

When recorded return to:
Christopher Aaron Phillips, an unmarried man
301 Hilltop Road
Washougal, WA 98671

Skamania County, WA
Total: \$306.50
DEED
Pgs=4
Request of: COLUMBIA GORGE TITLE

2025-001461

09/15/2025 12:13 PM

00022272202500014610040040

Skamania County
Real Estate Excise Tax

Filed for record at the request of:

 **Fidelity National Title**
COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

37931
SEP 15 2025

PAID \$ 5675.00
Skamania County Treasurer
M. Monaghan Deputy

Escrow No.: 612901610

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew J. Riehl and Laura J. Riehl, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys and warrants to Christopher Aaron Phillips, an unmarried man

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, Clifford Orth SP BK 2/Pg 71

Tax Parcel Number(s): 02052700080000 *DW*

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 2, 2025

Matthew J. Riehl
Matthew J. Riehl
Laura J. Riehl
Laura J. Riehl

Oregon
State of ~~Washington~~
County of ~~Clark~~ Clackamas
This record was acknowledged before me on 9/10/25 by Matthew J. Riehl and Laura J. Riehl.

[Signature]
(Signature of notary public)
Notary Public in and for the State of LA
My commission expires: 2/19/29



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02052700080000

The North 237 feet of the South 746 feet of the West 920 feet of the West Half of the Northwest Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

ALSO KNOWN AS Lot 2 of the CLIFFORD F ORTH Short Plat, recorded in Book 2 of Short Plats, Page 71, Skamania County Records.

Skamania County Assessor

Date 9/15/25 Parcel # 2-5-27-800
(Signature)

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. Easement, including the terms and provisions thereof:
For : Ingress, egress and utilities
Recorded : January 26, 1979
Book : 76
Page : 741
4. Covenants, Conditions and Easements, including the terms and provisions thereof, as shown on the recorded plat of CLIFFORD F ORTH Short Plat Book 2, Page 71.
See recorded plat for details
5. Road Maintenance Agreement, including the terms and provisions thereof:
Recorded : May 8, 1997
Book : 165
Page : 119