

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

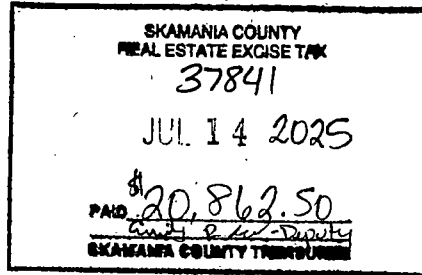
2025-001068

07/14/2025 04:16 PM

Request of: CLARK COUNTY TITLE

00021766202500010680030033

AFTER RECORDING MAIL TO:
Scott B. McDowell and Alondra L. McDowell
132 Angelo Ridge Road
Washougal, WA 98671



Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 25-164526

Statutory Warranty Deed

Abbreviated Legal: LOT 3 OF THE CAPEHORN NORTH SHORT PLAT 2006/163370

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 01-05-03-0-0-0405-00

LM 7/14/25

THE GRANTOR **Kathy E. Angelo, Trustee of the Kathy E. Angelo Trust dated April 1, 2013**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Scott B. McDowell and Alondra L. McDowell, a married couple**, the following described real estate, situated in the County of Skamania, State of Washington:

**husband and wife*

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 11 day of July 2025.

The Kathy E. Angelo Trust dated April 1, 2013

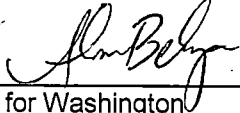
By: Kathy E. Angelo Trustee
Kathy E. Angelo, Trustee

☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }

County of Clark } SS.

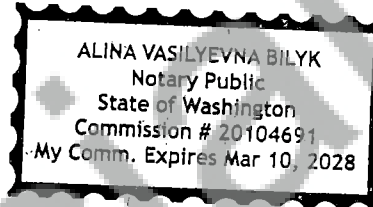
This record was acknowledged before me on this 11 day of June, 2025 by Kathy E. Angelo,
Trustee of the Kathy E. Angelo Trust dated April 1, 2013.



Notary Public for Washington

My commission expires: ~~January 2, 2026~~ ^{AD}

MAR 10, 2028



Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

LOT 3 OF CAPEHORN NORTH SHORT PLAT, ACCORDING TO THE PLAT THEREOF,
RECORDED OCTOBER 16, 2006, UNDER AUDITOR'S FILE NO. 2006163370, RECORDS OF
SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

Date 7/14/25 Parcel# 01050300040500
LM