

Skamania County, WA
Total:\$306.50
DEED
Pgs=4

2025-001190

07/31/2025 12:15 PM

Request of: COLUMBIA GORGE TITLE

00021909202600011900040048

When recorded return to:

Ty Hildenbrand
31 Bastrom Road
Carson, WA 98610

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

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

Escrow No.: 622-173245

Skamania County
Real Estate Excise Tax

37876

JUL 31 2025

PAID \$ 5000.00
Skamania County Treasurer
M. Monaghan

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron Towell and Susan Ebben, husband and wife

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 Ty Hildenbrand, an unmarried person and Maurice Hildenbrand and Kaitlyn Hildenbrand, a married couple

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 2 C.E.D., LLC 2022 SP AF#2022001721

Tax Parcel Number(s): 03082021041500 *am*

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7/23/25

Aaron Towell
Aaron Towell

Susan Ebben
Susan Ebben

State of Washington

County of Clark

This record was acknowledged before me on 7/23/2025 by Aaron Towell and Susan Ebben.

K R Harteeloo
(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 9/15/2027

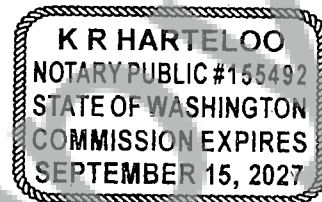


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 03082021041500

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the C.E.D., LLC 2022 Short Plat, recorded in Auditor's File No. 2022001721, Skamania County Records.

Skamania County Assessor *jm*

Date 7/31/25 Parcel # 03082021041500

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. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of JOHN BASTROM Short Plat No. 3 Book 2, Page 141.
See recorded plat for details
4. Agreement, including the terms and provisions thereof:
Regarding : Ingress, Egress and Utilities
Recorded : April 7, 2003
Book : 240
Page : 70
5. Easement, including the terms and provisions thereof:
For : Ingress, Egress and Utilities
Recorded : July 11, 2003
Book : 246
Page : 78
AND
Rerecorded : July 15, 2004
As : 2004153724
6. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : October 14, 2008
As : 2008171206
AND
Rerecorded : June 30, 2022
As : 2022001350
7. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of C.E.D., LLC Short Plat Auditor's File No. 2021003674.
See recorded plat for details
8. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of C.E.D., LLC 2022 Short Plat Auditor's File No. 2022001721.
See recorded plat for details