

Wolverton Annexation

Applicant: Lincoln Wolverton

35011 NE North Fork Road La Center WA 98629
360.263.2713 lincolnwolverton@hotmail.com

Representative: Ed Greer, Land Use Planning

8002 NE Hwy 99 #546 Vancouver WA 98665
360.904.4964 ed@ed-greer.net

Application Contents

- Master Land Use Application Form
- Signed Petition & Acceptance Statement
- Surveyor Prepared Map of Area to be Annexed
- Narrative for Public Facilities and Services
- SEPA Checklist
- Perimeter Legal Description
- Legal Descriptions for each Tax Lot
- Mailing Labels for Owners within 300 feet

Master Land Use Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629
www.ci.lacenter.wa.us
Ph. 360.263.7665 Fax: 360.263.7666
www.ci.lacenter.wa.us

Property Information

Site Address 35011 NE North Fork Road La Center WA 98629
Legal Description See attached list
Assessor's Serial Number 258898-000, 258903-000, 258909-000, 258914-000, 258910-000, 258913-000, 258968-000
Lot Size (square feet) 1,413,520
Zoning/Comprehensive Plan Designation County: R1-6, UL; La Center: LDR-7.5, ULD
Existing Use of Site Single family residence, tree farm, CPU facility, and vacant.

Contact Information

APPLICANT:

Contact Name Lincoln Wolverton
Company _____
Phone 360.263.2713 Email lincolnwolverton@hotmail.com
Complete Address 35011 NE North Fork Rd La Center WA 98629

Signature 
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Ed Greer
Company Ed Greer, Land Use Planning
Phone 360.904.4964 Email ed@ed-greer.net
Complete Address 8002 NE Hwy 99 #546 Vancouver WA 98665

Signature 
(Original Signature Required)

PROPERTY OWNER:

Contact Name Lincoln & Joan Wolverton
Company _____
Phone 360.263.2713 Email lincolnwolverton@hotmail.com
Complete Address 35011 NE North Fork Rd La Center WA 98629

Signature 
(Original Signature Required)



PETITION FOR ANNEXATION



["60% Petition" per RCW 35A.14.120 -.150 & LCMC 18.290]

DECLARATIONS - We, the undersigned, are owners of real property lying outside of the corporate limits of the City of La Center, Washington, but contiguous thereto and designated as part of the La Center Urban Growth Area. We attest that we are owners of not less than 60% in value pursuant to the assessed valuation records compiled and maintained by the Clark County Department of Assessment and GIS of the total acreage of the properties described in the proposed annexation area. We acknowledge and accept our proportionate share of city and special district indebtedness. We further accept and shall abide by city land use regulations. We do hereby petition for annexation to the City of La Center, Washington.

The following information is included with our Petition to Annex Application: a perimeter legal description including the entire width of abutting public or private roadways; a scale map outlining the property(ies) proposed to be annexed; payment of annexation and SEPA fees; a certified listing of residents in the proposed area (on mailing labels) and the assessed valuation of each property obtained from the Clark County Assessor's Office, and; a completed State Environmental Policy Act checklist.

WARNING - Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

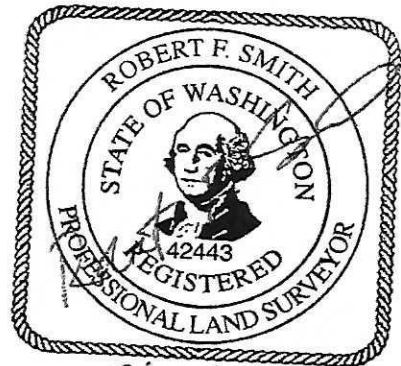
AUTHORIZATION - Printed names, addresses and signatures of all persons having an interest in real property in the described area whose consent is required by virtue of such interest to authorize the filing of this notice are hereto identified:

Name of Property Owner/Authorized Representative (Print Clearly)	Signature of Property Owner/Authorized Representative	Address of Property Owner/Authorized Representative	Clark County Assessors Parcel Number	Date Signed
Lincoln Wolverton		35011 NE North Fork Rd La Center WA 98629	258898-000	
Joan Wolverton			258903-000 258909-000	

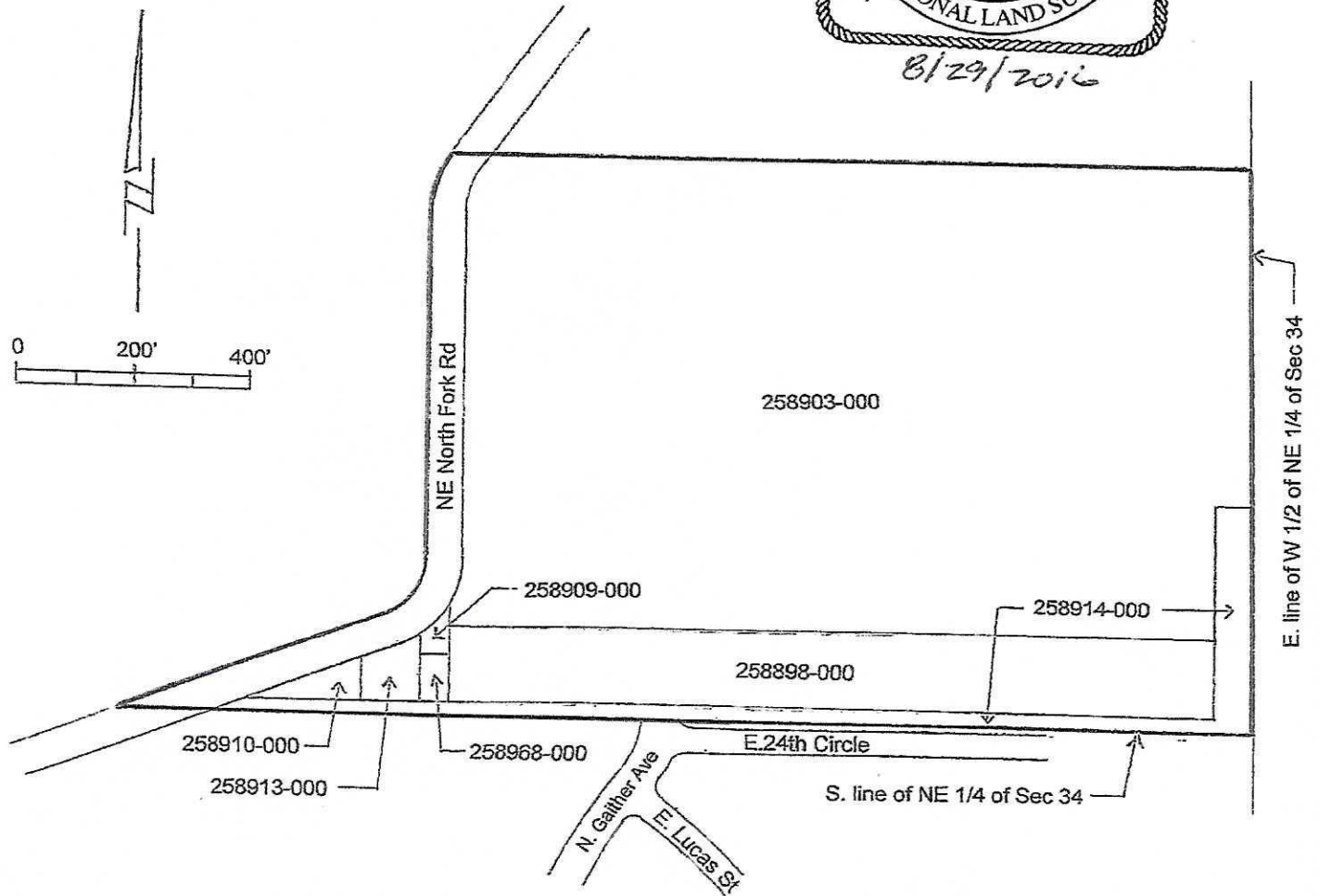
Note: If additional space is needed, please obtain and use an additional "Notice of Petition" form(s).

Annexation Map

Being a portion of the West Half of the Northeast Quarter of Section 34,
Township 5 North, Range 1 East, Willamette Meridian, Clark County Washington NE North Fork Road



8/29/2016



Public Facilities and Services

This Narrative outlines how each public facility and service will be provided for future development of the subject properties to be annexed into the City of La Center.

Transportation

The site has frontage along the southeasterly side of existing NE North Fork Road. Existing NE Gaither Avenue is stubbed into the south boundary of the proposed area to be annexed, and should be extended northerly when development is planned. Providing for at least two access points will permit excellent circulation for neighborhood and emergency vehicles.

Domestic Water

Water service is provided by Clark Public Utilities. Existing water lines are located in NE North Fork Road and at the north terminus of NE Gaither Avenue. Future development can connect to both existing water lines to provide a much preferred loop system for better fire flow characteristics.

Sanitary Sewer

Sanitary sewer is served by the City of La Center. An existing sewer line is located at the north terminus of NE Gaither Avenue, and should be extended into the site to serve future development.

Stormwater

The subject site generally slopes to the east and south. Runoff from future streets and lots will be collected in catch basins and piped to several stormwater management facilities to be properly treated and detained prior to metered releases to existing drainage courses.

Parks

If a City park is not incorporated into the design of the future project, then the City would collect park impact fees upon building permit issuances.

Schools

The La Center public schools are considered by many experts to be some of the best in Washington State, just another reason for attracting new residents to the City of La Center. School impact fees will be paid with the issuance of each new building permit.

A. BACKGROUND

1. Name of proposed project, if applicable:
Wolverton Annexation
2. Name of applicant:
Lincoln Wolverton 263.2713
35011 NE North Fork Road La Center WA 98629
3. Address and phone number of applicant and contact person:
Ed Greer, Land Use Planning 360.904.4964
8002 NE Hwy 99 #546 Vancouver WA 98665
4. Date checklist prepared:
Aug 29, 2016
5. Agency requesting checklist:
City of La Center
6. Proposed timing or schedule (including phasing, if applicable):
As soon as possible
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, future subdivision
8. List any environmental information you know about, that has been prepared, or will be prepared, directly related to this proposal.
None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known
10. List any government approvals or permits that will be needed for your proposal, if known.
Annexation into the City of La Center & LDR-7.5 zoning
11. Give brief, complete description of your proposal, including uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
Annex 7 tax lots, consisting of 32.45 acres, into the City of La Center

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*35011 NE North Fork Rd; Portion of W 1/2
of NE1/4 of Sec 34, T5N, R1E, WM*

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

- b. What is the steepest slope on the site (approximate percent slope)?

60%

- c. What general types of soils are found on the site (the example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Hesson Clay Loam No prime farmland.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.

None proposed for zone change

Indicate source of fill.

None

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not for zone change

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Unknown

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when

the project is completed? If any, generally describe and give approximate quantities if known.

None for zone change

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. Water

- a. Surface:

- i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Possible seasonal stream in the northeast corner flows to Breezy Creek

- ii. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not for zone change

- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

None

Indicate the source of fill material.

None

- iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

- b. Ground:

- i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

- c. Water runoff (including storm water):

- i. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

None for zone change

Will this water flow into other waters? If so, describe. *No*

- ii. Could waste materials enter ground or surface waters? If so, generally describe.

No

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None

4. Plants

- a. Check or circle types of vegetation found on the site:

Deciduous tree: alder, maple, aspen, other

Evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

None

- c. List threatened or endangered species known to be on or near the site.

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None for zone change

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other: *None*

Fish: bass, salmon, trout, herring, shellfish, other: *None*

- b. List any threatened or endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain.

Yes, the Pacific Flyway

- d. Proposed measures to preserve or enhance wildlife, if any:

None

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable

- b. Would your project affect the potential use of solar energy by adjacent properties?

No

If so, generally describe.

- c. What kinds of energy conservation features are included in the plans of this proposal?

None

List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemical, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *No*

- i. Describe special emergency services that might be required.

None

- ii. Proposed measures to reduce or control environmental health hazards, if any:

None

- b. Noise

- i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None
- ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
None
- iii. Proposed measures to reduce or control noise impacts, if any:
None

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
Residence and vacant
- b. Has the site been used for agriculture? If so, describe.
Yes, grape crops years ago
- c. Describe any structures on the site.
Single family residence and outbuildings
- d. Will any structures be demolished? If so, what?
Not for zone change
- e. What is the current zoning classification of the site?
R1-6
- f. What is the current comprehensive plan designation of the site?
Urban Low Residential
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable
- h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.
Unknown
- i. Approximately how many people would reside or work in the completed project?
None for zone change
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None for zone change

- c. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- d. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable

- b. What views in the immediate vicinity would be altered or obstructed? *None*

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known

- c. Proposed measures to reduce or control impacts, if any:

None

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

NE North Fork Road & N Gaither Avenue

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, nearest stop unknown

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Not for zone change

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project? If known, when peak volumes would occur. *None*

Proposed measures to reduce or control transportation impacts, if any.

None

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Not for zone change

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.


Not applicable

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Land Use Planner Date: 9.6.16

Perimeter Legal Description

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

Beginning at a point 330 feet south of the northeast corner of the southeast quarter of said Section 34; thence west 1370 feet to a point on the westerly line of NE North Fork Road; thence southwesterly along said west line of NE North Fork Road to a point on the south line of the northeast quarter of Section 34; thence east 1930 feet along said south line of the northeast quarter of Section 34 to a point on the east line of the west half of the northeast quarter of said Section 34, thence north 990 feet along said east line of the west half of the northeast quarter of Section 34 to the point of beginning.

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

Washington
DEPT. OF REVENUE
TAX
\$ 30.00

21110

mail to
TO
Fed Land Bank
P.O. Box 1595
Yacoump WA 98603

Ch. 11 Rev. Laws 1971
EXEMPT
Afd. # 19733 8-24-79

For details of tax paid see
Afd. # 91646
June S. Sparks
Clark County Treasurer

FORM L58F

Statutory Warranty Deed

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

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 14 day of May, 1971.

FILED FOR RECORD AT
CLARK CO. WASH.
Pioneer National Title Insurance Co.
AUG 24 10 32 AM '79
AUDITOR
RON DOTZAUER

STATE OF WASHINGTON,
County of Cowlitz

On this day personally appeared before me HAROLD THROOP & JANE THROOP
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 14 day of May, 1971.
James L. Phillips
Notary Public in and for the State of Washington,
residing at Woodland.

R-110478

258903-000

Final State Equal Tax
Ch. 11, R.S. Laws 1951

\$ 10 has been paid
For 52902.1 Date 7-19-82
S.S. _____
By [Signature]
Deputy

8207200125

258898-000

EASEMENT GRANT AND DEED

EFFECTIVE DATE: July 15, 1982

PARTIES:

TOWN OF LA CENTER, WASHINGTON, a municipal corporation of the State of Washington, hereinafter referred to as "La Center"

LINCOLN WOLVERTON and JOAN WOLVERTON, husband and wife, hereinafter referred to as "Wolverton"

JANE THROOP, in her separate capacity, hereinafter referred to as "Throop"

1. Grant of Easement. La Center and Throop, collectively, as Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and sufficient consideration hereby grants, bargains and conveys to Wolverton the following described easement for ingress, egress and utilities and legally described as follows:

Please refer to Exhibit "A" attached hereto and by reference incorporated herein fully.

2. Land Benefits. The easement referred to above is for the benefit of and appurtenant to that property, or any portion thereof, in the County of Clark, State of Washington, and legally described as follows:

Please refer to Exhibit "B" attached hereto and by reference incorporated herein fully.

3. Maintenance. At their own cost and expense, Wolverton, their heirs, successors and assigns, covenant and agree with La Center and Throop, their heirs, successors and assigns to maintain the above-described easement.

4. Attorney's Fees. Either party may enforce this agreement by appropriate action and should he prevail in such litigation, he shall recover as part of his costs a reasonable attorney's fee.

EASEMENT GRANT AND DEED - 1

McCLASKEY, HORENSTEIN & WYNNE

ATTORNEYS AT LAW
1220 MAIN ST. - SUITE 300
VANCOUVER, WASHINGTON 98666
(206) 499-4271

R-125551

EXHIBIT "A"

IN THE COUNTY OF CLARK, STATE OF WASHINGTON

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 said 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.

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FILED
CL.
Pioneer National Title Insurance Co.
Jul 20 4 59 PM '92

EXHIBIT "B"

DAVIS BRENER

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; 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.

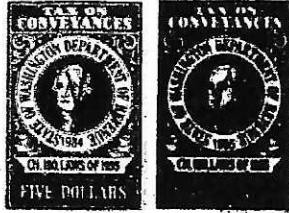
Parcel B
BEGINNING at the Southeast corner of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian; thence North 10 rods; thence West 80 rods to the West line of the Southeast quarter of the Northeast quarter; thence South 10 rods to the Southwest corner thereof; 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 center line 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 center line of said County Road to the point of beginning.

CCTC #7085-E (GL)

COMMONWEALTH LAND TITLE INSURANCE COMPANY Philadelphia, Pennsylvania



THIS SPACE PROVIDED FOR RECORDER'S USE:

85 08300111

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name: Mr. & Mrs. Lincoln Wolverton

Address: Route 2, Box 8

City, State, Zip: LaCenter, WA 98629

Statutory Warranty Deed

THE GRANTOR JANE THROOP, a widow

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration

in hand paid, conveys and warrants to LINCOLN WOLVERTON and JOAN WOLVERTON, husband and wife

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

That portion of the West half of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian in Clark County, Washington, lying Easterly of the La Center North Fork Road described as follows: Beginning at a point on the South line of said Northeast quarter where it intersects the centerline of the La Center North Fork Road; thence East along said South line 400 feet to the Southeast corner of that certain tract of land deeded to the Town of LaCenter by deed dated June 9, 1952, and recorded June 17, 1952, under Auditor's File No. G 104936, said Southeast corner being the true point of beginning; thence continuing East to the East line of the West half of the Northeast quarter; thence North along said East line to the centerline of the LaCenter North Fork Road; thence Southwesterly along said centerline to a point due North of the point of beginning (said point being the Northeast corner of the Town of LaCenter tract as described under Auditor's File No. G 1049360; thence South to the point of beginning. EXCEPT any portion lying within the LaCenter North Fork Road. ALSO EXCEPT the South 20 feet of said premises.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated August 29, 1979, 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 Sales Tax was paid on this sale on September 5, 1979, Rec. No. 197784 \$30.00

Dated Aug August 28, 1985, 19 85

Jane Throop (signature) Jane Throop

FILED FOR RECORD CLARK CO. WASH CLARK COUNTY TITLE

AUG 30 12 07 PM '85

AUDITOR DAVID MICHENER

STATE OF WASHINGTON } ss. COUNTY OF Clark }

On this day personally appeared before me

Jane Throop

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 free and voluntary act and deed, for the uses and purposes therein mentioned.

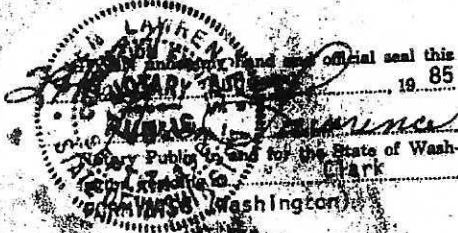
STATE OF WASHINGTON } ss. COUNTY OF _____ }

On this _____ day of _____, 19 _____ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____ respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the 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 the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

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



Handwritten notes: 258909-000, 252050, 202586, 830 DS, 197784

WARRANTY DEED

Attest

258914-000

THE GRANTORS, P. B. McCUTCHEON and BESSIE McCUTCHEON, husband and wife now and at all times since acquiring the within described property, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, convey and warrant to N. R. RASHFORD and ANNA RASHFORD, husband and wife, the following described real estate situate in the County of Clark, State of Washington:

Beginning at the point where the North line of the South East one-fourth (SE 1/4) of Section Thirty-four (34) of Township Five (5) North Range One (1) East of the Willamette Meridian intersects the center line of County road known as North Fork road, and running thence East along the North line of said South East one-fourth (1/4) of said Section Thirty-four (34) to the North East corner of said South East one-fourth (SE 1/4) of Section Thirty-four (34); thence North 100 feet, thence West sixty feet, thence South 380 feet, thence West on the line parallel to the Northern line of said South East quarter of Section Thirty-four (34) to the center of said North fork County Road; then following the center line of said county road to point of beginning.

DATED this 24 day of May, 1951.

See Book Entry Vol. 11, Page 1551. \$2.00 has been paid. See Book Entry Vol. 11, Page 1551. See Book Entry Vol. 11, Page 1551.

P. B. McCutcheon
P. B. McCutcheon

Bessie McCutcheon
Bessie McCutcheon

State of Washington)
County of Clark) ss.

On this day personally appeared before me P. B. McCutcheon and Bessie McCutcheon, 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.



24
W. J. Hines
Notary Public in and for the State of Washington; residing at La Center

Witness my hand and official seal this 24 day of May, 1951, at La Center, Washington.
Witness my hand and official seal, by Earl Jackson, Clyde L. Bittner, County Auditor.

9-103140-117

Ch. 11 Rev. Laws 1951

EXEMPT

And # 364330 Date 3-14-94
For details of tax paid see

QUIT CLAIM DEED

Affid. # _____
Doug Lasher
Clark County Treasurer

The Grantor, TOWN OF LACENTER, a municipal corporation of the State of Washington, for and in consideration of mutual benefits conveys and quit claims to PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, a municipal corporation of the State of Washington, the following described real estate, situated in the County of Clark, State of Washington, together with all after acquired title of the grantor therein:

PARCEL I

Lots 4, 5 and 6, Block 6; Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 7; Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 8; Lots 1 and 2 and Lots "A" and "B", Block 9, Bresee's Addition to LaCenter, according to the plat thereof, recorded in Volume "A" of Plats, page 22, records of said County.

ALSO that portion of the Southwest quarter of the Northeast quarter of Section 3, Township 4 North, Range 1 East of the Willamette Meridian lying Southerly of the Southerly line of Block 9, Bresee's Addition, according to the plat thereof, recorded in Volume "A" of Plats, page 22, Northerly of the North bank of the East Fork of the Lewis River and between Southerly extension of the Easterly and Westerly lines of said Block 9.

PARCEL II

That portion of the South half of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows: Beginning at a point on the South line of said quarter section where it intersects on the centerline of the county road known as North Fork Road; thence South 88°04'20" East along said South line 400.00 feet; thence North 01°55'40" East at right angles to said South line 20.00 feet to the true point of beginning; thence continuing North 01°55'40" East 84.69 feet; thence South 88°04'20" East parallel to the South line of the Northeast quarter of said Section 34, a distance of 62.37 feet; thence South 01°55'40" West 84.69 feet to a point 20.00 feet North of the South line of the Northeast quarter of Section 34; thence North 88°04'20" West parallel to said South line 62.37 feet to the true point of beginning.

TOGETHER WITH AND SUBJECT TO easements and restrictions of record.

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

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

PARCEL III

A tract of land in the Southwest quarter of the Southeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows:

Beginning at the Southwest corner of the Southwest quarter of the Southeast quarter of said Section 34; thence North along the centerline of said Section 34, 887.87 feet to the true point of beginning; thence North 106.20 feet along said centerline; thence South 89°43'30" East 42.34 feet; thence South 0°16'30" West, 106.20 feet; thence North 89°43'30" West 41.83 feet to the true point of beginning.

ALSO a tract of land in the Southwest quarter of the Southeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows:

258913-000
+
258968-000

03-14-94

Beginning at the Southwest corner of the Southwest quarter of the Southeast quarter of said Section 34; thence North 01°42'51" East along the centerline of said Section 34, 994.07 feet to the Northwest corner of a tract of land as conveyed to the Town of LaCenter, Washington, a municipal corporation and recorded under Auditor's File No. G 320391; thence South 88°00'39" East along the North line of said LaCenter tract 42.34 feet to the Northeast corner of said LaCenter tract and the true point of beginning; thence continuing South 88°00'39" East 165.00 feet; thence South 01°59'21" West parallel to the East line of said LaCenter tract 106.20 feet; thence North 88°00'39" West 165.00 feet to the Southeast corner of said LaCenter tract; thence North 01°59'21" East along the East line of said LaCenter tract 106.20 feet to the true point of beginning.

TOGETHER WITH 20 foot non-exclusive easement for the purpose of ingress, egress maintenance and access to the reservoir site described as follows:

Beginning at a point on the North line of a tract of land as conveyed to the Town of LaCenter, Washington, a municipal corporation, and recorded under Auditor's File No. G 320391 said point being on the East line of North Fork Road; thence South 88°00'39" East along the North line of said LaCenter tract and the extension thereof to the Northeast corner of the above described tract; thence North 01°59'21" East 20.00 feet; thence North 88°00'39" West to the East line of North Fork Road; thence South along the East line of said Road 20.00 feet, more or less, to the point of beginning.

DATED this 9TH day of March, ¹⁹⁹⁴~~1993~~.

THE TOWN OF LACENTER

By: Jack Wells

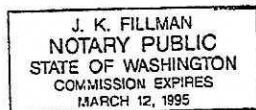
Jack Wells, Mayor

STATE OF WASHINGTON)

County of Clark)

I, the undersigned Notary Public of said State, hereby certify that I know or have satisfactory evidence that JACK WELLS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the within and foregoing instrument and acknowledged it as the mayor of TOWN OF LACENTER to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the 9TH day of March, 1995. ¹⁹⁹⁴



Return to: Legal Dept
Clark Public Utilities
PO Box 8900
LANC WA 98668

J. K. Fillman
Notary Public

My appointment expires 3-12-95

CLERK OF COUNTY
CLERK OF CLARK COUNTY
MAR 14 2 33 PM '94

ELIZABETH A. LUDE

957

5255012 D

RecFee - \$74.00 Pages: 2 - PUD 1
Clark County, WA 02/08/2016 10:45



RETURN ADDRESS:

Clark Public Utilities
Attn: ROW Office
P.O. Box 8900
Vancouver, WA 98668

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951

EXEMPT

Affd. # 740497 Date 2/8/16
For Details of tax paid see

Affd. # _____

By Doug Lasher
Clark County Treasurer
Deputy

258910-000

QUIT CLAIM DEED

The GRANTOR, THE CITY OF LACENTER, a municipal corporation of the state of Washington who acquired title as THE TOWN OF LACENTER, a municipal corporation of the state of Washington for and in consideration as mutually agreed and promised in Agreement Dated October 30, 1992 (no monetary consideration) conveys and quit claims to GRANTEE, PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, a municipal corporation of the state of Washington the following described real estate, situated in the County of Clark, state of Washington, together with all after acquired title of the grantor therein.

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

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

Assessor's Property Tax Parcel/Account Number: 258910-000

DATED this 14th day of JANUARY, 2016

THE CITY OF LACENTER
a municipal corporation of the state of Washington

By Ary Shamba

Title Mayor