

Clark County Property Profile



VANCOUVER  
WASHINGTON



**CHICAGO TITLE Fidelity National Title**  
TWO COMPANIES ONE UNITED TEAM

<b>Parcel #</b>	258898000	<b>Owner</b>	Chinookan LLC
<b>Ref Parcel</b>		<b>Owner Address</b>	2025 NE North Fork Ave La Center WA 98629 - 2524
<b>Site Address</b>	2025 NE North Fork Ave La Center WA 98629 - 2524	<b>Market Total Value</b>	\$136,136.00
<b>Lot Size</b>	4.18 Acres (182,081 SqFt)	<b>Assessed Total Value</b>	\$136,136.00
<b>Building Area</b>		<b>Year Built</b>	1982
<b>School District</b>	La Center School District	<b>Sale Date</b>	01/10/2018
<b>Zoning</b>	LDR-7.5 Low Density Residential (Ldr-7.5)	<b>Sale Price</b>	
<b>Bedrooms</b>		<b>Subdivision</b>	
<b>Bathrooms</b>		<b>Land Use / Land Use Std</b>	81 - Agriculture (Not Classified Under Current Use Law) / AMSC - Agricultural Misc
<b>Legal</b>	#19 SEC 34 T5NR1EWM 4.18A		



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.

886366 - \$10.00 - Fidelity Title - Stacey A Swain - 10/26/2023

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

Chinookan, LLC  
2025 NE North Fork Ave  
La Center WA, 98629

**Grantor** : Chinookan, LLC, a Washington Limited Liability Company and  
JVJ Investments LLC, a Washington Limited Liability Company  
**Grantee** : Chinookan, LLC, a Washington Limited Liability Company and  
JVJ Investments LLC, a Washington Limited Liability Company  
**Abbreviated Legal** : Tax Lots 19, 36 & 51 SEC 34 T5NR1EWM  
**Assessor's Tax Parcel Nos.:** 258898000; 258903000; 258914000  
**Prior Excise Tax No.** : NA  
**Other Reference No.** : NA

W10445

**BOUNDARY LINE ADJUSTMENT AGREEMENT**

- A. Chinookan, LLC, a Washington Limited Liability Company is the owner of Assessor's Parcel Number, (APN) 258898000 legally described in Exhibit A-1 and depicted in Exhibit B
- B. Chinookan, LLC, a Washington Limited Liability Company is the owner of Assessor's Parcel Number, (APN) 258903000 legally described in Exhibit A-2 and depicted in Exhibit B
- C. JVJ Investments, LLC, a Washington Limited Liability Company is the owner of Assessor's Parcel Number, (APN) 258914000 legally described in Exhibit A-3 and depicted in Exhibit B.
- D. The parties wish to adjust their boundary lines for owner convenience and not for the creation of a new lot.

This document is being recorded as an accommodation.  
Fidelity National Title maintains no responsibility  
as to the effect or provisions of this document.

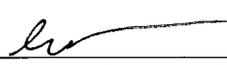
Now Therefore, the parties agree as follows:

1. **Incorporation of Recitals.** The Parties acknowledge and agree that the terms and conditions contained in the Recitals set forth hereinabove shall be fully incorporated into this agreement and shall be binding as covenants upon the parties.
2. **Boundary Adjustment for APN 258898000.** Chinookan, LLC, a Washington Limited Liability Company, (Grantor) hereby transfers, conveys and quit claims to Chinookan, LLC, a Washington Limited Liability Company, (Grantee) the area described in Exhibit C-1 and depicted in Exhibit D.
3. **Boundary Adjustment for APN 258903000.** JVV Investments, LLC, a Washington Limited Liability Company, (Grantor) hereby transfers, conveys and quit claims to Chinookan, LLC, a Washington Limited Liability Company, (Grantee) the area described in Exhibit C-2 & C-3 and depicted in Exhibit D.
4. **Boundary Adjustment for APN 258914000.** Chinookan, LLC, a Washington Limited Liability Company, (Grantor) hereby transfers, conveys and quit claims to JVV Investments, LLC, a Washington Limited Liability Company, (Grantee) the area described in Exhibit C-4 and depicted in Exhibit D.
5. **Revised Boundary for APN 258898000.** Hereinafter, APN 258898000 shall be as described in Exhibit E-1 and depicted in Exhibit F.
6. **Revised Boundary for APN 258903000.** Hereinafter, APN 258903000 shall be as described in Exhibit E-2 and depicted in Exhibit F.
7. **Revised Boundary for APN 258914000.** Hereinafter, APN 258914000 shall be as described in Exhibit E-3 and depicted in Exhibit F.
8. **Consideration.** Consideration for this agreement and the sufficiency thereof is hereby acknowledged by the parties herein. Furthermore, as additional consideration for this agreement, the parties agree to execute any necessary documents or deeds to fulfill the intentions of this agreement. No monetary value was given as consideration.
9. **Compliance.** This Agreement is made in compliance with RCW 58.17.040(6).
10. **Binding.** This agreement shall run with the land and be binding on all signature parties, their heirs, successors and assigns.

GRANTOR: Chinookan, LLC

GRANTEE: Chinookan, LLC

 5/8/2023  
\_\_\_\_\_  
Lincoln Wolverton, Manager      Date

 9/8/2023  
\_\_\_\_\_  
Lincoln Wolverton, Manager      Date

BOUNDARY LINE ADJUSTMENT - PAGE 2

GRANTOR: JVV Investments, LLC

John Van Vesse 8/31/2023  
John Van Vesse, Manager Date

GRANTEE: JVV Investments, LLC

John Van Vesse 8/31/2023  
John Van Vesse, Manager Date

STATE OF WASHINGTON  
SS  
COUNTY OF CLARK

On this 8 day of September, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lincoln Wolverton to me known to be the Manager of Chinookan, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that (he) (is) authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written,

Kathryn Peterson  
Notary Public in and for the State of Washington.  
Residing at La Center, WA  
My Commission Expires: 2/15/25

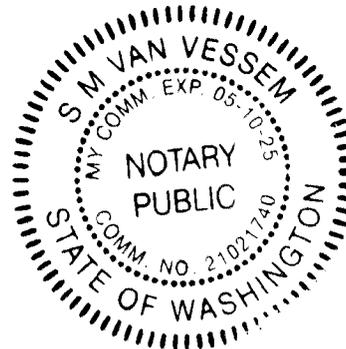


STATE OF WASHINGTON  
SS  
COUNTY OF CLARK

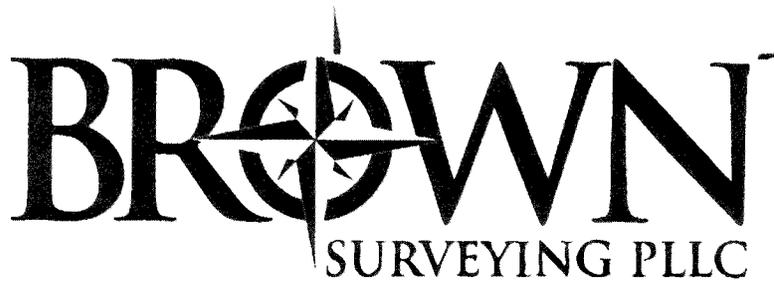
On this 31<sup>st</sup> day of August, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Van Vesse to me known to be the Manager of JVV Investments, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that (he) (is) authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written

S M Van Vesse  
Notary Public in and for the State of Washington.  
Residing at Clark County  
My Commission Expires: 5-10-25



BOUNDARY LINE ADJUSTMENT - PAGE 3



May 3, 2023

**EXHIBIT "A-1"**

**TAX LOT 19 (APN 258898000)**  
**(0.97 ACRES MORE OR LESS) INCLUDING RIGHT OF WAY:**  
**PG 1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit A-1 PG 2 OF 2

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 170.93 feet to the TRUE POINT OF BEGINNING;

Thence South 01° 59' 48" West, 99.07 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 207.03 feet, to a point on the North line of said "JVJ Investments, LLC Tract";

Thence South 88° 03' 46" East, along the North line of said "JVJ Investments, LLC Tract" 147.01 feet,;

Thence leaving said North line, North 01° 59' 48" East, 218.00 feet;

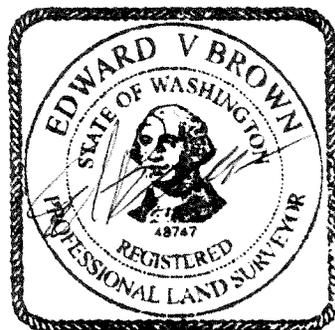
Thence North 88° 03' 46" West, 70.00 feet;

Thence North 01° 59' 48" East, 176.00 feet;

Thence North 88° 03' 46" West, 55.00 feet, to the True Point of Beginning;

EXCEPT County Roads

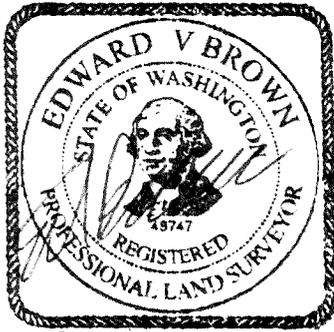
TOGETHER WITH and SUBJECT TO easements and restrictions of record.



5-4-2023

# BROWN

SURVEYING PLLC



5-4-2023

May 3, 2023

EXHIBIT "A-2"

**TAX LOT 36 (APN 258903000)**  
**(29.15 ACRES MORE OR LESS) INCLUDING RIGHT OF WAY:**  
**PG1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728 and the TRUE POINT OF BEGINNING;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit A-2 PG 2 OF 2

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 170.93 feet;

Thence leaving said centerline, South 88° 03' 46" East, 55.00 feet;

Thence South 01° 59' 48" West, 176.00 feet;

Thence South 88° 03' 46" East, 70.00 feet;

Thence South 01° 59' 48" East, 218.00 feet, to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, along the North line of said "JVV Investments, LLC Tract" 309.25 feet,;

Thence along the arc of a 20.00 foot radius curve to the left, (the radial bearing of which is South 73° 35' 40" East) through a central angle of 63° 04' 20", for an arc distance of 22.02 feet to a point on the South line of the Northeast quarter of Section 34;

Thence along said South line, South 88° 03' 46" East, 554.79 feet;

Thence leaving said South line, North 00° 49' 42" East, 20.00 feet to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, 314.89 feet to an interior corner of the "JVV Investments, LLC Tract";

Thence North 00° 49' 42" East, 380.00 feet, along the West line of said "JVV Investments, LLC Tract" to the Northwest corner thereof;

Thence South 88° 03' 46" East, 89.45 feet to the True Point of Beginning.

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

## Exhibit A-3

Legal Description for Tax Lot 51  
APN 258914000 (0.97 ACRES):

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

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records:

Thence North 00°50'33" East, along the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

Thence North 88° 04' 20" West, along the most northerly North line of said "Rashford Tract" and its westerly extension, for a distance of 89.45 feet;

Thence South 00°50'33" West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 380.00 feet to a point on the southerly North line of said "Rashford Tract";

Thence North 88° 04' 20" West, along the southerly North line of said "Rashford Tract", for a distance of 314.89 feet;

Thence leaving said southerly North line of said "Rashford Tract", South 00°50'33" West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 20.00 feet to a point on the South line of the Northeast quarter of Section 34:

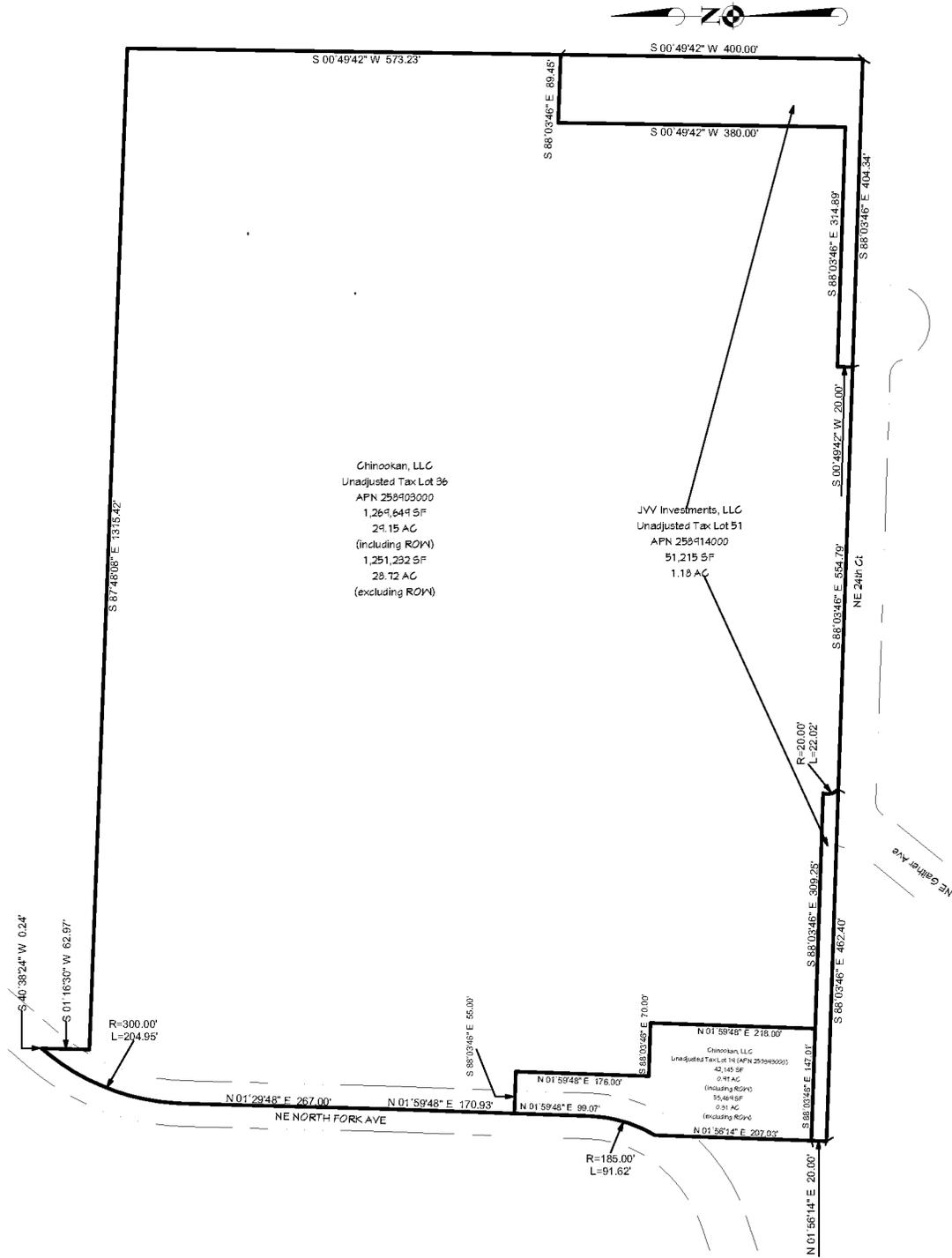
Thence South 88° 04' 20" East, 404.35 feet to the Point of Beginning

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

# EXHIBIT "B"

Unadjusted Tax Lot 19 (APN 258898000)  
 Unadjusted Tax Lot 36 (APN 258903000)  
 AND Unadjusted Tax Lot 51 (APN 258914000)

Not to Scale



September 22, 2023

EXHIBIT "C-1"



**AREA FROM TAX LOT 36 (APN 258903000) TO TAX LOT 19 (APN 258898000)**  
**(0.69 ACRES MORE OR LESS):**

**PG 1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of  $28^{\circ} 22' 30''$ , for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South  $01^{\circ} 56' 14''$  West, 207.03 feet, to the North line of the JVV Investments, LLC tract as described under Clark County Auditor's file number 5512728;

Thence South  $88^{\circ} 03' 46''$  East, 147.01 feet along the North line of said "JVV Investments, LLC tract";

Thence North  $01^{\circ} 59' 48''$  East, 218.00 feet to the TRUE POINT OF BEGINNING;

Thence North  $01^{\circ} 59' 48''$  East, 21.99 feet;

Thence South  $88^{\circ} 03' 46''$  East, 67.62 feet;

Thence North  $01^{\circ} 59' 48''$  East, 191.58 feet;

Thence North  $88^{\circ} 03' 46''$  West, 192.62 feet to the centerline of NE North Fork Ave;

Thence South  $01^{\circ} 59' 48''$  West, along the centerline of NE North Fork Ave, 37.58 feet;

Thence leaving the centerline of NE North Fork Ave, South  $88^{\circ} 03' 46''$  East, 55.00 feet;

Thence South  $01^{\circ} 59' 48''$  West, 176.00 feet;

Thence South  $88^{\circ} 03' 46''$  East, 70.00 feet to the true point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

September 22, 2023

EXHIBIT "C-2"



9-24-2023

**JVV INVESTMENTS, LLC TO CHINOOKAN, LLC**  
**(0.97 ACRES MORE OR LESS):**  
**PG 1 OF 1**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, 400.00 feet to the most Easterly Southeast corner of the "Chinookan, LLC tax lot 36" as described under Clark County Auditor's File No. 6118662 BLA:

Thence along said "Chinookan, LLC tax lot 36 the following courses"

Thence North 88° 03' 46" East, 89.45 feet;

Thence South 00° 49' 42" West, 380.00 feet;

Thence North 88° 03' 46" West, 314.89 feet;

Thence South 00° 49' 22" West, 20.00 feet, to the South line of said Northeast quarter;

Thence South 88° 03' 46" East, along the South line of said Northeast quarter, 404.34 feet to the point of beginning;

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

September 22, 2023

EXHIBIT "C-3"



**JVV INVESTMENTS, LLC TO CHINOOKAN, LLC**  
**(0..04 ACRES MORE OR LESS):**  
**PG 1 OF 1**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 88° 03' 46" West, along the South line of the Northeast quarter of Section 34, 959.13 feet to the most Southerly Southwest corner of the "Chinookan, LLC tax lot 36" as described under Clark County Auditor's File No. 6118662 BLA, and the TRUE POINT OF BEGINNING;

Thence along said "Chinookan, LLC tax lot 36 the following courses"

Thence along the arc of a 20.00 foot radius curve to the right, (the radial bearing of which bears North 43° 20' 00" East) through a central angle of 63° 04' 20", for an arc distance of 22.02 feet;

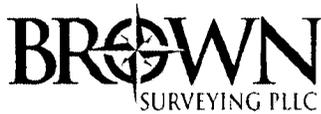
Thence North 88° 03' 46" West, 80.64 feet;

Thence North 88° 03' 46" West, 314.89 feet;

Thence South 01° 56' 14" West, 20.00 feet, to the South line of said Northeast quarter;

Thence South 88° 03' 46" East, along the South line of said Northeast quarter, 86.78 feet to the true point of beginning;

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



September 22, 2023

**EXHIBIT "C-4"**

**AREA FROM TAX LOT 19 (APN 258898000) TO TAX LOT 51 (APN 258914000)**  
**(0.74 ACRES MORE OR LESS):**  
**PG 1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet to the TRUE POINT OF BEGINNING;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 207.03 feet, to the North line of the JVV Investments, LLC tract as described under Clark County Auditor's file number 5512728;

Thence South 88° 03' 46" East, 147.01 feet along the North line of said "JVV Investments, LLC tract";

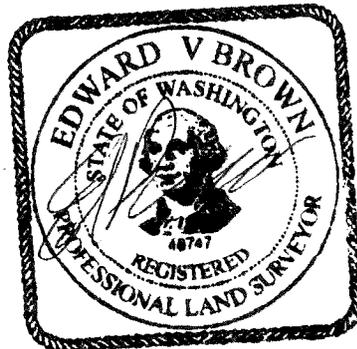
Thence North 01° 59' 48" East, 218.00 feet;

Thence North 88° 03' 46" West, 141.76 feet to the centerline of NE North Fork Ave;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 3° 48' 00", for an arc distance of 12.27 feet to the true point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

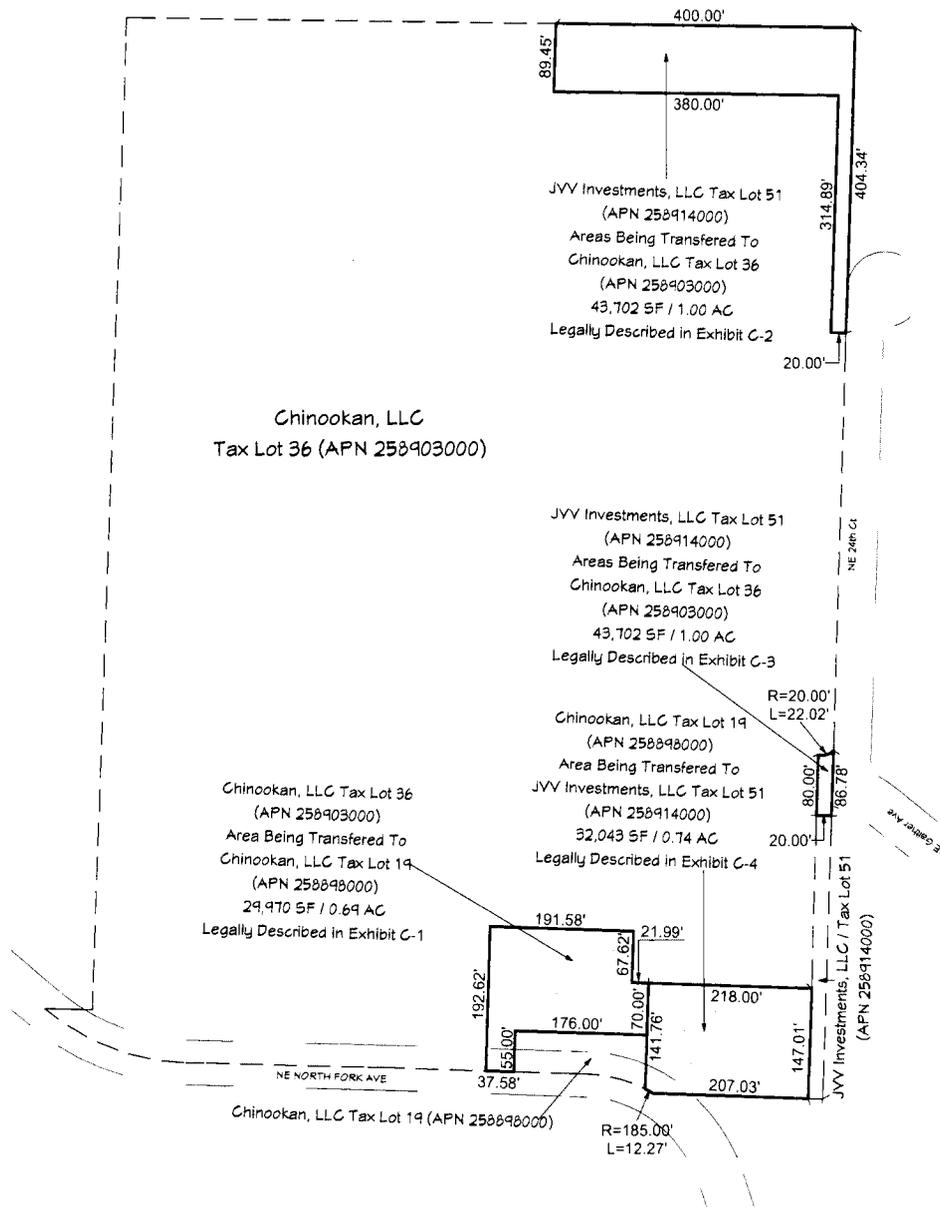


9-24-2023

### EXHIBIT "D"

- Area Being Transferred from Chinookan, LLC Tax Lot 19 (APN 258898000) to JYV Investments, LLC Tax Lot 51 (APN 258914000)
- Area Being Transferred from JYV Investments, LLC Tax Lot 51 (APN 258914000) to Chinookan, LLC Tax Lot 36 (APN 258903000)
- Area Being Transferred from Chinookan, LLC Tax Lot 36 (APN 258903000) to Chinookan, LLC Tax Lot 19 (APN 258898000)

Not to Scale



September 22, 2023

**EXHIBIT "E-1"**



**ADJUSTED TAX LOT 19 (APN 258898000)**  
**(0.92 ACRES MORE OR LESS):**  
**PG 1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of  $28^{\circ} 22' 30''$ , for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South  $01^{\circ} 56' 14''$  West, 207.03 feet, to the North line of the JVV Investments, LLC tract as described under Clark County Auditor's file number 5512728;

Thence South  $88^{\circ} 03' 46''$  East, 147.01 feet along the North line of said "JVV Investments, LLC tract";

Thence North  $01^{\circ} 59' 48''$  East, 218.00 feet to the TRUE POINT OF BEGINNING;

Thence North  $01^{\circ} 59' 48''$  East, 21.99 feet;

Thence South  $88^{\circ} 03' 46''$  East, 67.62 feet;

Thence North  $01^{\circ} 59' 48''$  East, 191.58 feet;

Thence North  $88^{\circ} 03' 46''$  West, 192.62 feet to the centerline of NE North Fork Ave;

Thence South  $01^{\circ} 59' 48''$  West, along the centerline of NE North Fork Ave, 136.65 feet;

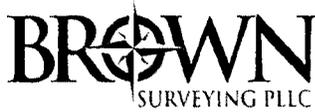
Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of  $24^{\circ} 34' 30''$ , for an arc distance of 79.35 feet

Thence leaving the centerline of NE North Fork Ave, South  $88^{\circ} 03' 46''$  East, 141.76 feet;

Thence South  $01^{\circ} 59' 48''$  West, 176.00 feet to the true point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



September 22, 2023

**EXHIBIT "E-2"**

**ADJUSTED TAX LOT 36 (APN 258903000)**  
**(29.46 ACRES MORE OR LESS):**  
**PG 1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence continuing along said East line, North  $00^{\circ} 49' 42''$  East, 973.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North  $87^{\circ} 48' 08''$  West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North  $01^{\circ} 16' 30''$  East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South  $40^{\circ} 38' 24''$  West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of  $39^{\circ} 08' 36''$ , for an arc distance of 204.95 feet;

Thence South  $01^{\circ} 29' 48''$  West, 267.00 feet;

Thence South  $01^{\circ} 59' 48''$  West, 133.35 feet;

Thence leaving said centerline of NE North Fork Ave, South  $88^{\circ} 03' 46''$  East, 192.62 feet;

Thence South  $01^{\circ} 59' 48''$  West, 191.58 feet;

PG 2 OF 2

Thence North 88° 03' 46" West, 67.62 feet;

Thence South 01° 59' 48" West, 244.88 feet;

Thence South 88° 03' 46" East, 309.25 feet;

Thence South 01° 56' 14" West, 20.00 feet; to the South line of said Northeast quarter;

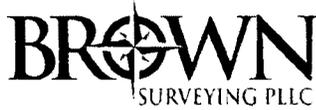
Thence North 88° 03' 46" West, 1045.93 feet to the point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



9-24-2023



September 22, 2023

**EXHIBIT "E-3"**

**ADJUSTED TAX LOT 51 (APN 258914000)**  
**(0.91 ACRES MORE OR LESS):**  
**PG 1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

PG 2 OF 2

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of  $28^{\circ} 22' 30''$ , for an arc distance of 91.62 feet to the TRUE POINT OF BEGINNING;

Thence leaving said centerline of NE North Fork Ave, South  $01^{\circ} 56' 14''$  West, 227.03 feet, to the South line of said Northeast quarter;

Thence South  $88^{\circ} 03' 46''$  East, along the South line of said Northeast quarter, 375.62 feet;

Thence North  $01^{\circ} 56' 14''$  East, 20.00 feet;

Thence North  $88^{\circ} 03' 46''$  West, 309.25 feet;

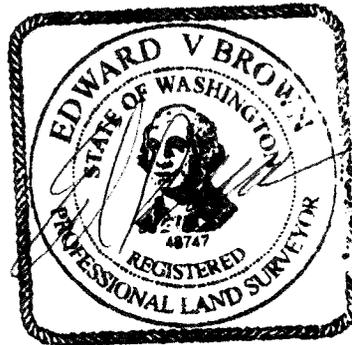
Thence North  $01^{\circ} 59' 48''$  East, 218.00 feet;

Thence North  $88^{\circ} 03' 46''$  West, 114.76 feet to the centerline of NE North Fork Ave;

Thence along the centerline of NE North Fork Ave, along the arc of a 185.00 foot radius curve to the right, through a central angle of  $03^{\circ} 48' 00''$ , for an arc distance of 12.27 feet to the true point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

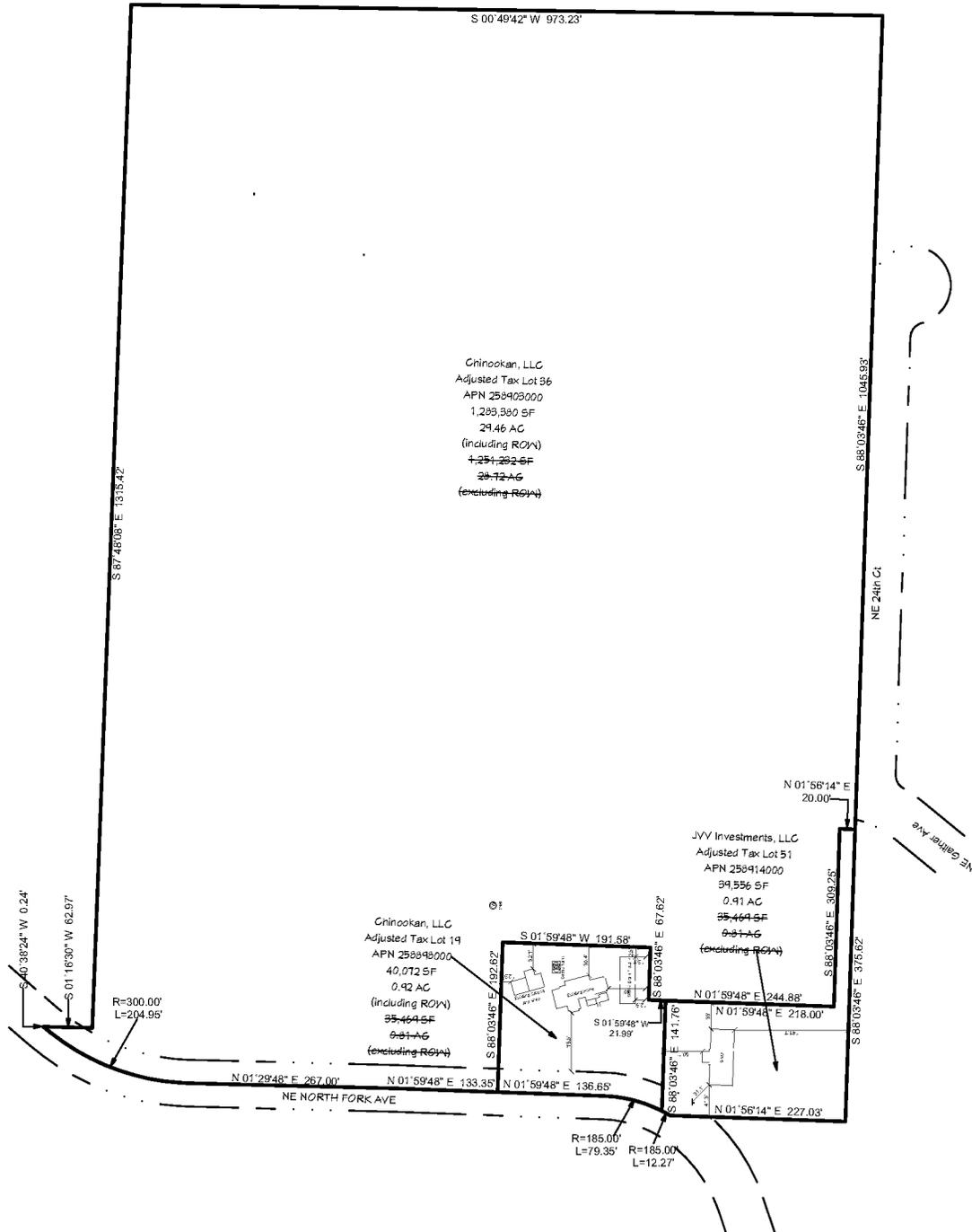


9-24-2023

# EXHIBIT "F"

Adjusted Tax Lot 19 (APN 258898000)  
Adjusted Tax Lot 36 (APN 258903000)  
AND Adjusted Tax Lot 51 (APN 258914000)

Not to Scale



**6118662 BLA**

Total Pages: 19 Rec: \$221.50  
eRecorded in Clark County, WA  
5/9/2023 2:56 PM  
Fidelity Title Vancouver - Title Only

879686 - \$10.00 - Fidelity Title - Ikran A Farah - 05/09/2023

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

Chinookan, LLC  
2025 NE North Fork Ave  
La Center WA, 98629

**Grantor** : Chinookan, LLC, a Washington Limited Liability Company  
**Grantee** : Chinookan, LLC, a Washington Limited Liability Company  
**Abbreviated Legal** : Tax Lots 19 & 36 SEC 34 T5NR1EWM  
**Assessor's Tax Parcel Nos.:** 258898000 and 258903000  
**Prior Excise Tax No.** : NA  
**Other Reference No.** : NA

W10185

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**BOUNDARY LINE ADJUSTMENT**

- A. Chinookan, LLC, a Washington Limited Liability Company is the owner of Assessor's Parcel Number, (APN) 258898000 legally described in Exhibit A-1 and depicted in Exhibit B.
- B. Chinookan, LLC, a Washington Limited Liability Company is the owner of Assessor's Parcel Number, (APN) 258903000 legally described in Exhibit A-2 and depicted in Exhibit B.
- C. The parties wish to adjust their boundary lines for owner convenience and not for the creation of a new lot.

This document is being recorded as an accommodation.  
Fidelity National Title maintains no responsibility  
as to the effect or provisions of this document.

Now Therefore, the parties agree as follows:

1. **Incorporation of Recitals.** The Parties acknowledge and agree that the terms and conditions contained in the Recitals set forth hereinabove shall be fully incorporated into this agreement and shall be binding as covenants upon the parties.
2. **Boundary Adjustment for APN 258898000.** Chinookan, LLC, a Washington Limited Liability Company, (Grantor) hereby transfers, conveys and quit claims to Chinookan, LLC, a Washington Limited Liability Company, (Grantee) the area described in Exhibit C-1 and depicted in Exhibit D.
3. **Boundary Adjustment for APN 258903000.** Chinookan, LLC, a Washington Limited Liability Company, (Grantor) hereby transfers, conveys and quit claims to Chinookan, LLC, a Washington Limited Liability Company, (Grantee) the area described in Exhibit C-2 and depicted in Exhibit D.
4. **Revised Boundary for APN 258898000.** Hereinafter, APN 258898000 shall be as described in Exhibit E-1 and depicted in Exhibit F.
5. **Revised Boundary for APN 258903000.** Hereinafter, APN 258903000 shall be as described in Exhibit E-2 and depicted in Exhibit F.
6. **Consideration.** Consideration for this agreement and the sufficiency thereof is hereby acknowledged by the parties herein. Furthermore, as additional consideration for this agreement, the parties agree to execute any necessary documents or deeds to fulfill the intentions of this agreement. No monetary value was given as consideration.
7. **Compliance.** This Agreement is made in compliance with RCW 58.17.040(6).
8. **Binding.** This agreement shall run with the land and be binding on all signature parties, their heirs, successors and assigns.

**GRANTOR:** Chinookan, LLC

**GRANTEE:** Chinookan, LLC

 8 May 2023  
Lincoln Wolverton, Manager      Date

 8 May 2023  
Lincoln Wolverton, Manager      Date

BOUNDARY LINE ADJUSTMENT - PAGE 2

STATE OF WASHINGTON

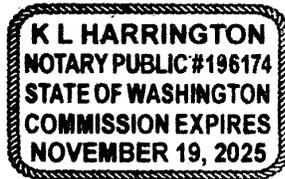
ss.

COUNTY OF CLARK

On this 8th day of May, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lincoln Wolverton to me known to be the Manager of Chinookan, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that (he) (is) authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

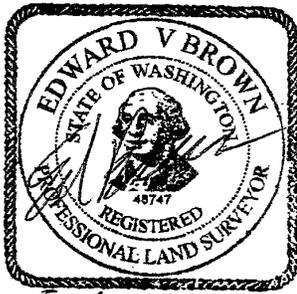
  
\_\_\_\_\_  
Notary Public in and for the State of Washington,  
Residing at Olympia WA  
My Commission Expires: Nov 19, 2025



BOUNDARY LINE ADJUSTMENT - PAGE 3

# BROWN

SURVEYING PLLC



5-4-2023

May 3, 2023

EXHIBIT "A-1"

**UNADJUSTED TAX LOT 19 (APN 258898000)**  
**(4.60 ACRES MORE OR LESS):**  
**PG 1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit A-1 PG 2 OF 2

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 64.86 feet, to the TRUE POINT OF BEGINNING;

Thence continuing, South 01° 56' 14" West, 142.17 feet to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, 456.26 feet to an exterior corner of said "JVV Investments, LLC Tract";

Thence along the arc of a 20.00 foot radius curve to the left, (the radial bearing of which is South 73° 35' 40" East) through a central angle of 63° 04' 20", for an arc distance of 22.02 feet to a point on the South line of the Northeast quarter of Section 34;

Thence along said South line, South 88° 03' 46" East, 554.79 feet;

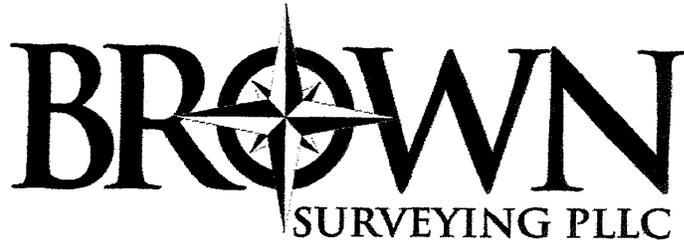
Thence leaving said South line, North 00° 49' 42" East, 20.00 feet to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, 314.89 feet to an interior corner of the "JVV Investments, LLC Tract";

Thence North 00° 49' 42" East, 142.20 feet, along the West line of said "JVV Investments, LLC Tract";

Thence North 88° 03' 46" West, 1328.94 feet to the True Point of Beginning.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



May 3, 2023

**EXHIBIT "A-2"**

**UNADJUSTED TAX LOT 36 (APN 258903000**  
**(25.52 ACRES MORE OR LESS):**  
**PG 1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728 and the TRUE POINT OF BEGINNING;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit A-2 PG 2 OF 2

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 64.86 feet to a point on the North line of said "JVV Investments, LLC Tract";

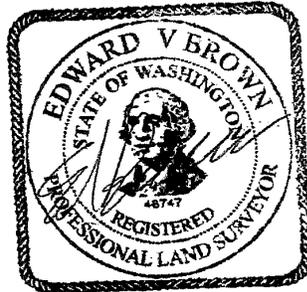
Thence South 88° 03' 46" East, 1328.94 feet to the West line of said "JVV Investments, LLC Tract";

Thence North 00° 49' 42" East, 237.80 feet to the Northwest corner of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, 89.45 feet to the True Point of Beginning.

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

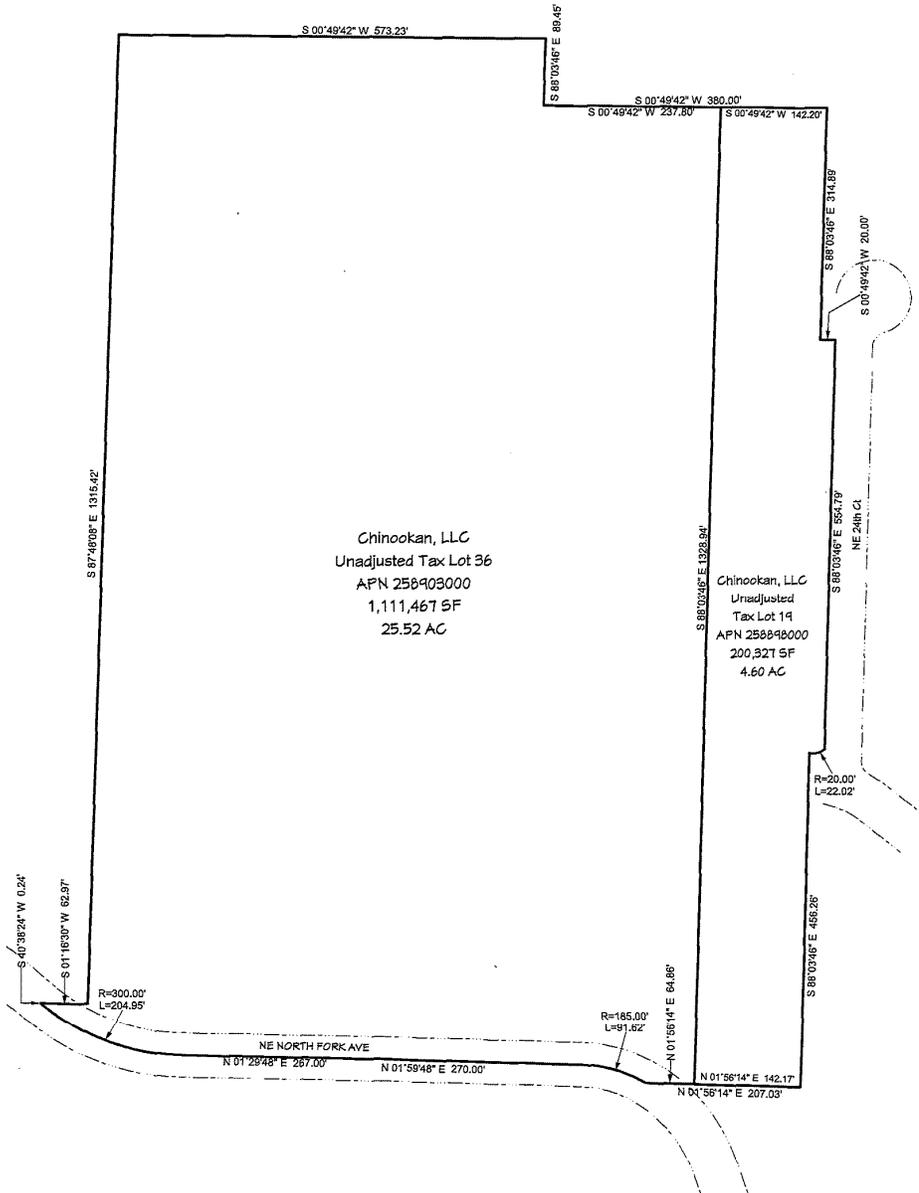


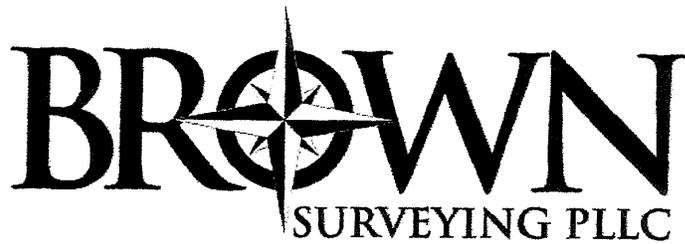
5-4-2023

EXHIBIT "B"

Unadjusted Tax Lot 36 (APN 258903000)  
and Unadjusted Tax Lot 19 (APN 258898000)

Not to Scale





May 3, 2023

**EXHIBIT "C-1"**

**AREA FROM TAX LOT 19 (APN 258898000) TO TAX LOT 36 (APN 258903000)**  
**(4.12 ACRES MORE OR LESS):**  
**PG 1 OF 3**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit C-1 PG 2 OF 3

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 64.86 feet;

Thence South 88° 03' 46" East, 147.16 feet to the TRUE POINT OF BEGINNING;

Thence South 01° 59' 48" West, 142.17 feet, to the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, 309.25 feet;

Thence along the arc of a 20.00 foot radius curve to the left, (the radial bearing of which is South 73° 35' 40" East) through a central angle of 63° 04' 20", for an arc distance of 22.02 feet to a point on the South line of the Northeast quarter of Section 34;

Thence along said South line, South 88° 03' 46" East, 554.79 feet;

Thence leaving said South line, North 00° 49' 42" East, 20.00 feet to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, 314.89 feet to an interior corner of the "JVV Investments, LLC Tract";

Thence North 00° 49' 42" East, 142.20 feet, along the West line of said "JVV Investments, LLC Tract";

Thence North 88° 03' 46" West, 1181.78 feet to the True Point of Beginning.

Exhibit C-1 PG 3 OF 3

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



5-4-2023

# BROWN

SURVEYING PLLC



May 3, 2023

EXHIBIT "C-2"

5-4-2023

**AREA FROM TAX LOT 36 (APN 258903000) TO TAX LOT 19 (APN 258898000)**  
**(0.49 ACRES MORE OR LESS):**  
**PG 1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit C- 2 PG 2 OF 2

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 64.86 feet;

Thence South 88° 03' 46" East, 147.16 feet to the TRUE POINT OF BEGINNING;

Thence North 01° 59' 48" East, 75.83 feet;

Thence North 88° 03' 46" West, 70.00 feet;

Thence North 01° 59' 48" East, 176.00 feet;

Thence North 88° 03' 46" West, 55.00 feet, to the centerline of NE North Fork Ave;

Thence South 01° 59' 48" West, along said centerline, 99.07 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet;

Thence leaving said centerline South 01° 56' 14" West, 64.86 feet;

Thence South 88° 03' 46" East, 147.16 feet to the True Point of Beginning.

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

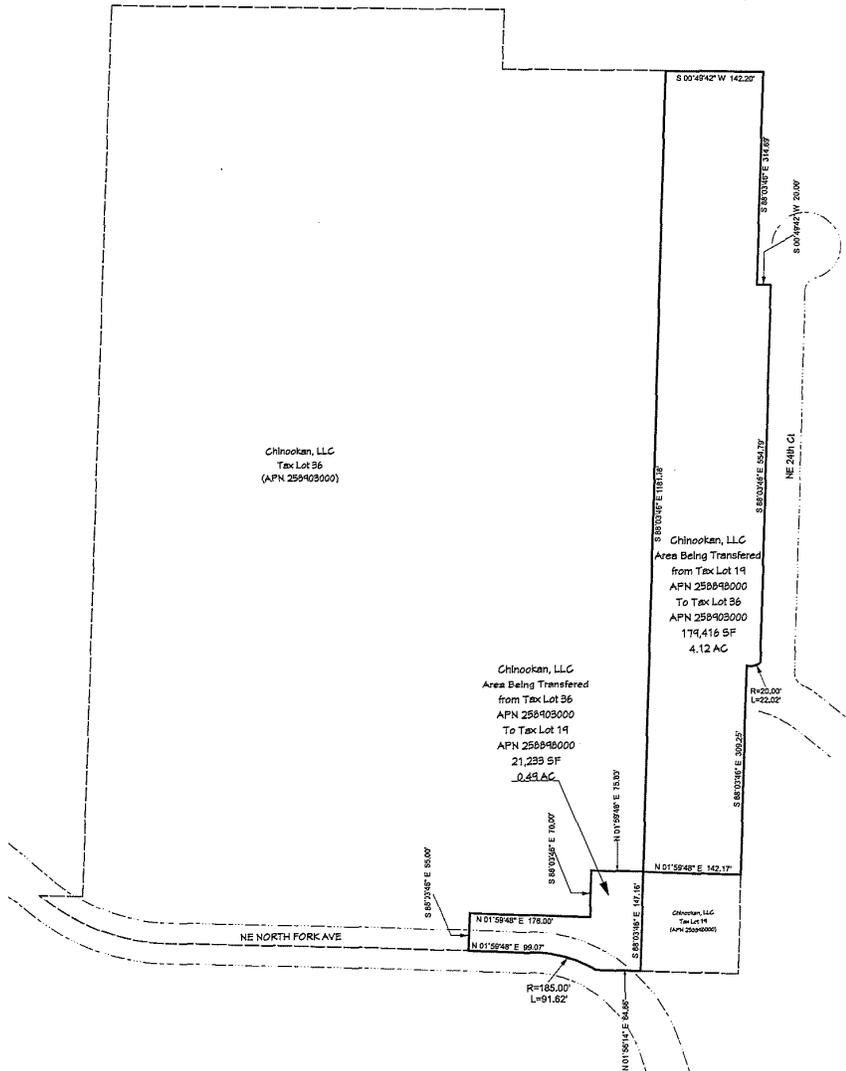
EXHIBIT "D"

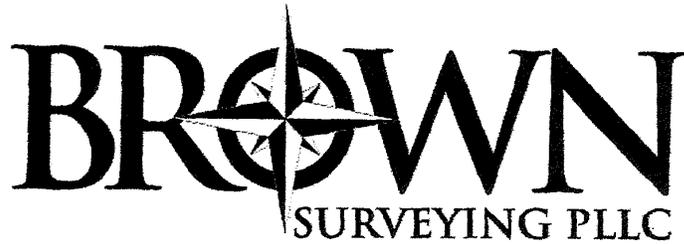
Area Being Transferred from Tax Lot 36 (APN 258903000)  
to Tax Lot 19 (APN 258898000)

AND

Area Being Transferred from Tax Lot 19 (APN 258898000)  
to Tax Lot 36 (APN 258903000)

Not to Scale





May 3, 2023

**EXHIBIT "E-1"**

**ADJUSTED TAX LOT 19 (APN 258898000)**  
**(0.97 ACRES MORE OR LESS) INCLUDING RIGHT OF WAY:**  
**PG 1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit E-1 PG 2 OF 2

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 170.93 feet to the TRUE POINT OF BEGINNING;

Thence South 01° 59' 48" West, 99.07 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 207.03 feet, to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, along the North line of said "JVV Investments, LLC Tract" 147.01 feet,;

Thence leaving said North line, North 01° 59' 48" East, 218.00 feet;

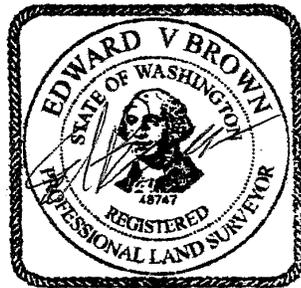
Thence North 88° 03' 46" West, 70.00 feet;

Thence North 01° 59' 48" East, 176.00 feet;

Thence North 88° 03' 46" West, 55.00 feet, to the True Point of Beginning;

EXCEPT County Roads

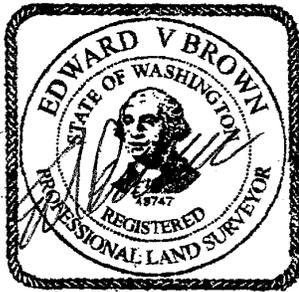
TOGETHER WITH and SUBJECT TO easements and restrictions of record.



5-4-2023

# BROWN

SURVEYING PLLC



May 3, 2023

EXHIBIT "E-2"

**ADJUSTED TAX LOT 36 (APN 258903000)**  
**(29.15 ACRES MORE OR LESS) INCLUDING RIGHT OF WAY:**  
**PG1 OF 2**

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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728 and the TRUE POINT OF BEGINNING;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit E-2 PG 2 OF 2

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 170.93 feet;

Thence leaving said centerline, South 88° 03' 46" East, 55.00 feet;

Thence South 01° 59' 48" West, 176.00 feet;

Thence South 88° 03' 46" East, 70.00 feet;

Thence South 01° 59' 48" East, 218.00 feet, to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, along the North line of said "JVV Investments, LLC Tract" 309.25 feet,;

Thence along the arc of a 20.00 foot radius curve to the left, (the radial bearing of which is South 73° 35' 40" East) through a central angle of 63° 04' 20", for an arc distance of 22.02 feet to a point on the South line of the Northeast quarter of Section 34;

Thence along said South line, South 88° 03' 46" East, 554.79 feet;

Thence leaving said South line, North 00° 49' 42" East, 20.00 feet to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, 314.89 feet to an interior corner of the "JVV Investments, LLC Tract";

Thence North 00° 49' 42" East, 380.00 feet, along the West line of said "JVV Investments, LLC Tract" to the Northwest corner thereof;

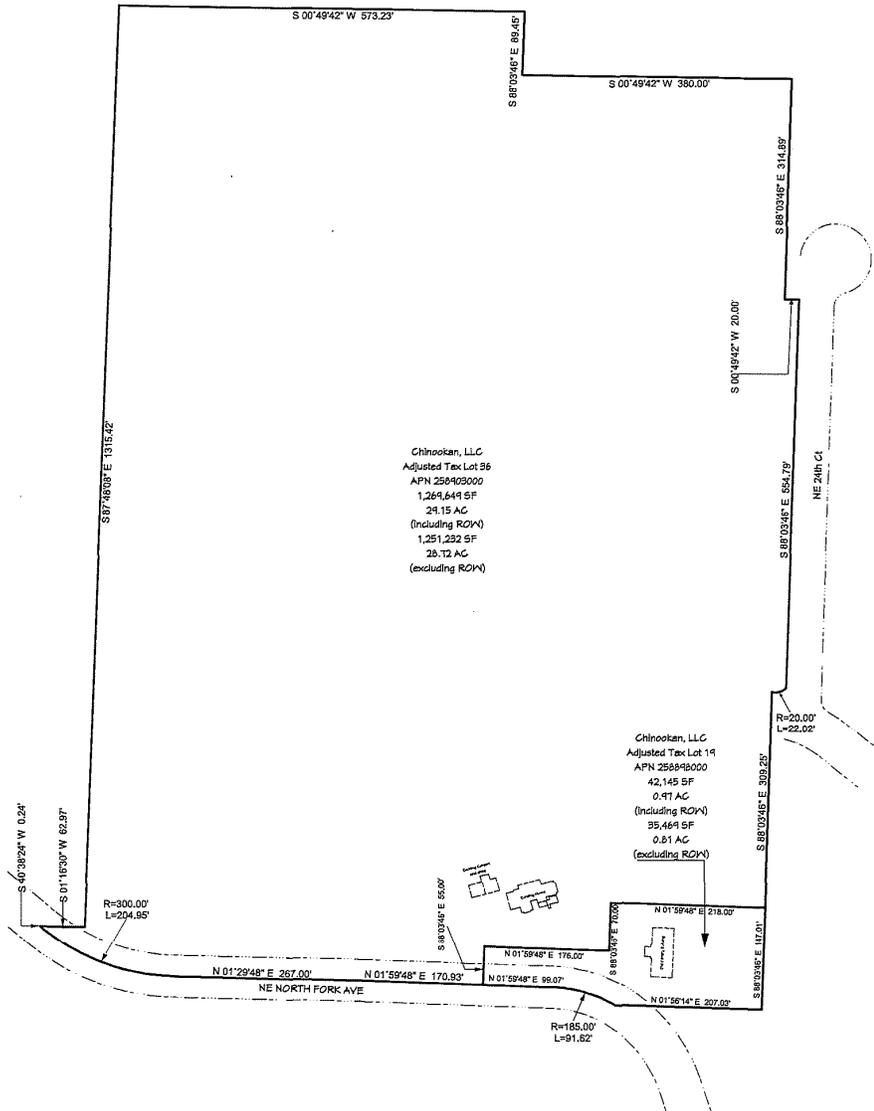
Thence South 88° 03' 46" East, 89.45 feet to the True Point of Beginning.

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

**EXHIBIT "F"**  
 Adjusted Tax Lot 36 (APN 258903000)  
 and Adjusted Tax Lot 19 (APN 258898000)

Not to Scale



# RECORD OF SURVEY

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

**DEED REFERENCE**  
STATUTORY QUIT CLAIM DEED  
WOLVERTON

CHINOOKAN, LLC  
AFN 5478109  
(1/10/2018)

**SURVEY REFERENCE**  
STATUTORY WARRANTY DEED  
JUV INVESTMENTS, LLC  
TO  
CHINOOKAN, LLC  
AFN 5568958  
(12/15/2018)



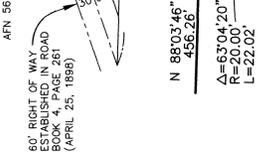
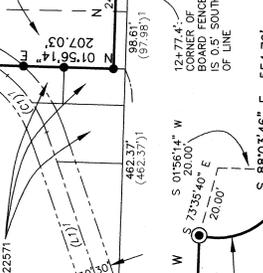
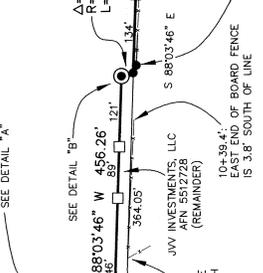
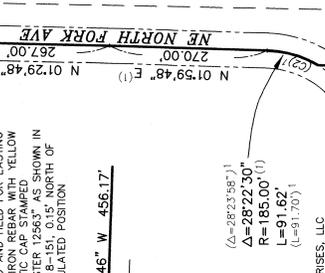
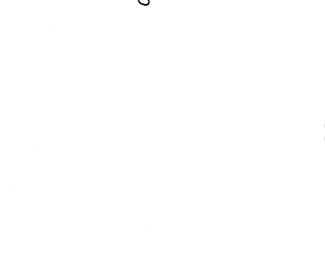
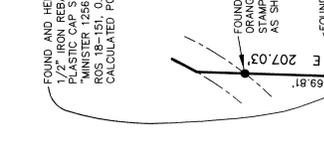
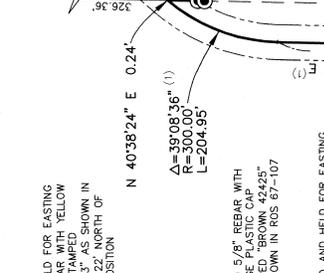
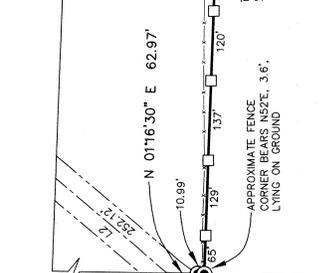
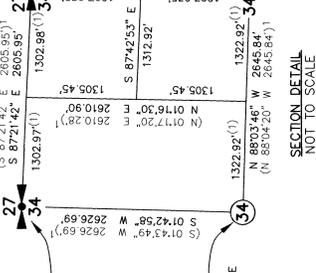
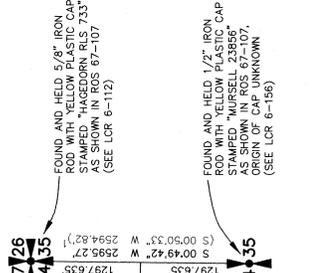
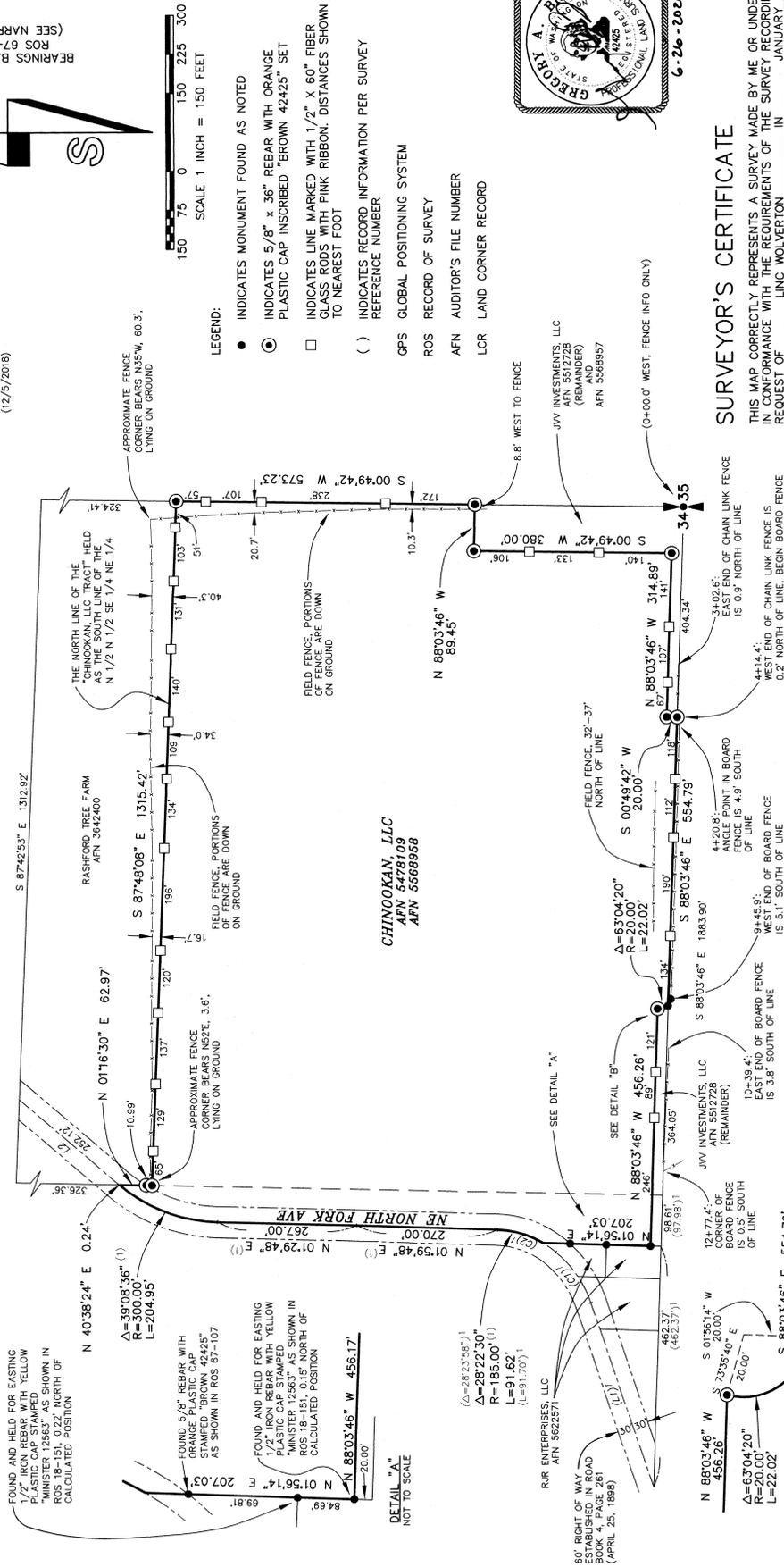
BEARINGS BASED ON  
ROS 67-107  
(SEE NARRATIVE)

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE "CHINOOKAN, LLC TRACTS" CITED. CONTROLLING CORNERS FOR THIS SURVEY WERE TIED BY CONVENTIONAL METHODS TO THE "CHINOOKAN, LLC TRACTS" MONUMENTED BY CONVENTIONAL METHODS WERE COLLECTED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/2011. THE GRID COORDINATE SYSTEM WAS CONVERTED TO A GROUND PROJECT DATUM USING A COMBINED SCALE FACTOR OF 0.998934002 AND ROTATED TO MATCH THE RECORD BEARING OF SOUTH 87°21'42" EAST BETWEEN THE NORTHEAST CORNER OF BEARING FOR THIS SURVEY, A CLOSED LOOP TRAVERSE BEGINNING AND ENDING ON SAID "GPS" POINTS WAS THEN RAN AROUND THE PERIMETER OF THE "CHINOOKAN TRACTS". OTHER CORNERS SHOWN AND NEW MONUMENTS ESTABLISHED WERE TIED AND SET RADIIALLY FROM THE ABOVE DESCRIBED TRAVERSE.

**SURVEY REFERENCE**  
1) ROS 67-107

CURVE DATA	ANGLE	RADIUS	ARC LENGTH
C1	51°29'21"	218.00'	119.81'
C2	137°54'00"	185.00'	122.38'

**SECTION DETAIL**  
NOT TO SCALE



- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
  - INDICATES 5/8" x 36" REBAR WITH ORANGE PLASTIC CAP INSCRIBED "BROWN 42425" SET
  - INDICATES LINE MARKED WITH 1/2" x 60" FIBER GLASS RODS WITH PINK RIBBON. DISTANCES SHOWN TO NEAREST FOOT
  - ( ) INDICATES RECORD INFORMATION PER SURVEY REFERENCE NUMBER
  - GPS GLOBAL POSITIONING SYSTEM
  - ROS RECORD OF SURVEY
  - AFN AUDITOR'S FILE NUMBER
  - LCR LAND CORNER RECORD



**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF \_\_\_\_\_ IN \_\_\_\_\_ JANUARY \_\_\_\_\_, 2020.

**GAB**  
GREGORY A. BROWN, PROFESSIONAL LAND SURVEYOR, L#42425

SCALE: 1"=150'  
JOB NO. 19-077  
DATE: 6-11-2020  
CALC BY: GAB  
DRAWN BY: GAB  
CHECKED BY: EVB  
SHEET 1 OF 1

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 26<sup>th</sup> DAY OF June 20 2020 AT  
4:01 P.M. IN BOOK 170 OF SURVEYS AT PAGE 56  
AT THE REQUEST OF BROWN SURVEYING, PLLC.  
Deborah M. D...  
DEPUTY COUNTY AUDITOR

BROWN SURVEYING, PLLC MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPLE, ETC.  
A FIELD TRAVERSE WAS PERFORMED USING A NIKON NIVO 3.0C THREE SECOND TOTAL STATION SYSTEM FOR COLLECTING DATA. THIS FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WA 532-130-030. ALL CORNERS NOTED AS FOUND WERE VISITED ON 1/8 THRU 1/14/2020.

181270 B5E

**5568959 AGR**

Total Pages: 17 Rec Fee: \$115.00  
eRecorded in Clark County, WA 12/05/2018 03:42 PM  
WFG CLARK COUNTY-RESWARE  
SIMPLIFILE LC E-RECORDING

**After recording return to:**

**Scott W. Swindell, Attorney**  
205 E 11<sup>th</sup> Street, Ste 102  
P.O. Box 264  
Vancouver, WA 98666-0264

**Please print legibly or type information.**

<b>Document Title(s)</b> BOUNDARY AGREEMENT
<b>Grantor(s)</b> CHINOOKAN, LLC  _____ Additional Names on Page _____ of Document
<b>Grantee(s)</b> JVV INVESTMENTS, LLC  _____ Additional Names on Page _____ of Document
<b>Abbreviated Legal</b> # 19,# 36, # 51, Sec 34, T5N R 1 E
<b>Auditor's Reference Number(s)</b>
<b>Assessor's Property Tax Parcel/Account Number(s)</b> 258898-000,258903-000, 258914-000
<b>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.</b>
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: Chinookan, LLC  
Grantee: JVV Investments, LLC  
Legal Description (abbreviated): #19, #36, #51 Sec 34 T5N R1E  
Additional legals on pages: \_\_\_\_\_  
Assessor's Parcel Nos. 258898-000, 258903-000 & 258914-000  
Reference No. of Prior Document: \_\_\_\_\_

**Chinookan, LLC**, a Washington limited liability company, is the owner of two (2) parcels of real property in Clark County, Washington, legally described on Exhibits A and B, attached hereto and by reference made a part hereof. **JVV Investments, LLC**, a Washington limited liability company, is the owner of real property in Clark County, Washington, legally described on Exhibit C, attached hereto and by reference made a part hereof. The sketch of the original boundary line to accompany the above legal descriptions is attached hereto as Exhibit D and by reference made a part hereof.

The parties desire to establish and place of record new boundary lines between the respective parcels of real property.

Now, therefore, the boundaries of said Assessor's Parcel Nos. 258898-000, 258903-000 and 258914-000 are adjusted as follows:

1. Assessor's Parcel No. 258898-000 shall be described as "Boundary Line Adjusted Tax Lot 19", the legal description of which is more particularly set forth on Exhibit E attached hereto, containing approximately 3.72 acres.
2. Assessor's Parcel No. 258903-000 shall be described as "Boundary Line Adjusted Tax Lot 36", the legal description of which is more particularly set forth on Exhibit F attached hereto, containing approximately 24.44 acres.

BOUNDARY LINE ADJUSTMENT AGREEMENT - 1  
[SWS\Clients\Wolverton\BLA2]

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.



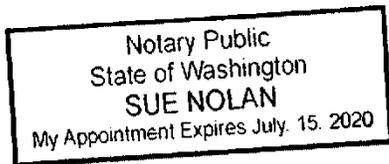
STATE OF WASHINGTON )

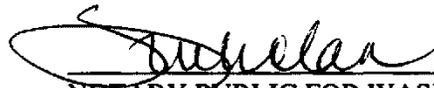
: ss.

County of Clark )

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 16<sup>th</sup> day of October, 2018.



  
NOTARY PUBLIC FOR WASHINGTON  
My commission expires: 7-15-2020

**BOUNDARY LINE ADJUSTMENT AGREEMENT - 3**  
[SWS\Clients\Wolverton\BLA2]

## **EXHIBIT A**

### **Boundary Line Adjustment Agreement APN 258898-000 (Tax Lot #19)**

**BEGINNING** at a point 20 rods South of the Northeast corner of the Southeast quarter of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington; thence West 80 rods to the West line of the Southeast quarter of the Northeast quarter of said Section 34; thence South 50 rods; thence East 80 rods; thence North 50 rods to the Point of Beginning.

**EXCEPT** any portion lying within the East 60 feet of the South 400 feet of the Northeast quarter of said Section 34.

**ALSO EXCEPT** any portion lying within La Center North Fork Road.

## **EXHIBIT B**

### **Boundary Line Adjustment Agreement (APN 258903-000 Tax Lot #36)**

**BEGINNING** at the Southeast corner of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington; thence North 10 rods; thence West 80 rods to the West line of the Southeast quarter of the Northeast quarter; thence South 10 rods to the Southwest corner thereof; thence East 80 rods to the Point of Beginning.

**ALSO** that portion of the Southwest quarter of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, lying Southeasterly of the North Fork County Road.

**EXCEPT** the most Westerly 400 feet thereof as conveyed to the Town of La Center, by deeds recorded under Auditor's File Nos. G 72302 and G 104936.

**ALSO EXCEPT** that portion conveyed to N. R. Rashford, by deed recorded under Auditor's File No. G 78548, described as follows:

**BEGINNING** at the point where the North line of the Southeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, intersects the centerline of the County Road known as the North Fork Road; and running thence East along the North line of said Southeast quarter of said Section 34, to the Northeast corner of said Southeast quarter of said Section 34; thence North 400 feet; thence West 60 feet; thence South 380 feet; thence West on the line parallel with the Northerly line of said Southeast quarter of Section 34, to the center of said North Fork County Road; thence following the centerline of said County Road to the Point of Beginning.

**EXCEPT** 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 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.

**ALSO EXCEPT** that portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described on Exhibit A attached hereto and incorporated by reference.

EXHIBIT A

**PORTION OF TAX LOT 46 (0.12 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, 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 County Roads.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

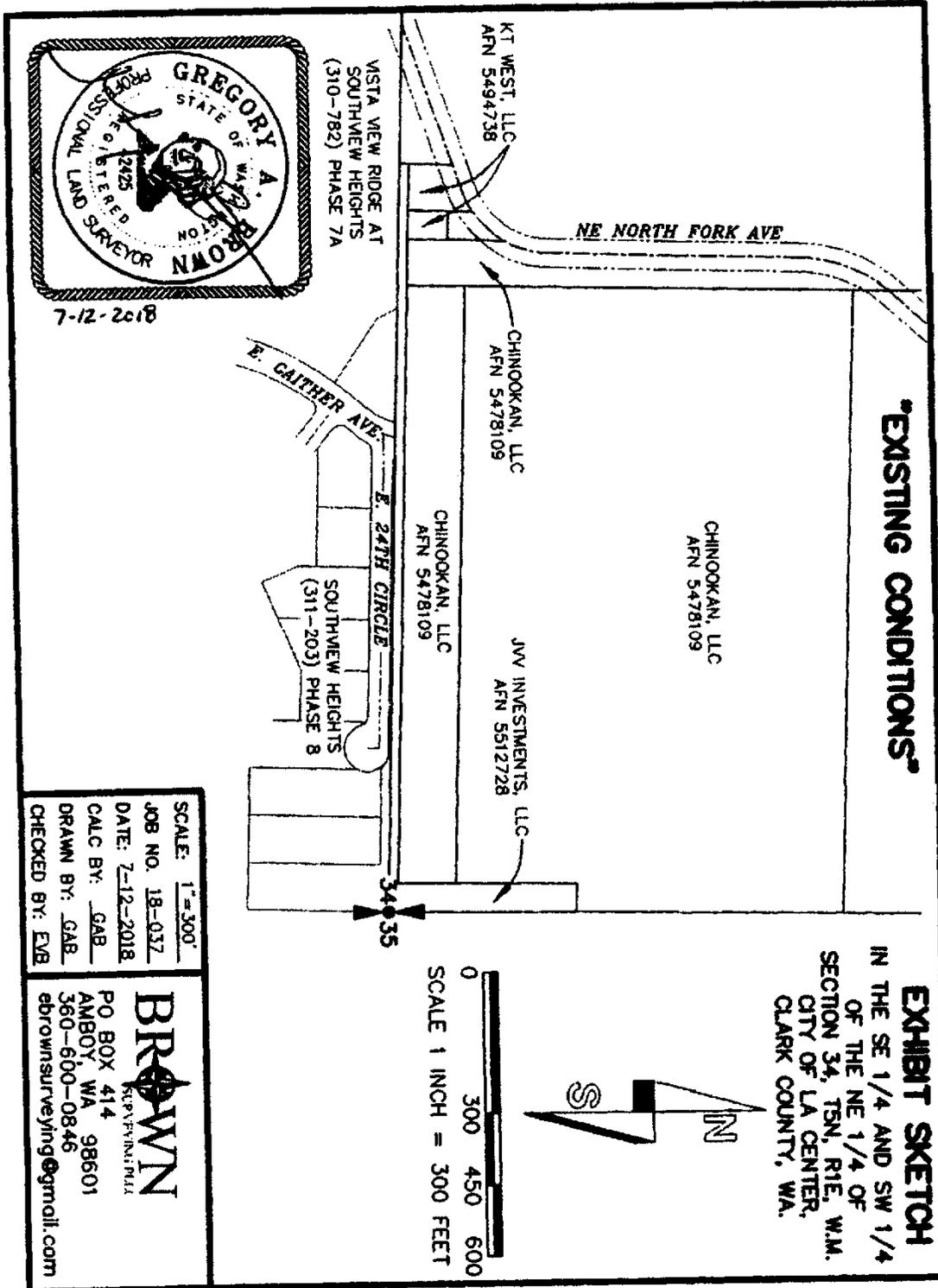
## **EXHIBIT C**

**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°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.**

**EXHIBIT D**



## **EXHIBIT E**

### **Boundary Line Adjustment Agreement (Adjusted Tax Lot #19)**

#### **BOUNDARY LINE ADJUSTED TAX LOT #19 (3.72 ACRES MORE OR LESS):**

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

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence North, along the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 165 feet more or less to the Southeast corner of the "Wolverton Tract" as described under Clark County Auditor's File No. 7908240059;

Thence West, for a distance of 1320 feet more or less to the Southwest corner of said "Wolverton Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence South, for a distance of 165 feet more or less to the Southwest corner of the Southeast quarter of the Northeast quarter of Section 34;

Thence East, for a distance of 1320 feet more or less to the Point of Beginning.

EXCEPT any portion of the above described tract lying within the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

ALSO TOGETHER WITH the following described tract:

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, 924.53 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 and the True Point of Beginning;

Thence continuing along said South line, South 88° 04' 20" East, 554.62 feet;

Thence North  $00^{\circ} 50' 33''$  East, parallel with the East line of the Northeast quarter of Section 34, for a distance of 20.00 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, 560.38 feet;

Thence leaving the North line of said "Rashford Tract" along the arc of a 20.00 foot radius curve to the left, (the radial bearing of which is South  $73^{\circ} 35' 56''$  East) through a central angle of  $63^{\circ} 03' 49''$ , for an arc distance of 22.01 feet to the True Point of Beginning.

**TOGETHER WITH and SUBJECT TO easements and restrictions of record.**

## **EXHIBIT F**

### **Boundary Line Adjustment Agreement (Adjusted Tax Lot #36)**

#### **BOUNDARY LINE ADJUSTED TAX LOT #36 (24.44 ACRES):**

A portion of the Southeast quarter 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 330.00 feet South of the Northeast corner of the Southeast quarter of the Northeast quarter of Section 34, said point being the Northeast corner of the "Throop Tract" as described under Clark County Auditor's File No. G 572300;

Thence West, for a distance of 1320 feet more or less to the Northwest corner of said "Throop Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence South, along the West line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 825 feet more or less to the Southwest corner of said "Throop Tract";

Thence East, for a distance of 1320 feet more or less to the Southeast corner of said "Throop Tract", said point being on the East line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North, for a distance of 825 feet more or less to the Point of Beginning.

EXCEPT any portion of the above described tract lying within the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

EXCEPT any portion of the above described tract lying in the following described tract:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence North 00°50'33" East, along the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

Thence North 88° 04' 20" West, along the most northerly North line of said "Rashford Tract" and its westerly extension, for a distance of 89.45 feet;

**Thence South 00°50'33" West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 380.00 feet to a point on the southerly North line of said "Rashford Tract";**

**Thence North 88° 04' 20" West, along the southerly North line of said "Rashford Tract", for a distance of 314.89 feet;**

**Thence leaving said southerly North line of said "Rashford Tract", South 00°50'33" West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 20.00 feet to a point on the South line of the Northeast quarter of Section 34;**

**Thence South 88° 04' 20" East, 404.35 feet to the Point of Beginning**

**TOGETHER WITH and SUBJECT TO easements and restrictions of record.**

## **EXHIBIT G**

### **Boundary Line Adjustment Agreement (Adjusted Tax Lot #51)**

#### **BOUNDARY LINE ADJUSTED TAX LOT #51 (0.97 ACRES):**

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

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence North  $00^{\circ}50'33''$  East, along the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

Thence North  $88^{\circ}04'20''$  West, along the most northerly North line of said "Rashford Tract" and its westerly extension, for a distance of 89.45 feet;

Thence South  $00^{\circ}50'33''$  West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 380.00 feet to a point on the southerly North line of said "Rashford Tract";

Thence North  $88^{\circ}04'20''$  West, along the southerly North line of said "Rashford Tract", for a distance of 314.89 feet;

Thence leaving said southerly North line of said "Rashford Tract", South  $00^{\circ}50'33''$  West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 20.00 feet to a point on the South line of the Northeast quarter of Section 34;

Thence South  $88^{\circ}04'20''$  East, 404.35 feet to the Point of Beginning

**TOGETHER WITH and SUBJECT TO easements and restrictions of record.**

## **EXHIBIT H**

### **Boundary Line Adjustment Agreement (Portion of Tax Lot #51 to Tax Lot #19)**

#### **PORTION OF TAX LOT #51 TO TAX LOT #19 (0.26 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, 924.53 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 and the True Point of Beginning;

Thence continuing along said South line, South 88° 04' 20" East, 554.62 feet;

Thence North 00° 50' 33" East, parallel with the East line of the Northeast quarter of Section 34, for a distance of 20.00 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, 560.38 feet;

Thence leaving the North line of said "Rashford Tract" along the arc of a 20.00 foot radius curve to the left, (the radial bearing of which is South 73°35'56" East) through a central angle of 63°03'49", for an arc distance of 22.01 feet to the True Point of Beginning.

**TOGETHER WITH and SUBJECT TO easements and restrictions of record.**

## **EXHIBIT I**

**Boundary Line Adjustment Agreement  
(Portion of Tax Lot #36 to Tax Lot #51)  
PORTION OF TAX LOT #36 TO TAX LOT #51 (0.17 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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence North 00°50'33" East, along the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

Thence North 88° 04' 20" West, along the most northerly North line of said "Rashford Tract", for a distance of 60.00 feet to the True Point of Beginning;

Thence continuing North 88° 04' 20" West, along the westerly extension of the most northerly North line of said "Rashford Tract", for a distance of 29.45 feet;

Thence South 00°50'33" West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 257.68 feet to a point on the North line of the "Chinookan, LLC Tract" as described as Parcel B under Clark County Auditor's File No. 5478109;

Thence South 88° 04' 20" East, 29.45 feet to the Northeast corner of said "Chinookan, LLC Tract", said point also being on the West line of said "Rashford Tract";

Thence North 00°50'33" West, 257.68 feet to the True Point of Beginning

**TOGETHER WITH and SUBJECT TO easements and restrictions of record.**

## **EXHIBIT J**

**Boundary Line Adjustment Agreement  
(Portion of Tax Lot #19 to Tax Lot #51)**

**PORTION OF TAX LOT #19 TO TAX LOT #51 (0.08 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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence North 00°50'33" East, along the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

Thence North 88° 04' 20" West, along the most northerly North line of said "Rashford Tract" and it's westerly extension, for a distance of 89.45 feet;

Thence South 00°50'33" West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 257.68 feet to a point on the North line of the "Chinookan, LLC Tract" as described as Parcel B under Clark County Auditor's File No. 5478109 and the True Point of Beginning;

Thence continuing South 00°50'33" West, 122.32 feet to a point on the South line of said "Chinookan, LLC Tract";

Thence South 88° 04' 20" East, 29.45 feet to the Southeast corner of said "Chinookan, LLC Tract", said point also being an interior corner of said "Rashford Tract";

Thence along the West line of said "Rashford Tract", North 00°50'33" West, 122.32 feet;

Thence North 88° 04' 20" West, 29.45 feet to the True Point of Beginning

**TOGETHER WITH and SUBJECT TO easements and restrictions of record.**

795366 - \$10.00 - WFG Clark Coun - Kristi Hilbert - 12/04/2018

When Recorded Return To:

**5568958 D**

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

Total Pages: 3 Rec Fee: \$101.00  
eRecorded in Clark County, WA 12/05/2018 03:42 PM  
WFG CLARK COUNTY-RESWARE  
SIMPLIFILE LC E-RECORDING

## STATUTORY WARRANTY DEED

Grantor: **JVV Investments, LLC**  
Grantee: **Chinookan, LLC**  
Legal Description (abbreviated): #19, #51 Sec 34 T5N R1E  
Additional legal on pages \_\_\_\_  
Assessor's Parcel Nos.: 258898-000, 258914-000

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

**TO: Chinookan, LLC, a Washington limited liability company ("Grantee")**

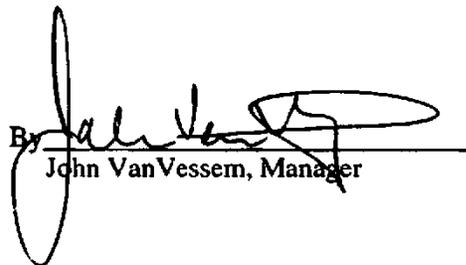
For valuable consideration, in hand paid, Grantor hereby conveys and warrants to Grantee all of its right, title, and interest in and to the following described real property, situated in the County of Clark, State of Washington:

See Exhibit A attached hereto and incorporated by this reference.

DATED this 16<sup>th</sup> day of October, 2018.

JVV Investments, LLC

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.

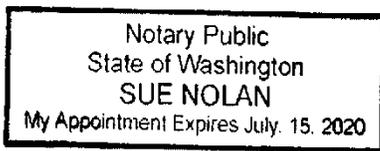
By   
John VanVessem, Manager

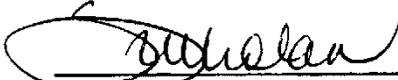
STATE OF WASHINGTON )

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 FOR WASHINGTON  
My appointment expires: 7-15-2020

STATUTORY WARRANTY DEED - 2  
[SWS\Clients\Wolverton\RP\Deed2]

## **EXHIBIT A**

### **PORTION OF TAX LOT #51 TO TAX LOT #19 (0.26 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, 924.53 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 and the True Point of Beginning;

Thence continuing along said South line, South 88° 04' 20" East, 554.62 feet;

Thence North 00° 50' 33" East, parallel with the East line of the Northeast quarter of Section 34, for a distance of 20.00 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, 560.38 feet;

Thence leaving the North line of said "Rashford Tract" along the arc of a 20.00 foot radius curve to the left, (the radial bearing of which is South 73°35'56" East) through a central angle of 63°03'49", for an arc distance of 22.01 feet to the True Point of Beginning.

**TOGETHER WITH and SUBJECT TO easements and restrictions of record.**

795365 - \$10.00 - WFG Clark Coun - Kristi Hilbert - 12/04/2018

**5568957 D**

**When Recorded Return To:**

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

Total Pages: 4 Rec Fee: \$102.00  
eRecorded in Clark County, WA 12/05/2018 03:42 PM  
WFG CLARK COUNTY-RESWARE  
SIMPLIFILE LC E-RECORDING

### STATUTORY WARRANTY DEED

**Grantor:** Chinookan, LLC  
**Grantee:** JVV Investments, LLC  
**Legal Description (abbreviated):** #19, #36, #51 Sec 34 T5N R1E  
**Additional legal on pages** 3-4  
**Assessor's Parcel Nos.:** 258898-000, 258903-000, 258914-000

**FROM:** Chinookan, LLC, a Washington limited liability company ("Grantor")

**TO:** JVV Investments, LLC, a Washington limited liability company ("Grantee")

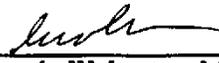
For valuable consideration, in hand paid, Grantor hereby conveys and warrants to Grantee all of its right, title, and interest in and to the following described real property, situated in the County of Clark, State of Washington:

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

DATED this 30<sup>th</sup> day of October, 2018.

Chinookan, LLC

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.

By   
Lincoln Wolverton, Manager

STATUTORY WARRANTY DEED - 1  
[SWS\Clients\Wolverton\RP\Deed3]



**EXHIBIT A**

**PORTION OF TAX LOT #36 TO TAX LOT #51 (0.17 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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;**

**Thence North 00°50'33" East, along the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;**

**Thence North 88° 04' 20" West, along the most northerly North line of said "Rashford Tract", for a distance of 60.00 feet to the True Point of Beginning;**

**Thence continuing North 88° 04' 20" West, along the westerly extension of the most northerly North line of said "Rashford Tract", for a distance of 29.45 feet;**

**Thence South 00°50'33" West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 257.68 feet to a point on the North line of the "Chinookan, LLC Tract" as described as Parcel B under Clark County Auditor's File No. 5478109;**

**Thence South 88° 04' 20" East, 29.45 feet to the Northeast corner of said "Chinookan, LLC Tract", said point also being on the West line of said "Rashford Tract";**

**Thence North 00°50'33" West, 257.68 feet to the True Point of Beginning**

**TOGETHER WITH and SUBJECT TO easements and restrictions of record.**

## EXHIBIT B

### PORTION OF TAX LOT #12 TO TAX LOT #51 (0.08 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 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence North 00°50'33" East, along the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

Thence North 88° 04' 20" West, along the most northerly North line of said "Rashford Tract" and its westerly extension, for a distance of 89.45 feet;

Thence South 00°50'33" West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 257.68 feet to a point on the North line of the "Chinookan, LLC Tract" as described as Parcel B under Clark County Auditor's File No. 5478109 and the True Point of Beginning;

Thence continuing South 00°50'33" West, 122.32 feet to a point on the South line of said "Chinookan, LLC Tract";

Thence South 88° 04' 20" East, 29.45 feet to the Southeast corner of said "Chinookan, LLC Tract", said point also being an interior corner of said "Rashford Tract";

Thence along the West line of said "Rashford Tract", North 00°50'33" West, 122.32 feet;

Thence North 88° 04' 20" West, 29.45 feet to the True Point of Beginning

**TOGETHER WITH and SUBJECT TO easements and restrictions of record.**

**5478109 D**

Total Pages: 4 Rec Fee: \$77.00  
eRecorded in Clark County, WA 01/10/2018 03:57 PM  
SCOTT W. SWINDELL, ATTORNEY AT LAW, P.C.  
SIMPLIFILE LC E-RECORDING

When Recorded Return To:

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

## STATUTORY QUIT CLAIM DEED

Grantor: Wolverton, Lincoln  
Wolverton, Joan

Grantee: Chinookan, LLC

Legal Description (abbreviated): #19, #36, #46 Sec 34 T5N R1E

Additional legal on pages 2-4

Assessor's Parcel Nos.: 258898-000, 258903-000, 258909-000

FROM: **Lincoln Wolverton and Joan Wolverton**, husband and wife ("Grantors")

TO: **Chinookan, LLC**, a Washington limited liability company ("Grantee")

For valuable consideration, in hand paid, Grantors hereby convey and quit claim to Grantee all of their right, title, and interest in and to the following described real property, situated in the County of Clark, State of Washington:

### PARCEL A:

BEGINNING at a point 20 rods South of the Northeast corner of the Southeast quarter of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington; thence West 80 rods to the West line of the Southeast quarter of the Northeast quarter of said Section 34; thence South 50 rods; thence East 80 rods; thence North 50 rods to the Point of Beginning.

EXCEPT any portion lying within the East 60 feet of the South 400 feet of the Northeast quarter of said Section 34.

ALSO EXCEPT any portion lying within LaCenter North Fork Road.

STATUTORY QUIT CLAIM DEED - 1

[SWS\Clients\Wolverton\LLC\Deed]

PARCEL B:

BEGINNING at the Southeast corner of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington; thence North 10 rods; thence West 80 rods to the West line of the Southeast quarter of the Northeast quarter; thence South 10 rods to the Southwest corner thereof; thence East 80 rods to the Point of Beginning.

ALSO that portion of the Southwest quarter of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, lying Southeasterly of the North Fork County Road.

EXCEPT the most Westerly 400 feet thereof as conveyed to the Town of LaCenter, by deeds recorded under Auditor's File Nos. G 72302 and G 104936.

ALSO EXCEPT that portion conveyed to N. R. Rashford, by deed recorded under Auditor's File No. G 78548, described as follows:

BEGINNING at the point where the North line of the Southeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, intersects the centerline of the County Road known as the North Fork Road; and running thence East along the North line of said Southeast quarter of said Section 34, to the Northeast corner of said Southeast quarter of said Section 34; thence North 400 feet; thence West 60 feet; thence South 380 feet; thence West on the line parallel with the Northerly line of said Southeast quarter of Section 34, to the center of said North Fork County Road; thence following the centerline of said County Road to the Point of Beginning.

EXCEPT 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 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.

ALSO EXCEPT that portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described on Exhibit A attached hereto and incorporated by reference.

STATUTORY QUIT CLAIM DEED - 2

[SWS\Clients\Wolverton\LLC\Deed]

PARCEL C:

TOGETHER WITH an easement for ingress, egress and utilities over an existing roadway as the same existed on June 25, 1982, said easement lying within the following described tract:

BEGINNING at the Southeast corner of the Northeast quarter of Section 34; and running thence West 80 rods; thence North 100 feet to the TRUE Point of Beginning; thence West parallel with the South line of said Section 34 to the West line of that tract conveyed to the City of LaCenter by deed recorded under Auditor's File No. G 104936; thence North along the West line of said City of LaCenter Tract, to the Southerly line of the LaCenter North Fork Road; thence Northeasterly along said South line to the intersection of the West line of the tract conveyed to Lincoln Wolverton and Joan Wolverton, by deed recorded under Auditor's File No. 7908240059; thence South along the Wolverton TRACT to the TRUE Point of Beginning.

DATED this 10/12 day of January, 2018.



\_\_\_\_\_  
Lincoln Wolverton



\_\_\_\_\_  
Joan Wolverton

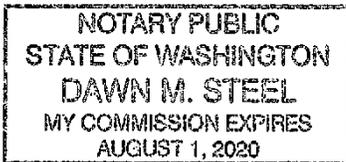
STATE OF WASHINGTON )

: ss.

County of Clark )

I certify that I know or have satisfactory evidence that Lincoln Wolverton and Joan Wolverton, husband and wife, 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 the instrument.

DATED this 10/12 day of January, 2018.



  
\_\_\_\_\_  
NOTARY PUBLIC FOR WASHINGTON  
My appointment expires: 8-1-20

STATUTORY QUIT CLAIM DEED - 3  
[SWS\Clients\Wolverton\LLC\Deed]

## EXHIBIT A

### PORTION OF TAX LOT 46 (0.12 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, 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  $88^{\circ} 04' 20''$  East, along said South line, 400.00 feet;

Thence North  $01^{\circ} 55' 40''$  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  $01^{\circ} 55' 40''$  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  $33^{\circ}28'11''$  West) through a central angle of  $16^{\circ}38'01''$ , 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  $09^{\circ}30'02''$ , for an arc distance of 30.68;

Thence leaving said centerline, South  $01^{\circ} 55' 40''$  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  $88^{\circ} 04' 20''$  West, 62.37 feet to the True Point of Beginning

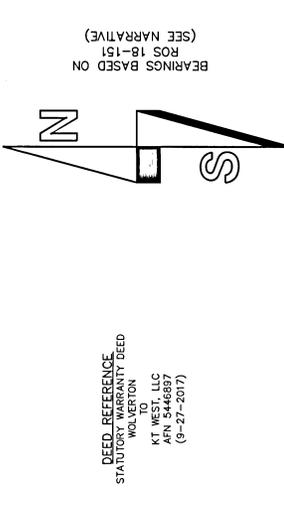
EXCEPT County Roads.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

# RECORD OF SURVEY

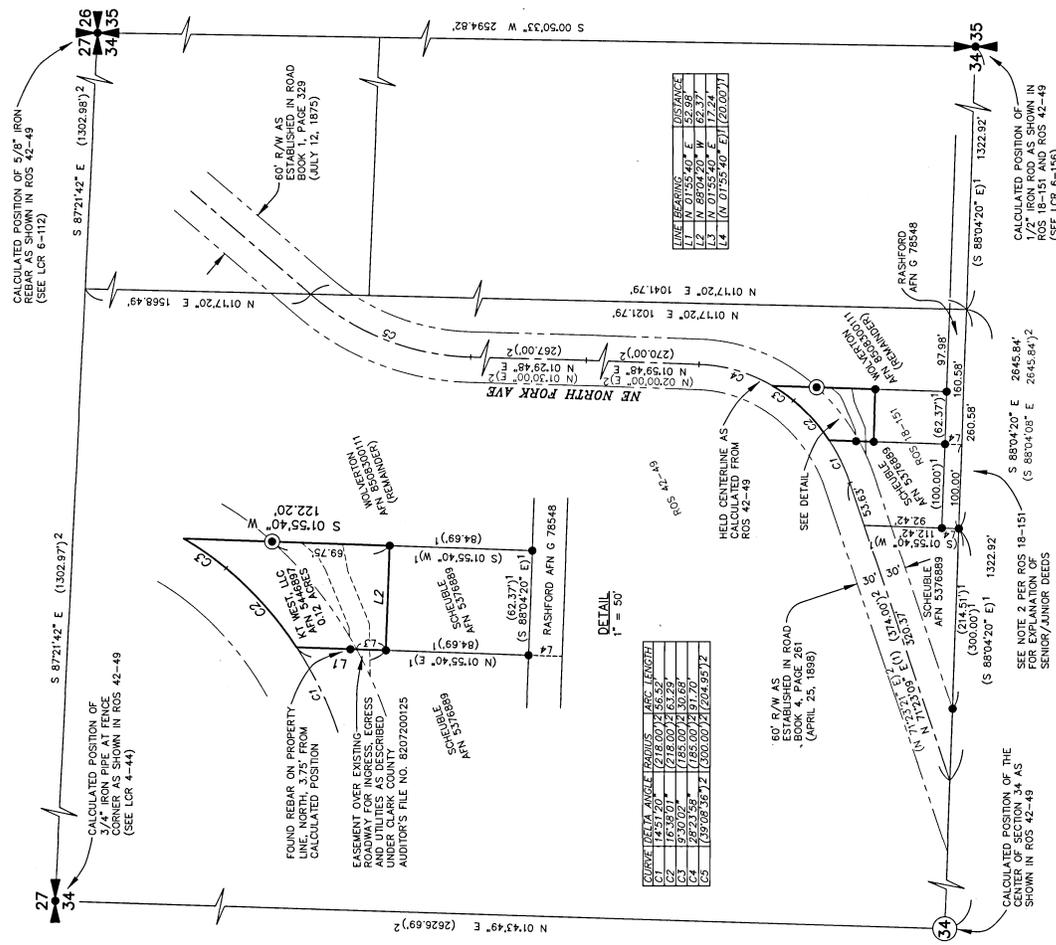
IN THE SW 1/4 NE 1/4 OF SECTION 34, T5N, R1E, W.M. CITY OF LA CENTER, CLARK COUNTY, WA.

**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE RIGHT OF WAY OF THE 3/4" IRON PIPE AT FENCE CORNER AS SHOWN IN ROS 42-49 WHICH WAS THE BASIS OF BEARING FOR THIS SURVEY. EXISTING IRONS AS SHOWN IN ROS 18-151 WERE THEN LOCATED AND A BEST FIT CURVE WAS DRAWN THROUGH THE NEW MONUMENT ESTABLISHED WAS SET FROM THE ABOVE DESCRIBED IRONS.



BEARINGS BASED ON ROS 18-151 (SEE NARRATIVE)

**DEED REFERENCE**  
 STATUTORY WARRANTY DEED  
 WOLFEYTON  
 KT WEST, LLC  
 AFN 5446897  
 (9-27-2017)

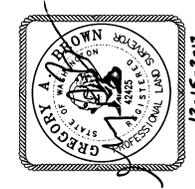


LINE BEARING	DISTANCE
L1 N 01°55'40" E	62.37
L2 N 01°55'40" E	62.37
L3 N 01°55'40" W	62.37
L4 N 01°55'40" E	62.37

CURVE DATA	ANGLE	BEARINGS	ARC LENGTH
C1	143°17'20"	(218.00) 2	56.52
C2	16°35'01"	(218.00) 2	63.29
C3	28°23'58"	(185.00) 2	91.70
C4	159°08'36.72"	(600.00) 2	204.95

- LEGEND:**
- INDICATES FOUND 1/2" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "MINISTER 12563" AS SHOWN IN ROS 18-151
  - INDICATES 5/8" x 3/6" IRON REBAR WITH ORANGE PLASTIC CAP INSCRIBED "BROWN 42425" SET
  - INDICATES RECORD INFORMATION PER SURVEY REFERENCE NUMBER

ROS RECORD OF SURVEY  
 LCR LAND CORNER RECORD  
 AFN AUDITOR'S FILE NUMBER  
 R/W RIGHT OF WAY



**SURVEY REFERENCE**  
 1) ROS 18-151  
 2) ROS 42-49

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF \_\_\_\_\_ IN \_\_\_\_\_ JULY \_\_\_\_\_, 2017.

**Gregory A. Brown** 12-15-2017  
 GREGORY A. BROWN, PROFESSIONAL LAND SURVEYOR, LS# 42425

**BROWN SURVEYING, PLLC**  
 PO BOX 414  
 AMBOY WA 98601  
 360-600-0846  
 gbrownsurveying@gmail.com

SCALE: 1"=100'  
 JOB NO. 17-042  
 DATE: 12-14-2017  
 CALC BY: CAB  
 DRAWN BY: CAB  
 CHECKED BY: EVG  
 SHEET 1 OF 1

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 18<sup>TH</sup> DAY OF December 2017 AT 3:22 P.M. IN BOOK 67 OF SURVEYS AT PAGE 107 AT THE REQUEST OF BROWN SURVEYING, PLLC.  
 Deputy County Auditor

BROWN SURVEYING, PLLC MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPLE, ETC.  
 A FIELD TRAVERSE WAS PERFORMED USING A NIKON NIVO 30C THREE SECOND TOTAL STATION WITH TDS DATA COLLECTION SYSTEM. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 7-19-2017.

BK 67 P 107



PIONEER NATIONAL  
TITLE INSURANCE

A TICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Ch. 11 Rev. Laws 1981

EXEMPT

Affid. # 7-10-82 Date 7-10-82  
For details of tax paid s.

Affid. # \_\_\_\_\_  
June S. Spens  
Clark County Treasurer

By [Signature] Deputy

THIS SPACE RESERVED FOR RECORDER'S USE

FILED FOR RECORD  
CLARK CO. WASH  
Pioneer National Title Insurance Co.  
JUL 20 4 53 PM '82  
DAVID WILCHENER

REVENUE STAMPS

82 07200124

FORM L 56 R

### Quit Claim Deed

THE GRANTOR Bessie McCutcheon, a widow, as her separate estate.

for and in consideration of correction of error

convey and quit claim to Lincoln Wolverton and Joan Wolverton, husband and wife

the following described real estate, situated in the County of Clark

State of Washington including any interest therein which grantor may hereafter acquire:

The South 20 feet of the following described tract of land:  
BEGINNING at a point 20 rods South of the Northeast corner of the Southeast quarter of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian; thence West 80 rods to the West line of the Southeast quarter of the Northeast quarter of said Section 34; thence South 50 rods; thence East 80 rods; thence North 50 rods to the point of beginning.  
EXCEPT any portion lying within the East 60 feet of the South 400 feet of the Northeast quarter of said Section 34.  
ALSO EXCEPT any portion lying within LaCenter North Fork Road.

205

Dated this 8th. day of July, 1982

Bessie McCutcheon (SEAL)  
Bessie McCutcheon

STATE OF WASHINGTON, ss.  
County of Clark

On this day personally appeared before me Bessie McCutcheon  
So me known to be the individual described in and who executed the within and foregoing instrument, and  
acknowledged that SHE executed the same as her free and voluntary act and deed, for the  
uses and purposes therein mentioned.

GIVEN under my hand and seal this

day of July, 1982

Maria J. Wilby  
Notary Public in and for the State of Washington,  
residing at LaCenter Ridgefield

R-125551

**PN TT**  
Pioneer National Title Insurance Company  
WASHINGTON TITLE DIVISION  
Filed for Record at Request of

THIS SPACE RESERVED FOR RECORDER'S USE

79 03240059

REVENUE STAMPS

*mail to*  
TO  
Fed Land Bank  
P.O. Box 1595  
Yacowitz WA 98663

Washington  
DEPT. OF REVENUE  
REVENUE  
\$39.00

112

Ch. 11 Rev. Laws 1931  
EXEMPT  
Affid. # 197373 Dts. 8-24-79

FORM L58F

For details of tax and see  
Affid. # 91646  
June S. Spurr  
Clark County Treasurer

### Statutory Warranty Deed

By THE GRANTORS HAROLD THROOP & JANE THROOP, husband and wife,  
Debut

for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars  
in hand paid, conveys and warrants to LINCOLN WOLVERTON & JOAN WOLVERTON, husband & wife,

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

Beginning at a point 20 rods South of the NE corner of the SE Quarter of NE Quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, and running thence West 80 rods; thence South 50 rods; thence East 80 rods; and thence North 50 rods to the point of beginning.

Excepting a strip of land 20 feet wide along the South line of said tract for road purposes:  
Also, Beginning at the SE corner of NE Quarter of said Section 34, and running thence North 10 rods; thence West 80 rods; thence South 10 rods; and thence East 80 rods of point of beginning. Also except town pump ground owned by Town of LaCenter. Also includes strip of land known as Warren Stevens former strip purchased by McCutcheon containing about 3 acres.

112

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated April 26, 1971, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on \_\_\_\_\_, Rec. No. \_\_\_\_\_

Dated this 19 day of May, 1971.

Pioneer National Title Insurance Co.  
Aug 24 10 32 AM '79 Harold D. Throop (SEAL)

AUDITOR  
RON DOTZAUER. Jane E. Throop (SEAL)

STATE OF WASHINGTON, } ss.  
County of cowlitz

On this day personally appeared before me HAROLD THROOP & JANE THROOP  
to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19 day of May, 1971.  
James G. [Signature]  
Notary Public in and for the State of Washington,  
residing at Woodland.

R-110478

6277-112

78475A

C 576949 REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 26 day of 7/1900  
April, 1971, by and between HAROLD ~~TROOP~~ and JANE ~~TROOP~~,  
husband and wife, hereinafter called "Sellers" and LINCOLN WOLVERTON  
and JOAN WOLVERTON, husband and wife, hereinafter called "Purchasers".

WITNESSETH:

For and in consideration of the agreements contained herein and the payments made and to be made, the sellers agree to sell to the purchasers, and the purchasers agree to buy from the sellers, the following described premises situate in Clark County, Washington, to-wit:

Beginning at a point 20 rods South of Northeast Corner of Southeast Quarter of Northeast Quarter (SE 1/4 of NE 1/4) of Section 34, Township Five (5) north, Range One (1) East of the Willamette Meridian, and running thence West 80 rods; thence South 50 rods; thence East 80 rods, and thence North 50 rods to point of beginning  
EXCEPTING a strip of land 20 feet wide along the South line of said tract for road purposes:  
ALSO Beginning at the Southeast Corner of Northeast Quarter of said Section 34, and running thence North 10 rods; thence West 80 rods; thence South 10 rods; and thence East 80 rods of point of beginning.  
Also except town pump ground owned by town of LaCenter.  
Also includes strip of land known as Warren Stevens former strip purchased by McCutcheon containing about 3 acres.  
SUBJECT TO: Easements and restrictions of record.

PURCHASE PRICE AND TERMS:

The purchase price which it is agreed shall be paid for said property is the sum of Thirty Nine Thousand and no/100 (\$39,000.00) Dollars, of which the sum of Seven Thousand and no/100 (\$7,000.00) Dollars has been paid, receipt of which is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Two Hundred Two and 75/100 (\$202.75) Dollars, or more, at purchasers option on the 15th day of July, 1971, and a like sum on the same day of each succeeding calendar month until principal and interest have been paid in full. Purchasers shall pay interest at the rate of 5 3/4 percent per annum, on the unpaid principal. The interest is included in the payment above set forth. Payments are computed on the basis of payment of the contract balance over a period of twenty five years in even payment. Purchasers may pay the entire unpaid balance of principal and accrued interest at anytime, without penalty.

DEED AND TITLE INSURANCE:

The sellers agree to deliver within fifteen (15) days of the date of closing a purchasers' policy of title insurance in standard form, or a commitment therefor, issued by Pioneer National Title Insurance Company, insuring the purchasers to the full amount of the purchase price against loss or damage by reason of defect in sellers' title to said real estate as of the date of closing and containing no exceptions other than above set forth and as appearing in the policy form.

-1-

\$ 390.00 has been paid  
R.pt. # 91646 Date 6-10-71  
Sec. 61, sec Aid. No. \_\_\_\_\_  
June S. Sparks  
Clark County Treasurer  
By Lin. Sparks  
Deputy

76111

784755

The sellers shall execute a fulfillment deed simultaneous with the execution of this contract. The fulfillment deed shall be placed in escrow at the First Independent Bank, Ridgefield, Washington, at which bank the purchasers shall make all payments required to be made pursuant to this contract. Upon full payment of the purchase price, the said fulfillment deed shall be delivered to the purchasers.

Upon the request of <sup>the</sup> purchasers, sellers shall convey to purchasers a partial fulfillment deed to the three acre tract in the Northwest corner of the property above described, which three acre tract runs 416 feet ~~West~~ and 312 feet East from the Northwest corner of said premises. Said deed shall be delivered to purchasers upon purchasers paying to sellers the sum of Three Thousand Three Hundred and no/100 (\$3,300.00) less the proportionate portion of the down payment attributable to said three acre tract, being the sum of Six Hundred Sixty and no/100 (\$660.00) Dollars and less the proportionate part of the principal payments attributable to said tract.

There shall be excepted from the description in the fulfillment deed, any part of the premises above described hereafter taken for public use, or any portion included in any partial fulfillment deed together with any encumbrances that may attach after the date of closing through any person other than the sellers.

POSSESSION:

Under the terms of this contract, the purchasers shall be entitled to physical possession of the premises on June 15, 1971. Should the sellers hold over after the 15th day of June, 1971, they shall pay to purchasers a monthly rental of \$200.00 per month, in advance, for each and every month in which they retain possession of the buildings, improvements, etc., on said premises and occupy the same.

ASSESSMENT, TAXES, IMPROVEMENTS, UPKEEP, INSURANCE, INSPECTION AND REPAIRS:

1. To pay before delinquent all taxes and assessments which may as between sellers and purchasers hereafter become a lien on the real estate.
2. To keep the buildings now or hereafter placed on the premises insured to the full insurable value thereof for loss or damage by fire in some company acceptable to sellers and for the benefit of the sellers and purchasers as their interests may appear, and to pay all premiums therefor until the purchase price is fully paid, and to deliver to the sellers the insurance policy renewals and premium receipts.
3. To assume all hazards of damage to or destruction of any improvements now on said land or hereafter to be placed thereon.
4. To keep the buildings and all improvements on the premises in good condition and repair and not to permit waste.
5. Not to use the premises or any part thereof for any illegal purpose.
6. Purchasers further agree that a full inspection of the premises has been made and that neither the sellers nor assigns shall be liable under any covenants respecting the condition of the premises or for any agreement for alterations, improvements, or repairs unless the covenant or agreement relied upon is in writing and is attached to and made a part hereof.

784756

7. Sellers shall pay the first half of the 1971 real estate taxes and the purchasers shall pay the second half of such taxes.

SELLERS' RIGHT TO PAY TAXES, INSURANCE, ETC.:

In the event that the purchasers shall fail to make any payment hereinabove provided, the sellers may pay such taxes or assessments and effect such insurance, and any amount so paid by the sellers shall be determined to be a part of the purchase price and become payable forthwith with interest at the rate of 10% per annum until paid, without prejudice to any other rights of the sellers by reason of such failure.

DESTRUCTION OF PREMISES:

In the event of the damage or destruction of any improvements situate on said premises by fire or other casualty, purchasers shall not be in any manner relieved of any of their obligations under this contract, and all risk of any such loss is hereby assumed by the purchasers.

FORFEITURE:

Time is of the essence of this agreement. If the purchasers shall fail to comply with or perform any covenant or agreement hereof promptly at the time and in the manner herein required, the sellers may elect to declare all of the purchasers' rights hereunder terminated, and upon his so doing, all payments made by the purchasers hereunder and all improvements placed upon the premises shall be forfeited to the sellers as liquidated damages, and the sellers shall have the right to re-enter and take possession of the property. Service of all demands and notices with respect to such declaration of forfeiture and cancellation shall be made by certified mail directed to the purchasers at their address last known to sellers. If the sellers within six months after such forfeiture shall commence an action to procure an adjudication of the termination of the purchasers' rights under this contract, the purchasers agree to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Or the sellers may elect to bring an action or actions on any intermediate overdue installment or on any payment or payments made by the sellers and repayable by the purchasers, it being stipulated that the covenant to pay intermediate installments or to repay items repayable by the purchasers is independent of the covenant to make a deed and that every action is an action arising on contract for the recovery of money only, as if the promise to pay had been expressed in a different instrument, and that no such action shall constitute an election not to proceed otherwise as to any subsequent defaults, and no waiver by the sellers of any default on the part of the purchasers shall be construed as a waiver of any subsequent default.

Provided, however, that purchasers shall have a period of ninety (90) days from the date of any default to bring payments current or to otherwise cure the default. That purchasers shall pay interest at the rate of ten percent (10%) per annum on any payments that are in default so long as such default continues.

In the event of the taking of any part of the property for public use, or of the destruction of any of the improvements on the property by fire or other casualty, all of the moneys received by the sellers by reason thereof shall be applied as a payment on account of the purchase price of the property, less any such which the

784757

sellers may be required to expend in procuring such money, or at the election of the sellers to the rebuilding or restoration of the premises.

ATTORNEYS' FEES:

Upon sellers' election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchasers agree to pay a reasonable sum as attorneys' fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have signed and delivered this contract the day and year first above written.

SELLERS:

Harold Troop (SEAL)

Jane Troop (SEAL)

PURCHASERS:

Joan Wolverton (SEAL)

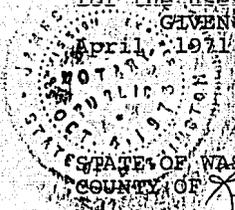
Lincoln Wolverton (SEAL)

STATE OF WASHINGTON )  
COUNTY OF COWLITZ ) SS.

*General Partner (Salvage Uniq. Co.)  
Witness - Walter E. Seel*

~~JHR~~ On this day personally appeared before me HAROLD TROOP & JANE TROOP, to me known to be two of the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28 day of April, 1971



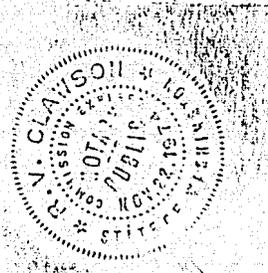
Harold Troop  
Notary Public in and for the State of Washington, residing at Woodland.

STATE OF WASHINGTON )  
COUNTY OF King ) SS.

On this day personally appeared before me LINCOLN WOLVERTON & JOAN WOLVERTON, to me known to be two of the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7 day of April, 1971.

R. Clawson  
Notary Public in and for the State of Washington, residing at  
My commission expires: Notary, 1974



FILED FOR RECORD  
Pioneer National Title Ins. Co.  
-4 JUN 11 9 47 AM '71  
AUDITOR DON BONKER

**TITLE INSURANCE COMPANY** State Excise Tax  
Ch. 11 Rev. Laws 1951

THIS SPACE RESERVED FOR RECORDER'S USE  
G 572300 777501  
FILED FOR RECORD  
APR 12 8 53 AM '71  
AUDITOR DAN BONNER

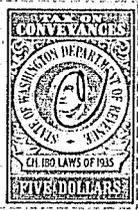
Filed for Record at Request of *90096* Date *4-12-71*  
\$ *88.00* has been paid  
Sec. 61, see Af.J. No. \_\_\_\_\_  
Mail Dorothy Carlson  
Name Earl Jackson Clark County Treasurer  
By G. Franklin Deputy  
Address \_\_\_\_\_  
City and State Battle Ground, Wash. 98604

**Statutory Warranty Deed**

Form 467- 1-REV

THE GRANTOR BESSIE McCUTCHEON, a widow

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to HAROLD THROOP and JANE THROOP, husband and wife, the following described real estate, situated in the County of Clark, State of Washington:



Beginning at a point 20 rods South of Northeast corner of Southeast quarter of Northeast Quarter (SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ) of Section 34, Township five (5) North, Range One (1) East of the Willamette Meridian, and running thence West 80 rods; thence South 50 rods; thence East 80 rods; and thence North 50 rods to point of beginning.

EXCEPTING a strip of land 20 ft. wide along the South line of said tract, for road purposes;



ALSO, Beginning at the Southeast corner of Northeast quarter of said Section 34, and running thence North 10 rods; thence West 80 rods; thence South 10 rods, and thence East 80 rods to point of beginning.

That portion of the West Half (W $\frac{1}{2}$ ) of the Northeast quarter (NE $\frac{1}{4}$ ) of Section 34, Township Five (5) North of Range One (1) East of the Willamette Meridian, lying easterly of the county road, containing approximately 2 $\frac{1}{2}$  acres more or less.



Dated this 13th day of July, 1967.

*Bessie McCutcheon* (SEAL)

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss.

On this day personally appeared before me Bessie McCutcheon, a widow to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of July, 1967.

*Earl Jackson*  
Notary Public in and for the State of Washington,  
residing at Battle Ground, therein.

87731  
4814

INHERITANCE TAX DIVISION OF THE TAX COMMISSION  
OF THE STATE OF WASHINGTON

Clark County

In the Matter of the Estate of )  
FRASER B. McCUTCHEON )  
Deceased. )

NO PROBATE RELEASE  
OF  
INHERITANCE TAX LIEN

In accordance with the showing made to this Division, pursuant to RCW 83.24.040, we hereby find that the property not probated in the above estate, as disclosed by said showing, is not subject to inheritance tax in this State, said property being described as follows:

Beginning at a point 20 rods South of the Northeast corner of the Southeast quarter of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian; running thence West 80 rods; thence South 50 rods; thence East 80 rods; and thence North 50 rods to the point of beginning;  
EXCEPTING a strip of land 20 feet wide along the South line of said tract for road purposes;  
ALSO beginning at the Southeast corner of the Northeast quarter of said Section 34, and running thence North 10 rods; thence West 80 rods; thence South 10 rods; and thence East 80 rods to point of beginning, Clark County, Washington

Lots one (1) and two (2) of Block three (3) of Brazees Addition to Town of La Center, according to plat thereof recorded in Volume "A" of Plats, page 22, records of Clark County, Washington

Lots seven (7) and eight (8) of Block three (3) of Brazees Addition to town of LaCenter, according to plat thereof records of Clark County Washington

Lots two (2) and three (3) of Block Eighteen (18) of Brazees Addition to Town of LaCenter, according to plat thereof records of Clark County, Washington

Sellers' equity in real estate contract on property located in Powers, Oregon; balance due . . . . . \$ 904.81

AUG 17 1960

516985

Estate of FRASER B. McCUTCHEON, Deceased  
No Probate . . . . . Clark County

August 16, 1960

Cash on hand . . . . . \$ 300.00  
1956 Ford Fairland Motor No. M6RT  
138370 Title No. 570371097 . . . . \$1,500.00  
Household goods and personal effects . . . \$500.00

DATED at Olympia, Washington the 16th day of August, 1960

William S. Schumacher, Supervisor  
Inheritance Tax & Escheat  
Division of the Tax Commission  
*Adelyne Changers*  
Adelyne Changers  
By, Deputy Supervisor

AC:hj

*Case Jackson*  
*3 25*  
AUG 19 1960  
*516985*  
*Ball Howard*  
*rim*

AUG 17 1960

G289554

G289554

515136

COMMUNITY PROPERTY AGREEMENT

This agreement, made and entered into this 8th day of June 1960, by and between Fraser B. McCutcheon and Bessie A. McCutcheon, husband and wife, residing at LaCenter, in Clark County, Washington.

Witnesseth: That in consideration of the relationship of husband and wife and the love and affection that each of the said parties has for each other, it is hereby agreed by and between them, that the whole of the community property, now owned by them, both real and personal, of whatever kind or nature, and wherever situated, or such community property as may hereafter be acquired by them, in case of the death of the said Fraser B. McCutcheon while the said Bessie A. McCutcheon survives, the whole of such community property shall immediately vest in Bessie A. McCutcheon in fee simple, and in the event of the death of the said Bessie A. McCutcheon, leaving the said Fraser B. McCutcheon surviving her, then the whole of said community property shall immediately vest in the said Fraser B. McCutcheon in fee simple.

We, and each of us, do hereby declare that all of the property now owned by us or standing in the name of either of us is community property, and it is the will and intention of both the parties hereto, that all of said property shall be community property in accordance with the laws of the State of Washington.

In Witness Whereof, the parties hereto have hereunto set their hands the day and year first above written.

*Fraser B. McCutcheon*

*Bessie A. McCutcheon*

STATE OF WASHINGTON

County of Clark ( ss.

THIS IS TO CERTIFY that on this 8th day of June 1960, before me, the undersigned Notary Public duly commissioned and sworn, personally came Fraser B. McCutcheon and Bessie A. McCutcheon, husband and wife to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND and official seal the day and year in this certificate first above written.



*M. Hunt*

Notary Public in and for the State of Washington, residing at LaCenter, therein. My Commission expires:

Recorded July 15, 1960 at 3:22 P.M. By Earl W. Jackson  
Bruce Worthington, County Auditor

678549

Bk. 526, Pg. 169

### QUIT CLAIM DEED

The undersigned **F. H. RASHFORD and ANNA RASHFORD**, husband and wife, now and at all times since acquiring the within described property, of the County of **Clark**, State of **Washington**.

Grantors have in the possession of Ten Dollars in hand paid and other good and valuable consideration (\$10.00) dollars, in hand paid, money and valuable to

**F. H. McCUTCHEON and BESSIE McCUTCHEON**, husband and wife, the following described real estate, situate in the county of **Clark**, State of **Washington**:

Beginning at a point ten (10) rods North of the Southeast corner of the Northeast quarter (NE $\frac{1}{4}$ ) of Section Thirty-two (32) Township Five (5) North of Range One (1), E.W.M.; thence North Twenty (20) feet; thence West Eighty (80) rods; thence South Twenty (20) feet; thence East Eighty (80) rods to the point of beginning.

It is understood that Grantors are Quit Claiming their interest conveyed to them by Deed recorded November 8, 1951 in Volume 250, page 14, deed records of Clark County Washington.

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
\$0.75 has been paid  
Rcpt. # 250 Date 6/1/51  
Evo Mang Bergant  
Clark County Treasurer  
By La. Carter  
Deputy

May, 1951.

F. H. Rashford (Seal)

Anna Rashford (Seal)

I, \_\_\_\_\_, Notary Public for the State of Washington, hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 1951, **F. H. RASHFORD and ANNA RASHFORD**, husband and wife,

appeared before me, personally, and acknowledged the foregoing instrument, and acknowledged that they executed the same as their free and voluntary act and deed, for the uses and purposes therein expressed.

W. H. Himm  
Notary Public in and for the State of Washington,  
residing at La. Carter

Recorded June 1, 1951 at 1:06 P.M., by Earl Jackson, Clyde L. Bittner, County Auditor.

**C72301**  
**WARRANTY DEED**

THE GRANTORS, W. D. Stephens and Cora B. Stephens, husband and wife, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid, convey and warrant unto Boone McCutcheon and Bessie McCutcheon, husband and wife, the grantees, the following described real estate, situated in the County of Clark, State of Washington:

That portion of the West Half ( $W\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Five (5) North of Range One (1) East of the Willamette Meridian, lying easterly of the county road, containing approximately 2 $\frac{1}{2}$  acres, more or less.

IN WITNESS WHEREOF the grantors have hereunto set their hands this the 24th day of May, 1950.

W. D. Stephens  
Cora B. Stephens

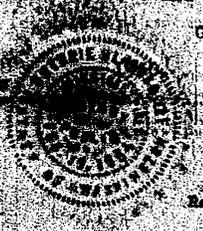
STATE OF WASHINGTON )  
County of Clark ) ss.

On this day personally appeared before me W. D. Stephens and Cora B. Stephens, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of May,

J. Luther Langsdorf  
Notary Public in and for the State of Washington, residing at Vancouver therein.

Recorded Mar. 16, 1951 at 3:02 P.M., by Fletcher-Daniels Abst. Co.,  
Glyde L. Bittner, County Auditor.



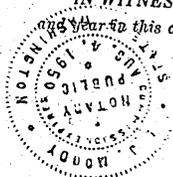
STATE OF WASHINGTON, }  
County of Clark } ss.

I, L. J. Moody

a Notary Public in and for the said State, do hereby certify that on this 2nd day of January, 1947, personally appeared before me Louie J. White

to me known to be the individual described in and who executed the within instrument, and acknowledged that She signed and sealed the same as Her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year to this certificate first above written.



L. J. Moody  
Notary Public in and for the State of Washington,  
residing at Washougal in said County.

Recorded May 26, 1947 at 12:32 P.M., by Eva Teeson,  
J.W. Albinson, County Auditor.

Bk. 420, Pg. 9  
FORM 88

F80580

WARRANTY DEED

STATUTORY FORM  
FOR USE IN THE STATE OF WASHINGTON ONLY

The grantor, LEONA BOOTH, a single woman, of Dorris, California,

~~grants~~

~~conveys~~

for and in consideration of the sum of Ten and 00/100 . . . .

. . . . . (\$ 10.00 ) dollars.

in hand paid, convey and warrant to F. B. Mc CUTCHEON and BESSIE MC CUTCHEON, husband and wife,

the following described real estate, situate in the county of . . . . . Clark, . . . . . state of Washington:

Beginning at a point 20 rods South of Northeast corner of Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ) of Section 34, Township five (5) North, Range one (1) East of the Willamette Meridian, and running thence West 80 rods; thence South 50 rods; thence East 80 rods; and thence North 50 rods to point of beginning.

EXCEPTING a strip of land 20 feet wide along the South line of said tract, for road purposes:

ALSO, Beginning at the Southeast corner of Northeast Quarter of said section 34, and running thence North 10 rods; thence West 80 rods; thence South 10 rods, and thence East 80 rods to point of beginning:

subject to

EL-200, PG-20

Dated this 5th day of December, 1945.

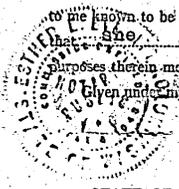
Leona Booth (SEAL)

STATE OF WASHINGTON }  
County of Clark } ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 5th day of December, 1945, personally appeared before me LEONA BOOTH, a single woman, of Dorris, California,

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.



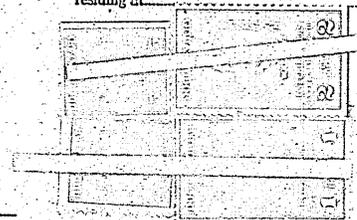
Bebas C. Pruitt  
Notary Public in and for the State of Washington,  
residing at Vancover therein.

STATE OF WASHINGTON }  
County of \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ before me personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me known to be the \_\_\_\_\_ and \_\_\_\_\_ of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_ authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_



FILED FOR RECORD  
CLARK CO., WASH.  
BY Clara M. Allen  
FEE 30¢  
1947 MAY 26 PM 1:52  
REGISTERED INDEXED Needs  
VOL 420 PAGE 7  
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