

2025-000945

06/23/2025 02:11 PM



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When recorded return to:

Carolyn Groves, Trustee of The Carolyn
Groves Trust u/a/d dated November 2, 2023
5295 SW Dogwood Lane
Portland, OR 97225

STATUTORY WARRANTY DEED

Filed for record request of:
Columbia Gorge Title
Reference: S-25-178

THE GRANTOR(S)

Austin Rutland Kivett-Ripmaster, Trustee of The 2021 Kivett-Ripmaster Children's Trust,

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
THE GRANTEE(S)

Carolyn Groves, Trustee of The Carolyn Groves Trust u/a/d dated November 2, 2023

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.

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

Ptn. STEVENSON PARK ADD Bk A/Pg 38

SUBJECT TO SPECIAL EXCEPTIONS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21 OF THE
PRELIMINARY TITLE REPORT DATED JUNE 2, 2025, FILE NUMBER S-25-178, A COPY OF WHICH WAS
PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-1-4-2900-00

Dated: 6/20/25

The 2021 Kivett-Ripmaster Children's Trust

By: [Signature]
Austin Rutland Kivett-Ripmaster, Trustee

Skamania County
Real Estate Excise Tax
37809
JUN 23 2025

PAID \$10,382.00
[Signature]
Skamania County Treasurer

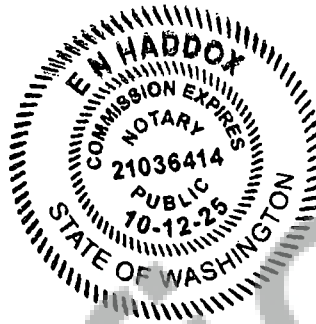
STATE OF Washington
COUNTY OF Skamania

This record was acknowledged before me on this 20th day of June, 2025, by
Austin Rutland Kivett-Ripmaster, Trustee of The 2021 Kivett-Ripmaster Children's Trust.

E. Haddox
Signature

Notary
Title

My commission expires: 10/12/25



Unofficial Copy

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 330 Northwest Kanaka Creek Road, Stevenson, WA 98648

Tax Parcel Number(s): 03-07-36-1-4-2900-00

Property Description:

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° 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° 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° 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° 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° 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° 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° 39' 04", an arc length of 194.66 feet, a chord which bears North 33° 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° 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° 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# 3-7-36-1-4-2900