



**When recorded return to:**

Karen Nichelle Porter and Rosita Hegge  
721 Gropper Road  
Stevenson, WA 98648

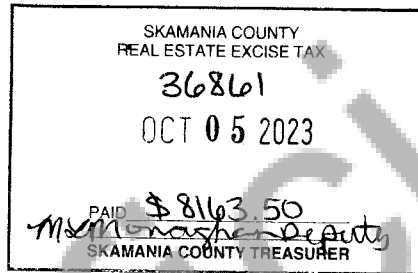
Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

Escrow No.: 622-164422



**BARGAIN AND SALE DEED**

**THE GRANTOR(S)**

Riverview Trust Company FKA Riverview Asset Management & Trust Co., as Trustee of the Max W. Hegewald Family Trust (Amended and Restated), dated April 28, 1999

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

Karen Nichelle Porter, an unmarried woman and Rosita Hegge, a married woman as her separate estate

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.)

Ptn. Sec 36, T3N, R7E W.M.

Tax Parcel Number(s): 03073620250000 *LM 10/5/23*

Subject to:

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

**BARGAIN AND SALE DEED**  
(continued)

Dated: October 2, 2023

Riverview Trust Company, as Trustee of the Max W. Hegewald Family Trust (Amended and Restated), dated April 28, 1999

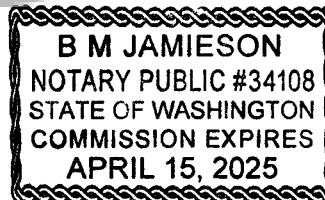
BY: *Kara Stoddart*  
Kara Stoddart  
Vice President & Trust Officer

State of Washington

County of Clark

This record was acknowledged before me on October 3rd, 2023 by Kara Stoddart as Vice President & Trust Officer of Riverview Trust Company as Trustee of the Max W. Hegewald Family Trust.

*B M Jamieson*  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 4/15/2025



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 03073620250000**

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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 10-5-20 Parcel# 03073620250000

YM

**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:  
For : Road Purposes  
Recorded : June 3, 1911  
Book : N  
Page : 185
4. Easement, including the terms and provisions thereof:  
For : Pipeline  
Granted to : Pacific Northwest Pipeline Corporation  
Recorded : February 16, 1956  
Book : 41  
Page : 170
5. Easement, including the terms and provisions thereof:  
For : Pipeline  
Granted to : Pacific Northwest Pipeline Corporation  
Recorded : January 4, 1955  
Book : 40  
Page : 454
6. Easement, including the terms and provisions thereof:  
For : Roadway and Pipeline  
Recorded : February 7, 1966  
Book : 55  
Page : 307
7. Ordinance No. 1998-04, including the terms and provisions thereof:  
Recorded : March 20, 2001  
Book : 207  
Page : 757