

2025-002022

12/15/2025 03:26 PM



When recorded return to:  
Shelli Phillips and Carl Ricks  
722 Cedar Falls Road  
Washougal, WA 98671

Filed for record at the request of:



**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

1499 SE Tech Center Place, Suite 100  
Vancouver, WA 98683

Escrow No.: 612903225

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Peterson as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys and warrants to Shelli Phillips  
an unmarried man and Shelli Phillips, an unmarried woman <sup>SP</sup> ~~and~~ <sup>CR</sup> ~~Carl Ricks,~~

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 5 OF RIVERS EDGE ACRES B/96

Tax Parcel Number(s): 02052600170400 *SP*

Subject to:

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

Dated: 11/21/2025

*[Signature]*  
Michael Peterson

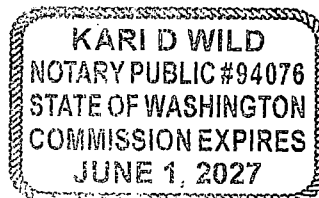
Skamania County  
Real Estate Excise Tax  
38071  
DEC 15 2025

PAID \$ 6822.50  
*[Signature]*  
Skamania County Treasurer

State of Washington  
County of Clark

This record was acknowledged before me on Nov 21<sup>st</sup> 2025 by Michael Peterson.

*[Signature]*  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 6/1/27



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 02052600170400**

---

LOT 5 OF THE RIVER EDGE ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
BOOK

"B" OF PLATS, PAGE 96, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor *om*

Date: 2/15/25 Parcel# 02052600170400

Unofficial  
Copy

## EXHIBIT "B"

### Exceptions

1. TAXES AS DUE
2. LIABILITY FOR FUTURE ASSESSMENTS FOR IMPROVEMENTS LOCATED ON SAID LAND.
3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING:  
RECORDED:  
ROAD MAINTENANCE  
February 2, 1993  
AUDITOR'S FILE NO.: 115446, BOOK 133, PAGE 231
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: BRIDGE  
AUDITOR'S FILE NO.: BOOK 65, PAGE 413  
AREA AFFECTED: SAID PREMISES  
  
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: INGRESS, EGRESS AND UTILITIES  
AUDITOR'S FILE NO.: BOOK 65, PAGE 414  
AREA AFFECTED: SAID PREMISES  
  
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: INGRESS, EGRESS AND UTILITIES  
AUDITOR'S FILE NO.: BOOK 65, PAGE 418  
AREA AFFECTED: SAID PREMISES  
  
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: INGRESS, EGRESS AND UTILITIES  
AUDITOR'S FILE NO.: BOOK 65, PAGE 420  
AREA AFFECTED: SAID PREMISES
5. RESERVATIONS AND OTHER MATTERS AND THE TERMS AND CONDITIONS THEREOF:  
AUDITOR'S FILE NO.: BOOK 56, PAGE 157
6. RESERVATIONS AND OTHER MATTERS AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: April 01, 1985  
AUDITOR'S FILE NO.: BOOK 84, PAGE 432  
SAID RESERVATIONS ASSIGNED BY AUDITOR'S FILE NO. 2010176270.  
  
COVENANTS, CONDITIONS, RESTRICTIONS AND ROAD MAINTENANCE AGREEMENT  
CONTAINED IN INSTRUMENT;  
AUDITOR'S FILE NO.: BOOK 177, PAGE 775  
SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY  
INSTRUMENT:  
AUDITOR'S FILE NO.: BOOK 188, PAGE 93 AND 2021003360  
  
AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: CEDAR FALLS ROAD MAINTENANCE  
RECORDED: December 16, 2009  
AUDITOR'S FILE NO.: 2009174538  
  
DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES,  
SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.  
  
EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR  
INGRESS, EGRESS AND UTILITIES. (AFFECTS EASTERN PORTION)  
  
EASEMENT DELINEATED ON THE FACE OF THE PLAT OF SAID SUBDIVISION; FOR  
NATURAL BUFFER AREA. (AFFECTS NORTHERN PORTION)  
  
ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF  
THE  
WASHOUGAL RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE
7. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES OF

## EXHIBIT "B"

Exceptions  
(continued)

AMERICA  
TO REGULATE COMMERCE, NAVIGATION, FISHING AND PRODUCTION OF POWER.

ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF  
THE  
LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE  
ANY  
WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND  
WHICH IS  
NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.

ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF  
SAID  
PREMISES, LYING WITHIN THE BED OF THE WASHOUGAL RIVER IF SAID RIVER IS  
NAVIGABLE.