


When recorded return to:
West Peak Contractors LLC
~~100 Osprey Ridge Lane~~
~~Stevenson, WA 98648~~
13504 NE 71st Street
Vancouver, WA 98682

Skamania County, WA
Total: \$105.50
DEED
Pgs=3
2021-001997
06/07/2021 02:24 PM
Request of: COLUMBIA GORGE TITLE

00009032202100019970030038

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4601 NE 77th Ave., Suite 120
Vancouver, WA 98662-6730

Escrow No.: 622-146719

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard A. Silver, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to West Peak Contractors LLC, a Washington limited liability company

the following described real 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.)

Lot 9 Hidden Ridge Sub AF # 2018000254

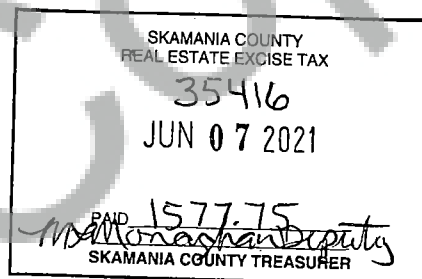
Tax Parcel Number(s): 03073544100900

Subject to:

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

Dated: May 21, 2021


Richard A. Silver



State of WASHINGTON
County of ~~SKAMANIA~~

HW
CHALK

I certify that I know or have satisfactory evidence that Richard A. Silver 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.

Dated: 5/24/2021

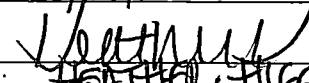

Name: HEATHER HIGGINS
Notary Public in and for the State of WA
Residing at: CLARK COUNTY
My appointment expires: 9/10/2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03073544100900

Lot 9 of HIDDEN RIDGE SUBDIVISION, according to the recorded plat thereof, recorded in Auditor's File Number 2018000254, in the County of Skamania, State of Washington.

Skamania County Assessor

Date 6/7/21 Parcel# 3-7-35-44-1009
G.S.

Unofficial
Copy

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. Reservation, including the terms and provisions thereof as reserved in Deed:
For : The right to construct Highways
Recorded : April 4, 1949
Book : 32
Page : 331
4. Easement, including the terms and provisions thereof:
For : Right of Way
Granted to : Northwest Pipeline Corporation
Recorded : February 6, 1956
Book : 41
Page : 99
5. Permission to Construct Slopes and Fills, including the terms and provisions thereof:
Recorded : December 8, 1970
Book : 62
Page : 441
6. Private Roadway Agreement, including the terms and provisions thereof:
Recorded : March 11, 1991
Book : 122
Page : 481
7. Conditions and Restrictions, including the terms and provisions thereof, established by City of Stevenson:
Ordinance No. : 907
Recorded : March 19, 2001
Book : 207
Page : 674
8. Development Agreement for Road Construction, including the terms and provisions thereof:
Recorded : October 21, 2005
As : 2005159180
9. Conditions, Restrictions and Easements, including the terms and provisions thereof, as shown on the recorded plat of IMAN LOOP Short Plat AFN 2006160461.
See recorded plat for details
10. Declaration, Covenants, Conditions and Restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenant, conditions or restrictions violate Title 42, Section 3604 and 3607, of the United States Codes:
Recorded : May 18, 2007
As : 2007166154
Said Covenants, Conditions and Restrictions were amended/modified by instrument:
Recorded : April 23, 2018
As : 2018000783
Said Conditions and Restrictions set forth above contain, among other things, levies and assessments of Hidden Ridge Homeowners' Association.