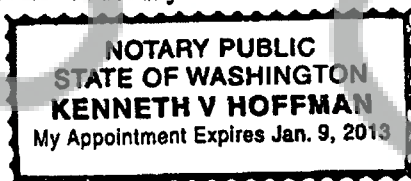
WITNESS Grantor's hands this 15 day of Sept, 2010.

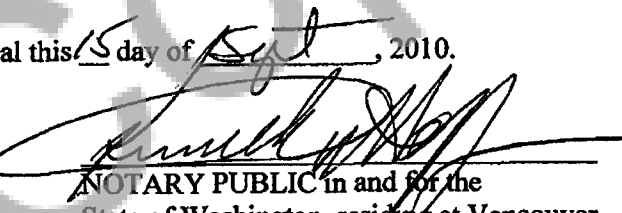

MAX W. HEGEWALD, Grantor

STATE OF WASHINGTON)
: ss.
COUNTY OF CLARK)

On this day personally appeared before me MAX W. HEGEWALD, to me known 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 15 day of Sept, 2010.




NOTARY PUBLIC in and for the
State of Washington, residing at Vancouver.
My commission expires: 1-9-13

Grantor(s) Name, Address, phone:
Max W. Hegewald
PO Box 203
Stevenson, WA 98648
(509) 427-8322

Grantee(s) Name, Address, phone:
Riverview Asset Management & Trust Co., Trustee
of The Max W. Hegewald Family Trust (Amended
and Restated)
900 Washington St. #900
Vancouver, WA 98660
(360) 693-7583

SEND TAX STATEMENTS TO GRANTEE

EXHIBIT "A"

A tract of land in the Southeast Quarter of the Northwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the intersection of the center of the County Road (Gropper Road) with the center line running North and South through the Northwest Quarter of said Section 36; thence following said center line North 281.8 feet; thence East 155 feet; thence South 279 feet, more or less, to the center line of said Gropper Road; thence Westerly following the center line of said road to the point of beginning.

Skamania County Assessor

Date 11-5-23 Parcel# 03073620250000
Ym