

Clark County Property Profile



VANCOUVER
WASHINGTON



CHICAGO TITLE Fidelity National Title
TWO COMPANIES ONE UNITED TEAM

Parcel #	258913000	Owner	Rjr Enterprises LLC
Ref Parcel		Owner Address	1935 Samco Rd Ste 102 Rapid City SD 57702
Site Address	WA 98629	Market Total Value	\$88,025.00
Lot Size	0.31 Acres (13,504 SqFt)	Assessed Total Value	\$88,025.00
Building Area		Year Built	
School District	La Center	Sale Date	07/01/2019
Zoning	LDR-7.5 Low Density Residential (Ldr-7.5)	Sale Price	\$200,000.00
Bedrooms		Subdivision	
Bathrooms		Land Use / Land Use Std	990 - Vacant / VMSC - Vacant Misc
Legal	#50 SEC 34 T5NR1EWM .31A		



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

5622571 D

Total Pages: 5 Rec Fee: \$105.50
eRecorded in Clark County, WA 07/01/2019 02:35 PM
CHICAGO TITLE FISHERS LANDING
SIMPLIFILE LC E-RECORDING

When recorded return to:

RJR Enterprises, LLC, a South Dakota limited liability company
1935 Samco Road, Suite 102
Rapid City, SD 57702

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-110868

STATUTORY WARRANTY DEED

THE GRANTOR(S) KT West, LLC, a Washington limited liability company

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 RJR Enterprises, LLC, a South Dakota limited liability company

the following described real estate, situated in the County of Clark, State of Washington:

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

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Lots 46, 106 and 50, Section 34, Township 5 North, Range 1 East

Tax Parcel Number(s): 258909-000, 258968-000, 258913-000

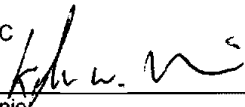
Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: June 24, 2019

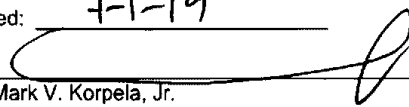
KT West, LLC

BY: 
Kyle Muonio
Member

BY: 
Tyrel Koistinen
Member

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Kyle Muonio and Tyrel Koistinen are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of KT West, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-1-19

Mark V. Korpela, Jr.
Notary Public in and for the State of Washington
Residing at: Woodland, WA
My appointment expires: February 28, 2021

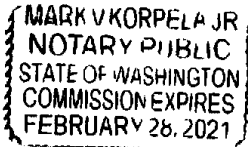


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 258909-000, 258968-000 and 258913-000

Parcel I

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North 88°04'20" West, 1884.07' from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 18 of Surveys, page 151, Clark County Auditor's Records;

Thence South 88°04'20" East, along said South line, 400.00 feet;

Thence North 01°55'40" East, perpendicular to the South line of the Northeast quarter of Section 34, for a distance of 104.69 feet to a 1/2 inch iron rod (Survey 18-151) marking the Northwest corner of the "Scheuble Tract" as described under Clark County Auditor's File No. 5376889 and the True Point of Beginning;

Thence continuing North 01°55'40" East, along the East line of another "Scheuble Tract" as described under Clark County Auditor's File No. 5376889, for a distance of 52.98 feet to the Northeast corner of the second mentioned "Scheuble Tract" and the centerline of NE North Fork Ave;

Thence along said centerline along the arc of a 218.00 foot radius curve to the left, (the radial bearing of which is North 33°28'11" West) through a central angle of 16°38'01", for an arc distance of 63.29 feet;

Thence continuing along said centerline along the arc of a 185.00 foot radius curve to the left, through a central angle of 09°30'02", for an arc distance of 30.68;

Thence leaving said centerline, South 01°55'40" West, 122.20 feet to a 1/2 inch iron rod (Survey 18-151) marking the Northeast corner of the first mentioned "Scheuble Tract";

Thence North 88°04'20" West, 62.37 feet to the True Point of Beginning.

EXCEPT any portion lying within NE North Fork Ave.

Parcel II

That portion of the South half of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point on the South line of said quarter section where intersects on the centerline of the County Road known as North Fork Road; thence South 88° 04'20" East along said South line 400.00 feet; thence North 01° 55'40" East at right angles to said South line 20.00 feet to the true point of beginning; thence continuing North 01° 55'40" East 84.69 feet; thence South 88° 04'20" East parallel to the South line of the Northeast quarter of said Section 34, a distance of 62.37 feet; thence South 01° 55'40" West 84.69 feet to a point 20.00 feet North of the South line of the Northeast quarter of Section 34; thence North 88° 04'10" West parallel to said South line 62.37 feet to the true point of beginning.

TOGETHER WITH that portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North 88° 04' 20" W, 1883.50 feet from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records; thence South 88° 04' 20" East, along said South line, 400.00 feet to the True Point of Beginning; thence continuing along said South line, South 88° 04' 20" East, 62.37 feet to a point on the southerly extension of the East line of the "Town of La Center Tract" as described under Clark County Auditor's File No. 8508300112; thence North 01° 55' 40" East, 20.00 feet to the Southeast corner of said "Town of La Center Tract"; thence North 88° 04'20" West, 62.37 feet to the Southwest corner of said "Town of La Center Tract"; thence South 01' 55' 40" West, 20.00 feet to the True Point of Beginning.

Parcel III

EXHIBIT "A"
Legal Description
(continued)

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North 88°04'20" West 1883.50 feet from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records; thence South 88° 04' 20" East, along said South line, 300.00 feet to a 1/2 inch iron rod as shown in Book 18 of Surveys, page 151, Clark County Auditor's Records marking the Southeast corner of the "Town of La Center Tract" as described under Clark County Auditor's File No. 0 72302 and the True Point of Beginning; thence North 01° 55' 40" East, along the East line of said town of La Center Tract", for a distance of 112.42 feet to a point on the centerline of NE North Fork Ave; thence along said centerline, North 71' 23' 09" East, 53.63 feet; thence continuing along said centerline along the arc of a 218.00 foot radius curve to the left, through a central angle of 14°51'20" for an arc distance of 56.52 feet to the Northeast corner of another "Town of La Center Tract" as described under Clark County Auditor's File No. G 104936; thence leaving said centerline, South 01° 55' 40" West, along the East line of the second mentioned "Town of La Center Tract", 157.67 feet to a point on the South line of the Northeast quarter of Section 34; thence North 88° 04' 20" West, 100.00 feet to the True Point of Beginning.

EXCEPT any portion lying within NE North Fork Ave.

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Boundary Line Agreement and the terms and conditions thereof:

Recording Date: January 10, 2019
Recording No.: 5577129
Affects: Parcels II and III and other property
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON

Purpose: Transmission of electric energy, including communication facilities
Recording Date: June 21, 1948
Recording No.: G04327, Book 446, Page 465
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent Property Owners
Purpose: access purposes
Recording Date: April 29, 1982
Recording No.: 8204290003
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent Property Owners
Purpose: ingress, egress and utilities
Recording Date: July 20, 1982
Recording No.: 8207200125
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: Survey Book 18, Page 151
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: Survey 67, Page 107

5577129 AGR

Total Pages: 15 Rec Fee: \$113.00
eRecorded in Clark County, WA 01/10/2019 03:54 PM
WFG CLARK COUNTY-RESWARE
SIMPLIFILE LC E-RECORDING

After recording return to:
Scott W. Swindell, attorney at Law
205 E. 11th Street
Suite 102
Vancouver, WA 98660

Please print legibly or type information.

Document Title(s)	AGREEMENT
Grantor(s)	JVW INVESTMENTS, LLC , a Washington Limited Liability Company _____ Additional Names on Page _____ of Document
Grantee(s)	KT WEST, LLC, a Washington Limited Liability Company _____ Additional Names on Page _____ of Document
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) # 51, # 50, # 106, Sec 34, T5N R 1E	Complete Legal Description on Page _____ of Document
Auditor's Reference Number(s)	WFG National Title submits this document for recordation as a courtesy, for physical convenience only WFG National Title has not examined this document for its validity, sufficiency or effect, if any, upon title to the real property herein described.
Assessor's Property Tax Parcel/Account Number(s)	258914-000 , 258913-000 & 258968-000
The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	
I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.	
Signature of Requesting Party(required for non-standard recordings only) GPCOVST. Doc rev4/02	

When Recorded Return To:

Scott W. Swindell, Attorney at Law, P.C.
205 E. 11th Street, Suite 102
PO Box 264
Vancouver, WA 98666-0264

BOUNDARY LINE AGREEMENT

Grantor: JVV Investments, LLC
Grantee: KT West, LLC
Legal Description (abbreviated): #51, #50, #106 Sec 34 T5N R1E
Additional legals on pages: 4-8
Assessor's Parcel Nos.: 258914-000, 258913-000 & 258968-000
Reference Nos. of Documents Released or Assigned: N/A

PARTIES:

1. **JVV Investments, LLC**, a Washington limited liability company ("JVV")
2. **KT West, LLC**, a Washington limited liability company ("KT West")

RECITALS:

A. JVV is the owner of that certain parcel of real property located in Clark County, Washington (the "JVV Property"), Tax Parcel No. 258914-000. A legal description of the JVV Property is contained within the attached Exhibit A (Tax Lot #51).

B. KT West is the owner of those certain parcels of real property located in Clark County, Washington (the "KT West Properties"), Tax Parcel Nos. 258913-000 and 258968-000. Legal descriptions of the KT West Properties are contained within the attached Exhibit B (Tax Lot #50) and Exhibit C (Tax Lot #106).

C. The JVV Property and the KT West Properties share a common boundary line.

D. The Parties desire to adjust their common boundary line and, accordingly, enter into this Agreement in order to do so.

BOUNDARY LINE ADJUSTMENT AGREEMENT – 1
[Clients\Wolverton\RP\BLA1]

E. It is the intention of the parties that these Recitals be and are a part of this Agreement.

F. This Boundary Line Adjustment Agreement is being executed simultaneously and in conjunction with that certain Boundary Line Adjustment Agreement between JVV Investments, LLC, a Washington limited liability company, and Chinookan, LLC, a Washington limited liability company.

AGREEMENT:

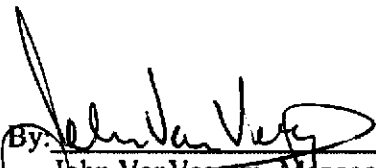
1. JVV will, simultaneously with the execution of this Boundary Line Adjustment Agreement, also execute a Statutory Quit Claim Deed whereby it will convey to KT West the real property described on the attached Exhibits D and E.


2. The new legal description of the JVV Property ("Boundary Line Adjusted Tax Lot #51") is contained on the attached Exhibit F.

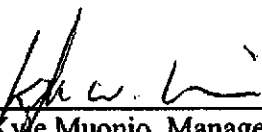
3. The new legal descriptions for the KT West Properties are contained on the attached Exhibit G ("Boundary Line Adjusted Tax Lot #50") and Exhibit H ("Boundary Line Adjusted Tax Lot #106").

JVV Investments, LLC

KT West, LLC

By: 
John Van Vessem, Manager
Dated: 12/28/2018

By: 
Tyrel Koistinen, Manager
Dated: 10-16-18

By: 
Kyle Muonio, Manager
Dated: 10/17/2018

E. It is the intention of the parties that these Recitals be and are a part of this Agreement.

F. This Boundary Line Adjustment Agreement is being executed simultaneously and in conjunction with that certain Boundary Line Adjustment Agreement between JVV Investments, LLC, a Washington limited liability company, and Chinookan, LLC, a Washington limited liability company.

AGREEMENT:

1. JVV will, simultaneously with the execution of this Boundary Line Adjustment Agreement, also execute a Statutory Quit Claim Deed whereby it will convey to KT West the real property described on the attached Exhibits D and E.


2. The new legal description of the JVV Property ("Boundary Line Adjusted Tax Lot #51") is contained on the attached Exhibit F.

3. The new legal descriptions for the KT West Properties are contained on the attached Exhibit G ("Boundary Line Adjusted Tax Lot #50") and Exhibit H ("Boundary Line Adjusted Tax Lot #106").

JVV Investments, LLC

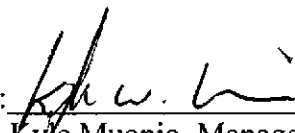
KT West, LLC

By: _____
John VanVessem, Manager

By:  _____
Tyrel Koistinen, Manager

Dated: _____

Dated: 10-16-18

By:  _____
Kyle Muonio, Manager

Dated: 10/17/2018

EXHIBIT A

Boundary Line Adjustment Agreement APN 258914-000 (Tax Lot #51)

Beginning at a point where the North line of the Southeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian intersects with the centerline of North Fork Road. Thence running along the North line of said Southeast quarter of Section 34 to the Northeast corner of said Southeast quarter; thence North 400 feet; thence West 60 feet; thence South 380 feet; thence West parallel with the Northerly line of said Southeast quarter to the center of said North Fork Road; thence following along centerline of said road to the true point of beginning.

EXHIBIT B

**Boundary Line Adjustment Agreement
APN 258913-000 (Tax Lot #50)**

That portion of the Southwest quarter of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point on the South line of said quarter section where it intersects on the centerline of the county road known as North Fork Road; thence East along the said South line 300 feet to the true point of beginning; thence East 100 feet; thence North to the centerline of said road; thence Southwesterly along the centerline of said road to a point due North of the true point of beginning; thence South to the true point of beginning .

EXHIBIT C

Boundary Line Adjustment Agreement APN 258968-000 (Tax Lot #106)

That portion of the South half of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point on the South line of said quarter section where it intersects on the centerline of the county road known as North Fork Road; thence South $88^{\circ}04'20''$ East along said South line 400.00 feet; thence North $01^{\circ}55'40''$ East at right angles to said South line 20.00 feet to the true point of beginning; thence continuing North $01^{\circ}55'40''$ East 84.69 feet; thence South $88^{\circ}04'20''$ East parallel to the South line of the Northeast quarter of said Section 34, a distance of 62.37 feet; thence South $01^{\circ}55'40''$ West 84.69 feet to a point 20.00 feet North of the South line of the Northeast quarter of Section 34; thence North $88^{\circ}04'10''$ West parallel to said South line 62.37 feet to the true point of beginning.

EXHIBIT D

Boundary Line Adjustment Agreement Portion of Tax Lot #51 to Tax Lot #50

PORTION OF TAX LOT #51 TO TAX LOT #50 (0.04 ACRES):

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North 88°04'20" W, 1883.50 feet from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence South 88° 04' 20" East, along said South line, 300.00 feet to a 1/2 inch iron rod as shown in Book 18 of Surveys, page 151, Clark County Auditor's Records marking the Southeast corner of the "Town of La Center Tract" as described under Clark County Auditor's File No. G 72302 and the True Point of Beginning;

Thence North 01° 55' 40" East, along the East line of said "Town of La Center Tract", for a distance of 20.00 feet to the Southwest corner of the "Scheuble Tract" as described under Clark County Auditor's File No. 5376889;

Thence South 88° 04' 20" East, 100.00 feet to the Southeast corner of said "Scheuble Tract";

Thence South 01° 55' 40" West, 20.00 feet to a point on the South line of the Northeast quarter of Section 34;

Thence North 88° 04' 20" West, 100.00 feet to the True Point of Beginning

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

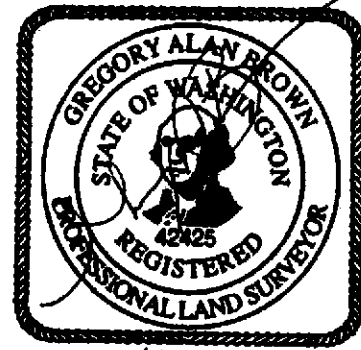
BROWN

SURVEYING PLLC

Exhibit "E"

December 27, 2018

LEGAL DESCRIPTION
FOR
TY KOISTINEN



PORTION OF TAX LOT #51 TO TAX LOT #106 (0.03 ACRES):

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North 88° 04' 20" W, 1883.50 feet from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence South 88° 04' 20" East, along said South line, 400.00 feet to the True Point of Beginning;

Thence continuing along said South line, South 88° 04' 20" East, 62.37 feet to a point on the southerly extension of the East line of the "Town of La Center Tract" as described under Clark County Auditor's File No. 8508300112;

Thence North 01° 55' 40" East, 20.00 feet to the Southeast corner of said "Town of La Center Tract";

Thence North 88° 04' 20" West, 62.37 feet to the Southwest corner of said "Town of La Center Tract";

Thence South 01° 55' 40" West, 20.00 feet to the True Point of Beginning

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

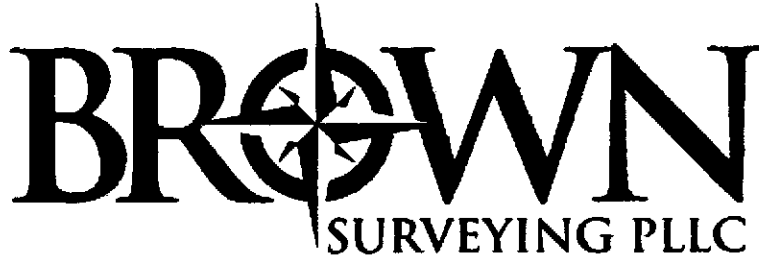


Exhibit "F"

December 27, 2018

**LEGAL DESCRIPTION
FOR
TY KOISTINEN**

PORTION OF BOUNDARY LINE ADJUSTED TAX LOT #51 (0.21 ACRES):

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North $88^{\circ} 04' 20''$ W, 1883.50 feet from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence South $88^{\circ} 04' 20''$ East, along said South line, 462.37 feet to the True Point of Beginning;

Thence continuing along said South line, South $88^{\circ} 04' 20''$ East, 462.17 feet to the East right of way line of East Gaither Ave. as shown in Book 311 of Plats, page 203, Clark County Auditor's Records;

Thence along the arc of a 20.00 foot radius curve to the right, (the radial bearing of which is North $43^{\circ} 20' 15''$ East) through a central angle of $63^{\circ} 03' 49''$, for an arc distance of 22.01 feet to a point on the North line of the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

Thence along the North line of said "Rashford Tract", North $88^{\circ} 04' 20''$ West, 456.03 feet to the Southeast corner of the "Town of La Center Tract" as described under Clark County Auditor's File No. 8508300112;

Legal Description for Ty Koistinen

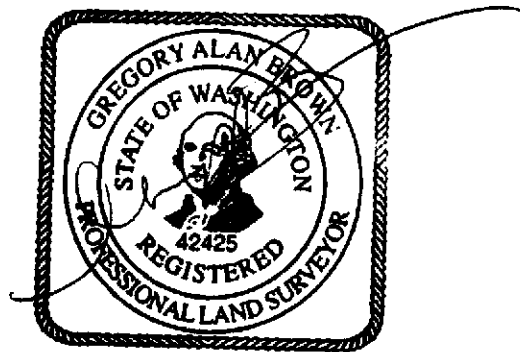
PORTION OF BOUNDARY LINE ADJUSTED TAX LOT #51 (0.21 ACRES)

December 27, 2018

Page 2

Thence South 01° 55' 40" West, 20.00 feet to the True Point of Beginning

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



12-27-2018

EXHIBIT G

Boundary Line Adjustment Agreement (Adjusted Tax Lot #50)

BOUNDARY LINE ADJUSTED TAX LOT #50 (0.30 ACRES):

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North $88^{\circ}04'20''$ W, 1883.50 feet from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence South $88^{\circ}04'20''$ East, along said South line, 300.00 feet to a 1/2 inch iron rod as shown in Book 18 of Surveys, page 151, Clark County Auditor's Records marking the Southeast corner of the "Town of La Center Tract" as described under Clark County Auditor's File No. G 72302 and the True Point of Beginning;

Thence North $01^{\circ}55'40''$ East, along the East line of said "Town of La Center Tract", for a distance of 112.42 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, North $71^{\circ}23'09''$ East, 53.63 feet;

Thence continuing along said centerline along the arc of a 218.00 foot radius curve to the left, through a central angle of $14^{\circ}51'20''$, for an arc distance of 56.52 feet to the Northeast corner of another "Town of La Center Tract" as described under Clark County Auditor's File No. G 104936;

Thence leaving said centerline, South $01^{\circ}55'40''$ West, along the East line of the second mentioned "Town of La Center Tract", 157.67 feet to a point on the South line of the Northeast quarter of Section 34;

Thence North $88^{\circ}04'20''$ West, 100.00 feet to the True Point of Beginning

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

EXHIBIT H

Boundary Line Adjustment Agreement (Adjusted Tax Lot #106)

BOUNDARY LINE ADJUSTED TAX LOT #106 (0.36 ACRES):

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North 88°04'20" W, 1883.50 feet from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence South 88° 04' 20" East, along said South line, 400.00 feet to the True Point of Beginning;

Thence continuing along said South line, South 88° 04' 20" East, 524.54 feet to the East right of way line of East Gaither Ave. as shown in Book 311 of Plats, page 203, Clark County Auditor's Records;

Thence along the arc of a 20.00 foot radius curve to the right, (the radial bearing of which is North 43°20'15" East) through a central angle of 63°03'49", for an arc distance of 22.01 feet to a point on the North line of the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

Thence along the North line of said "Rashford Tract", North 88° 04' 20" West, 456.03 feet to the Southeast corner of the "Town of La Center Tract" as described under Clark County Auditor's File No. 8508300112;

Thence North 01°55'40" East, 84.69 feet to the Northeast corner of said "Town of La Center Tract",

Thence North 88° 04' 20" West, 62.37 feet to the Northwest corner of the "Town of La Center Tract"

Thence South 01° 55' 40" West, 104.69 feet to the True Point of Beginning

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

EXHIBIT SKETCH

IN THE SE 1/4 AND SW 1/4
OF THE NE 1/4 OF
SECTION 34, T5N, R1E, W.M.
CITY OF LA CENTER,
CLARK COUNTY, WA.

PROPOSED CONDITIONS

PAGE 1 OF 2



0 200 300 400

SCALE 1 INCH = 200 FEET

NE NORTH FORK AVE

CHINOOKAN, LLC
TAX LOT 36
24.62 ACRES M/L BEFORE BLA
24.44 ACRES M/L AFTER BLA

KT WEST, LLC
TAX LOT 106
0.12 ACRES BEFORE BLA
0.15 ACRES AFTER BLA

KT WEST, LLC
TAX LOT 50
0.26 ACRES BEFORE BLA
0.30 ACRES AFTER BLA

CHINOOKAN, LLC
AFN 5478109

CHINOOKAN, LLC
TAX LOT 19
3.54 ACRES M/L BEFORE BLA
3.72 ACRES M/L AFTER BLA

VISTA MEW RIDGE AT SOUTHMEW
HEIGHTS (310-782) PHASE 7A

JW INVESTMENTS, LLC
PORTION OF TAX LOT 51
1.25 ACRES BEFORE BLA
0.21 ACRES AFTER BLA

BLA = BOUNDARY LINE ADJUSTMENT
M/L = MORE OR LESS

SCALE: 1"=200'
JOB NO. 18-037
DATE: 11-9-2018
CALC BY: GAB
DRAWN BY: GAB
CHECKED BY: EVB

BROWN

SURVEYING PLLC

PO BOX 414
AMBOY, WA 98601
360-600-0846
ebrownsurveying@gmail.com

E. CAITHER AVE.

E. 24TH CIRCLE



8102-6-11

5577128 D

Total Pages: 4 Rec Fee: \$102.00
eRecorded in Clark County, WA 01/10/2019 03:54 PM
WFG CLARK COUNTY-RESWARE
SIMPLIFILE LC E-RECORDING

When Recorded Return To:

Scott W. Swindell, Attorney at Law, P.C.
205 E. 11th Street, Suite 102
P. O. Box 264
Vancouver, WA 98666-0264

STATUTORY WARRANTY DEED

Grantor: JVV Investments, LLC
Grantee: KT West, LLC
Legal Description (abbreviated): #51, #50, #106 Sec 34 T5N R1E
Additional legal on pages ____
Assessor's Parcel Nos.: 258914-000, 258913-000, 258968-000

FROM: JVV Investments, LLC, a Washington limited liability company ("Grantor")

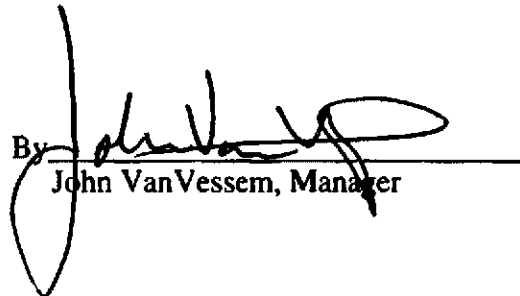
TO: KT West, LLC, a Washington limited liability company ("Grantee")

For valuable consideration, in hand paid, Grantor hereby conveys and warrants to Grantee all of its right, title, and interest in and to the following described real property, situated in the County of Clark, State of Washington:

See Exhibits A and B attached hereto and incorporated by this reference.

DATED this 16th day of October, 2018.

JVV Investments, LLC

By 
John VanVessem, Manager

WFG National Title submits this document for recordation as a courtesy, for physical convenience only WFG National Title has not examined this document for its validity, sufficiency or effect, if any, upon title to the real property herein described.

STATUTORY WARRANTY DEED - 1

[SWS\Clients\Wolverton\RPDDeed1]

STATE OF WASHINGTON)

County of Clark) : ss.

I certify that I know or have satisfactory evidence that John VanVessem is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of JVV Investments, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 16th day of October, 2018.

Notary Public
State of Washington
SUE NOLAN
My Appointment Expires July. 15. 2020

Sue Nolan
NOTARY PUBLIC FOR WASHINGTON
My appointment expires: 7-15-2020

STATUTORY WARRANTY DEED - 2
[SWS\Clients\Wolverton\RP\Deed 1]

EXHIBIT A

PORTION OF TAX LOT #51 TO TAX LOT #50 (0.04 ACRES):

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North 88°04'20" W, 1883.50 feet from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence South 88° 04' 20" East, along said South line, 300.00 feet to a 1/2 inch iron rod as shown in Book 18 of Surveys, page 151, Clark County Auditor's Records marking the Southeast corner of the "Town of La Center Tract" as described under Clark County Auditor's File No. G 72302 and the True Point of Beginning;

Thence North 01° 55' 40" East, along the East line of said "Town of La Center Tract", for a distance of 20.00 feet to the Southwest corner of the "Scheuble Tract" as described under Clark County Auditor's File No. 5376889;

Thence South 88° 04' 20" East, 100.00 feet to the Southeast corner of said "Scheuble Tract";

Thence South 01° 55' 40" West, 20.00 feet to a point on the South line of the Northeast quarter of Section 34;

Thence North 88° 04' 20" West, 100.00 feet to the True Point of Beginning

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

BROWN

SURVEYING PLLC

Exhibit "B"

December 27, 2018

LEGAL DESCRIPTION
FOR
TY KOISTINEN



PORTION OF TAX LOT #51 TO TAX LOT #106 (0.03 ACRES):

12-27-2018

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North 88° 04' 20" W, 1883.50 feet from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence South 88° 04' 20" East, along said South line, 400.00 feet to the True Point of Beginning;

Thence continuing along said South line, South 88° 04' 20" East, 62.37 feet to a point on the southerly extension of the East line of the "Town of La Center Tract" as described under Clark County Auditor's File No. 8508300112;

Thence North 01° 55' 40" East, 20.00 feet to the Southeast corner of said "Town of La Center Tract";

Thence North 88° 04' 20" West, 62.37 feet to the Southwest corner of said "Town of La Center Tract";

Thence South 01° 55' 40" West, 20.00 feet to the True Point of Beginning

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

5494738 D

Total Pages: 4 Rec Fee: \$77.00
eRecorded in Clark County, WA 03/14/2018 10:33 AM
CHICAGO TITLE FISHERS LANDING
SIMPLIFILE LC E-RECORDING

When recorded return to:

KT West, LLC, a Washington limited liability
company
PO BOX 1152
Woodland, WA 98674

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-97405

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Scheuble and Heather Rene Scheuble, 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 KT West, LLC, a Washington limited liability company

the following described real estate, situated in the County of Clark, State of Washington:

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

Abbreviated Legal: (Required if full legal not inserted above.)

Tax lots #106, 50, and 47 Section 34, Township 5 North, Range 1 East

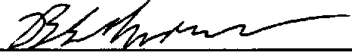
Tax Parcel Number(s): 258910-000, 258913-000, 258968-000,

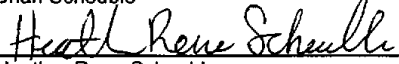
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 1, 2018



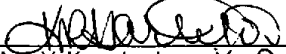
Brian Scheuble


Heather Rene Scheuble

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Brian Scheuble and Heather Rene Scheuble are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/8/18



Mark V. Korpela, Jr. K.R. Harteloo
Notary Public in and for the State of Washington
Residing at: ~~Woodland, WA~~ Vancouver WA
My appointment expires: ~~February 28, 2021~~ 09/15/2019



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 258910-000, 258913-000 and 258968-000

PARCEL I:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION WHERE IT INTERSECTS ON THE CENTERLINE OF THE COUNTY ROAD KNOWN AS NORTH FORK ROAD; THENCE SOUTH 88°04'20" EAST ALONG SAID SOUTH LINE 400.00 FEET; THENCE NORTH 01°55'40" EAST AT RIGHT ANGLES TO SAID SOUTH LINE 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°55'40" EAST 84.69 FEET; THENCE SOUTH 88°04'20" EAST PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 62.37 FEET; THENCE SOUTH 01°55'40" WEST 84.69 FEET TO A POINT 20.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34; THENCE NORTH 88°04'10" WEST PARALLEL TO SAID SOUTH LINE 62.37 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION WHERE IT INTERSECTS ON THE CENTERLINE OF THE COUNTY ROAD KNOWN AS NORTH FORK ROAD; THENCE EAST ALONG THE SAID SOUTH LINE 300 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 100 FEET; THENCE NORTH TO THE CENTERLINE OF SAID ROAD; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD TO A POINT DUE NORTH OF THE TRUE POINT OF BEGINNING; THENCE SOUTH TO THE TRUE POINT OF BEGINNING.

PARCEL III:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER-SECTION WHERE IT INTERSECTS WITH THE CENTERLINE OF THE COUNTY ROAD KNOWN AS NORTH FORK ROAD; THENCE EAST ALONG SAID SOUTH LINE 300 FEET; THENCE NORTH TO THE CENTERLINE OF SAID ROAD; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD TO THE POINT OF BEGINNING.

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Assessments, if any, levied by The City of La Center.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON

Purpose: Transmission of electric energy, including communication facilities
Recording Date: June 21, 1948
Recording No.: G04327, Book 446, Page 465
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent Property Owners
Purpose: ingress, egress and utilities
Recording Date: July 20, 1982
Recording No.: 8207200125
Affects: portion of Parcel I and other property
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent Property Owners
Purpose: access purposes
Recording Date: April 29, 1982
Recording No.: 8204290003
6. Rights of the public and any governmental agency to any portion of the Land lying within the area commonly known as

North Fork Rd.

5376889 D

Total Pages: 3 Rec Fee: \$75.00
eRecorded in Clark County, WA 02/14/2017 11:53 AM
FIRST AMERICAN TITLE VANCOUVER
SIMPLIFILE LC E-RECORDING

AFTER RECORDING MAIL TO:

Brian Scheuble
37504 NW 29th Ave
La Center, WA 98629

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

STATUTORY WARRANTY DEED

File No: **4283-2798520 (cs)**

Date: **January 26, 2017**

Grantor(s): **Clark Utility District No. 1 of Clark County**

Grantee(s): **Brian Scheuble**

Abbreviated Legal: **PTN SEC 34 TWP 5N RGE 1E SW QTR NE QTR, CLARK COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **258968-000 and 258913-000 and 258910-000**

THE GRANTOR(S) PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Brian Scheuble, a married man**, the following described real estate, situated in the County of **Clark**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Clark, State of Washington, described as follows:

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION WHERE IT INTERSECTS ON THE CENTERLINE OF THE COUNTY ROAD KNOWN AS NORTH FORK ROAD;
THENCE SOUTH 88°04'20" EAST ALONG SAID SOUTH LINE 400.00 FEET;
THENCE NORTH 01°55'40" EAST AT RIGHT ANGLES TO SAID SOUTH LINE 20.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01°55'40" EAST 84.69 FEET;
THENCE SOUTH 88°04'20" EAST PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 62.37 FEET;

**THENCE SOUTH 01°55'40" WEST 84.69 FEET TO A POINT 20.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34;
THENCE NORTH 88°04'20" WEST PARALLEL TO SAID SOUTH LINE 62.37 FEET TO THE TRUE POINT OF BEGINNING.**

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION WHERE IT INTERSECTS ON THE CENTERLINE OF THE COUNTY ROAD KNOWN AS NORTH FORK ROAD;
THENCE EAST ALONG THE SAID SOUTH LINE 300 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST 100 FEET;
THENCE NORTH TO THE CENTERLINE OF SAID ROAD;
THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD TO A POINT DUE NORTH OF THE TRUE POINT OF BEGINNING;
THENCE SOUTH TO THE TRUE POINT OF BEGINNING.**

PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER-SECTION WHERE IT INTERSECTS WITH THE CENTERLINE OF THE COUNTY ROAD KNOWN AS NORTH FORK ROAD;
THENCE EAST ALONG SAID SOUTH LINE 300 FEET;
THENCE NORTH TO THE CENTERLINE OF SAID ROAD;
THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD TO THE POINT OF BEGINNING.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Clark Utility District No. 1 of Clark County

By: Wayne Nelson

Name: Wayne Nelson

Title: CEO/General Manager

STATE OF Washington)
)-ss
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that **Wayne Nelson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **CEO/General Manager of Clark Utility District No. 1 of Clark County** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

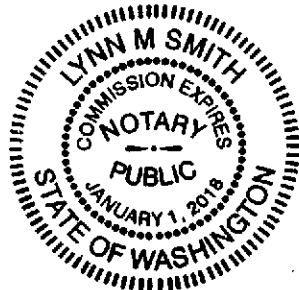
Dated: 1/31/17

[Signature]

Notary Public in and for the State of Washington

Residing at: Portland, OR

My appointment expires: 1/1/18





G104936

Ex. 552, Pg. 175

Grantee Address:
La Center, Wash.

WARRANTY DEED

THE GRANTORS, Boone McCutcheon and Bessie McCutcheon, husband and wife, in consideration of the sum of Ten Dollars and other valuable consideration in hand paid, receipt whereof is hereby acknowledged, do hereby convey and warrant unto the Town of La Center, a municipal corporation of the State of Washington, grantee, all of the following described real property situate in Clark County, Washington, to-wit:

That portion of the Southwest Quarter of the Northeast Quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, described as follows:



Beginning at a point on the south line of said quarter-section where it intersects the center line of the County Road known as the North Fork Road; thence east along the said south line 300 feet to the true point of beginning; thence east 100 feet; thence north to the center line of said road; thence southwesterly along the center line of said road to a point due north of the true point of beginning and thence south to the true point of beginning.

IN WITNESS WHEREOF the grantors have hereunto set their hands this 9 day of June, 1952.

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951

\$ 1.00 has been paid

Recpt. # 5131 Date 6/17/52

Eva King Burgett
Clark County Treasurer

Bessie McCutcheon
Grantors.



STATE OF WASHINGTON)
 ; ss.
County of Clark)

On this day before me personally appeared Boone McCutcheon and Bessie McCutcheon, husband and wife, to me known to be the same persons named in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal this 9 day of June, 1952



W. H. Hain
Notary Public for Washington,
residing at Vancouver, therein.
La Center

Ned Hall, Attorney at Law,
101 1/2 West Sixth St.
Vancouver, Washington.

Recorded June 17, 1952 at 3:14 P.M., by
Fletcher-Daniels Abst. Co.,
Clyde L. Bittner, County Auditor.