



00020034202400017850030039

When recorded return to:

David E. Wyatt and Kaitlyn M. Conrath  
PO Box 249  
Stevenson, WA 98648

**STATUTORY WARRANTY DEED**

Filed for record request of:  
Columbia Gorge Title  
Reference: S-24-483

**THE GRANTOR(S)**

Matthew S. Rivera and Sindy Ann Rivera, Trustees of the Matthew and Sindy Rivera Trust, dated the 16th day of March, 2017,

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

**THE GRANTEE(S)**

David E. Wyatt and Kaitlyn M. Conrath, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF LOCATED ON PAGE 3.

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

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

SUBJECT TO SPECIAL EXCEPTIONS 9,10,11,12,13,14,15 AND 16 OF THE PRELIMINARY TITLE REPORT  
DATED November 21, 2024. FILE NUMBER S-24-483. A COPY OF WHICH WAS PROVIDED TO THE  
GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-4-4-0403-00

Dated: 12/2/2024

Matthew and Sindy Rivera Trust, dated the 16th day of March, 2017

By: Matthew S. Rivera

Matthew S. Rivera, Trustee

By: Sindy Ann Rivera

Sindy Ann Rivera, Trustee

Skamania County

Real Estate Excise Tax

37508

DEC 09 2024

PAID

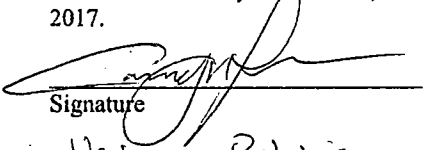
\$ 2097.50

Skamania County Treasurer

Mark Bradshaw Deputy

STATE OF WASHINGTON  
COUNTY OF Whitman

This record was acknowledged before me on 2 day of December, 2024 by Matthew S. Rivera and Sindy Ann Rivera, Trustees of Matthew and Sindy Rivera Trust, dated the 16th day of March, 2017.

  
Signature

Notary Public  
Title

My commission expires: Sep 22, 2027

CAITLYN LA RUE  
Notary Public  
State of Washington  
Commission # 20101709  
My Comm. Expires Sep 22, 2027

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 343 Kanaka Creek Road, Stevenson, WA 98648  
Tax Parcel Number(s): 03-07-36-4-4-0403-00

**Property Description:**

A portion of the Shepard Donation Land Claim, situated in the Southeast Quarter of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, being more particularly described as follows:

Beginning at the 5/8" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking a point on the Division Line of the Shepard Donation Land Claim which bears South 87° 49' 55" East, 217.81 feet from the intersection of said Division line with the Southerly Right of Way Line of Kanaka Creek Cut Off, a 50.00 foot wide public roadway; thence along the Division Line of the Shepard Donation Land Claim, South 87° 49' 55" East, 215.18 feet to a 5/8" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence leaving said line, South 02° 10' 05" West, 170.37 feet; thence North 86° 06' 17" West, 140.97 feet; thence North 64° 50' 28" West, 55.84 feet; thence North 06° 50' 10" West, 146.11 feet to the point of beginning.

Skamania County Assessor 

Date 12/9/24 Parcel# 0307 3644040300