

Skamania County, WA  
Total: \$305.50  
DEED  
Pgs=3

2025-000944

06/23/2025 02:11 PM

Request of: COLUMBIA GORGE TITLE



00021569202500009440030033

Skamania County  
Real Estate Excise Tax

37808

JUN 23 2025

**WHEN RECORDED RETURN TO:**

Joner Law PLLC  
PO Box 928  
Battle Ground, WA 98604

PAID

exempt

Skamania County Treasurer

**Corrective Deed**

**Grantor:**

Joel D. Ripmaster, Trustee of the 2021  
Kivett-Ripmaster Children's 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

Pln Stevenson Park Add BKA/Pg 38

THIS CORRECTIVE DEED ("Deed") is dated as of the date set forth below, and is made by THE GRANTOR, **Joel D. Ripmaster, Trustee of the 2021 Kivett-Ripmaster Children's Trust**, in favor of THE GRANTEE, **Austin Rutland Kivett-Ripmaster, Trustee of the 2021 Kivett-Ripmaster Children's Trust**, and is for the purpose of correcting that certain erroneous Quitclaim Deed dated December 1, 2021 made by Grantor in favor of Grantee and recorded on February 7, 2022 in Skamania County, Washington under Auditor File No. 2022-000266.

Grantor and Grantee acknowledge and agree that the erroneous Quitclaim Deed requires corrective action in that such Quitclaim Deed had (i) an incorrect signature block naming the wrong Grantor and (ii) an incorrect possessive apostrophe in Grantor's name and (iii) named a Trustee who was not named as a Trustee in the pertinent Trust documents. This Corrective Deed is intended to effectuate such needed correction.

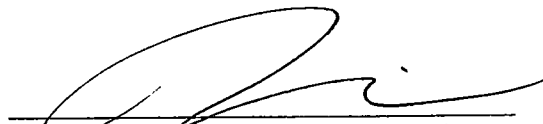
This Corrective Deed relates to the deed conveying the real property and improvements thereon and appurtenances thereto described as follows:

See attached Exhibit A

Quit Claim Deed 1

DATED this the 16<sup>th</sup> day of June, 2025.

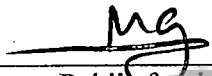
SIGNED

  
Joel D. Ripmaster, Trustee of the 2021  
Kivett-Ripmaster Children's Trust

STATE OF COLORADO )  
COUNTY OF BOULDER ) ss:

I certify that I know or have satisfactory evidence that **Joel D. Ripmaster as Trustee of the 2021 Kivett-Ripmaster Children's Trust** 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 16 day of June, 2025.

 Michael C. Gervasi, Notary Public  
Notary Public for the State of \_\_\_\_\_  
My Commission Expires 9/19/25 **COLORADO**  
**BOULDER**

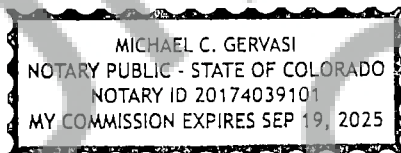


EXHIBIT "A"

A portion of Lot 1 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 1; thence following the Westerly line of the said Lot 1, Northwesterly a distance of 170 feet (Meas. North  $24^{\circ} 37' 58''$  West, 171.50 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS" and the Point of Beginning of the tract hereby described; thence at a right angle in a Northeasterly direction (Mea. North  $65^{\circ} 10' 12''$  East, 114.92 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS"; thence continuing North  $65^{\circ} 10' 12''$  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 1; thence West (Meas. North  $89^{\circ} 09' 59''$  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 Gropper 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 1 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 1, North  $24^{\circ} 37' 58''$  West, a distance of 171.50 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS"; thence Northwesterly following the Easterly right-of-way line of County road known and designated as Kanaka Creek Road, per right-of-way map, Kanaka Creek Road and NW Gropper Road to E Loop Road Improvement Plan, dated 2015, over the following two (2) courses; 1) North  $24^{\circ} 37' 58''$  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  $18^{\circ} 39' 04''$ , an arc length of 194.66 feet, a chord which bears North  $33^{\circ} 57' 31''$  West, a chord length of 193.80 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS" last said point being the Point of Beginning of Line "A"; thence North  $61^{\circ} 53' 13''$  East, 60.02 feet to a reference monument, being a 5/8-inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS", thence continuing North  $61^{\circ} 53' 13''$  East, 37.31 feet, more or less, to the center of Kanaka Creek, and the Terminus of Line "A".

Skamania County Assessor

Date 6/23/25 Parcel # 3-7-36-14-2900  
