6313645 D
Total Pages:5 Rec: $307.50
eRecorded in Clark County, WA
3/31/2026 11:49 AM
WFG WA Clark County - ResWare

921567 - $15747.50 - WFG WA Clark C - Sam Steffensen - 03/31/2026

AFTER RECORDING MAIL TO:
Archna Kalra and Tinesh Kalra
and Bahaar Kalra Taylor
502 N Horns Corner Dr
Ridgefield, WA 98642

Signed in Counter Part

Filed for Record at Request of: **WFG National Title Company of Clark County WA, LLC**
Escrow Number: 26-116228

Statutory Warranty Deed

Abbreviated Legal: TAX LOT #64 #4 SEC 2 T4N R1E
Additional legal(s) on page: 3
Assessor's Tax Parcel Number(s): 209083-000, 209044-000

THE GRANTOR **CJ Dens Property Management Co., Limited Partnership, a Nevada limited partnership**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Archna Kalra and Tinesh Kalra, husband and wife and Bahaar Kalra Taylor, a married woman, presumptuously subject to the community interest of her spouse**, the following described real estate, situated in the County of Clark, State of Washington:

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 30 day of March 2026

CJ Dens Property Management Co.

By: _____
Paragould, LLC, a Nevada limited liability company , as General Partner
By: Carl L. Lawson, Manager

By: _____
Paragould, LLC, a Nevada limited liability company , as General Partner
By: R. Scott Leslie, Manager

AFTER RECORDING MAIL TO:
Archna Kalra and Tinesh Kalra
and Bahaar Kalra Taylor
502 N Horns Corner Dr.
Ridgefield, WA 98642

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 26-116228

Statutory Warranty Deed

Abbreviated Legal: TAX LOT #64 #4 SEC 2 T4N R1E
Additional legal(s) on page: 3
Assessor's Tax Parcel Number(s): 209083-000, 209044-000

THE GRANTOR **CJ Dens Property Management Co., Limited Partnership, a Nevada limited partnership**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Archna Kalra and Tinesh Kalra, husband and wife and Bahaar Kalra Taylor, a married woman, presumptuously subject to the community interest of her spouse**, the following described real estate, situated in the County of Clark, State of Washington:

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 30th day of March, 2026

CJ Dens Property Management Co.

By: _____
Paragould, LLC, a Nevada limited liability company , as General Partner
By: Carl L. Lawson, Manager

By: _____
Paragould, LLC, a Nevada limited liability company , as General Partner
By: R. Scott Leslie, Manager

☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON }
SS.
County of Clark }

This record was acknowledged before me on this 30 day of March, 2026 by Carl Lawson as manager of Paragould, LLC.

Notary Public for Washington
My commission expires: June 4, 2026

NOTARY PUBLIC
STATE OF WASHINGTON
KERRY S NEWELL
MY COMMISSION EXPIRES
JUNE 04, 2026
COMMISSION # 60700

☐ If checked, This notarial act involved the use of communication technology.

STATE OF }
SS.
County of }

This record was acknowledged before me on this _____ day of March, 2026 by R. Scott Leslie as manager of Paragould, LLC.

Notary Public for
My commission expires:

☐ If checked, This notarial act involved the use of communication technology.

STATE OF WASHINGTON)
SS.
County of _____)

This record was acknowledged before me on this _____ day of March, 2026 by Carl Lawson as manager of Paragould, LLC.

_____
Notary Public for Washington
My commission expires: June 4, 2026

☐ If checked, This notarial act involved the use of communication technology.

STATE OF Nevada)
SS.
County of Clark)

This record was acknowledged before me on this 30th day of March, 2026 by R. Scott Leslie as manager of Paragould, LLC.

_____
Notary Public for Nevada State, Clark County
My commission expires: 12. 06 2028

NICOLE H. BYLINA
Notary Public, State of Nevada
No. 05-93715-1
My Appt. Exp. Dec. 6, 2028

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 12 CHAINS SOUTH AND 5.55 CHAINS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO ROBERT E. GRAFE AND SALLY A. GRAFE UNDER AUDITOR'S FILE NO. G637309; THENCE WEST ALONG THE NORTH LINE OF SAID GRAFE TRACT, 429.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°17'39" WEST, 783 FEET, MORE OR LESS TO THE CENTER OF THE COUNTY ROAD NO. 42; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID COUNTY ROAD TO THE SOUTHEASTERLY CORNER OF THAT TRACT CONVEYED TO DAVID L. WEBB AND LYNN L. WEBB UNDER AUDITOR'S FILE NO. 7711210055 AND RERECORDED UNDER AUDITOR'S FILE NO. 7801170123 AND 7901100133; THENCE NORTH ALONG THE EAST LINE OF SAID WEBB TRACT TO THE NORTHEAST CORNER THEREOF; THENCE EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT COUNTY ROADS.

SITUATE IN THE CITY OF LA CENTER, COUNTY OF CLARK, STATE OF WASHINGTON.

5830368 D
Total Pages: 3 Rec Fee: $105.50
eRecorded in Clark County, WA 12/07/2020 12:10 PM
FIDELITY NATIONAL TITLE VANCOUVER
SIMPLIFILE LC E-RECORDING

When recorded return to:
C.J. DENS Property Management Co.
PO BOX 2239
Kalama, WA 98625

Filed for record at the request of:
Fidelity National Title
COMPANY OF WASHINGTON, INC.
655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 612870537

STATUTORY WARRANTY DEED

THE GRANTOR(S) LC Lockwood, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars ($10.00) and other valuable consideration a portion

of which is paid by an accommodator pursuant to an IRC Tax Deferred Exchange

in hand paid, conveys, and warrants to C.J. DENS Property Management Co., Limited Partnership, a Nevada limited partnership

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

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

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

Tax Lots #64 and #4, Section 2, Township 4 North, Range 1 East

Tax Parcel Number(s): 209083000, 209044000

Subject to:

1. Assessments, if any, levied by the City of La Center.

STATUTORY WARRANTY DEED
(continued)

Dated: December 4, 2020

LC Lockwood, LLC

by Grayrock Development, LLC, Manager

BY: _____
Carl Lawson
Manager

BY: _____
Scott Leslie
Manager

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Carl Lawson ~~and Scott Leslie~~ Cmo are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Managers of Grayrock Development, LLC, Manager of LC Lockwood, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 4, 2020

_____
Notary Public in and for the State of Washington
Residing at: Camas
My appointment expires: 5/29/23

CINDY M SCHAFFNER
Notary Public
State of Washington
License Number 45690
My Commission Expires
May 29, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 209083000 and 209044000

That portion of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point 12 chains South and 5.55 chains West of the Northeast corner of the Northwest quarter of said Section 2, Township 4 North, Range 1 East of the Willamette Meridian, said point being the Northeast corner of that tract conveyed to Robert E. Grafe and Sally A. Grafe under Auditor's File No. G637309; thence West along the North line of said Grafe Tract, 429.65 feet to the True Point of Beginning; thence South 01°17'39" West 783 feet, more or less to the center of the County Road No. 42; thence Northwesterly along the centerline of said County Road to the Southeasterly corner of that tract conveyed to David L. Webb and Lynn L. Webb under Auditor's File No. 7711210055 and rerecorded under Auditor's File No. 7801170123 and 7901100133; thence North along the East line of said Webb tract to the Northeast corner thereof; thence East to the True Point of Beginning.

762491 - $10.00 - WFG National Title of Clark County - Autumn Sailer - 03/17/2017

5386628 D
Total Pages: 2 Rec Fee: $74.00
eRecorded in Clark County, WA 03/17/2017 02:37 PM
WFG NATIONAL TITLE OF CLARK COUNTY
SIMPLIFILE LC E-RECORDING

WHEN RECORDED RETURN TO:

LC Lockwood LLC
PO Box 2239
Kalama, WA 98625-1900

Escrow Number:
Filed for Record at Request of: ***WFG National Title Company of Clark County WA, LLC***

QUIT CLAIM DEED

THE GRANTOR(S), GRAY ROCK DEVELOPMENT LLC, a Washington Limited Liability Company for and in consideration of mere change in identity or form, WAC # 458-61A-211 in hand paid, conveys and quit claims to LC LOCKWOOD, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Clark, State of Washington together with all after acquired title of the grantor(s) herein:

LEGAL DESCRIPTION ON EXHIBIT " A " ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.) TL #4 & #64, Sec 2, T4N, R1E WM

Tax Parcel Number(s): 209083000 and 209044000

Dated: 3/17/17

GRAY ROCK DEVELOPMENT LLC, a Washington Limited Liability Company

Carl Lawson
Operating Manager

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

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Carl Lawson is the person who appeared before me, and said person signed this instrument, on oath stated that he/she/they are authorized to execute the instrument and acknowledge it as the Operating Manager of GRAY ROCK DEVELOPMENT LLC, a Washington Limited Liability Company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3.17.2017

Notary name printed or typed: Cindy Schmid-Potter
Notary Public in ~~and~~ for the State of WA
Residing at Stevenson
My appointment expires: June 19, 2018

CYNTHIA SCHMID-POTTER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 19, 2018

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point 12 chains South and 5.55 chains West of the Northeast corner of the Northwest quarter of said Section 2, Township 4 North, Range 1 East of the Willamette Meridian, said point being the Northeast corner of that tract conveyed to Robert E. Grafe and Sally A. Grafe under Auditor's File No. G 637309; thence West along the North line of said Grafe Tract, 429.65 feet to the True Point of Beginning; thence South 1°17'39" West 783 feet, more or less, to the center of the County Road No. 42; thence Northwesterly along the centerline of said County Road to the Southeasterly corner of that tract conveyed to David L. Webb and Lynn M. Webb under Auditor's File No. 7711210055 and rerecorded under Auditor's File No. 7801170123 and 7901100133; thence North along the East line of said Webb Tract to the Northeast corner thereof; thence East to the True Point of Beginning.

760612 - $10952.00 - WFG National Title of Clark County - Olivia Glassow - 02/09/2017

5375629 D
Total Pages: 2 Rec Fee: $74.00
eRecorded in Clark County, WA 02/09/2017 10:41 AM
WFG NATIONAL TITLE OF CLARK COUNTY
SIMPLIFILE LC E-RECORDING

WHEN RECORDED RETURN TO:

GRAY ROCK DEVELOPMENT LLC, a Washington
Limited Liability Company
1518 NE Lockwood Creek Road
La Center, WA 98629

Escrow Number: 47256 CSP
Filed for Record at Request of: *WFG National Title Company of Clark County WA, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), MARY WILEN and FRED WILEN, wife and husband for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to GRAY ROCK DEVELOPMENT LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Clark, State of Washington:

LEGAL DESCRIPTION ON EXHIBIT " A " ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:
Covenants, conditions, restrictions and easements of record.
Abbreviated Legal: (Required if full legal not inserted above.)
TL #4 & #64, Sec 2, T4N, R1E WM

Tax Parcel Number(s): 209083000 and 209044000

Dated: 2/8/17

Mary Wilen
MARY WILEN

Fred O Wilen
FRED WILEN

State of Washington

ss.

County of

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

Dated: 2/8/17

Notary name printed or typed: ~~Cindy Schmid-Potter~~ Wendi Jacobs
Notary Public in and for the State of WA
Residing at Camas
My appointment expires: 4-19-17

WENDI M. JACOBS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
4-19-17

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point 12 chains South and 5.55 chains West of the Northeast corner of the Northwest quarter of said Section 2, Township 4 North, Range 1 East of the Willamette Meridian, said point being the Northeast corner of that tract conveyed to Robert E. Grafe and Sally A. Grafe under Auditor's File No. G 637309; thence West along the North line of said Grafe Tract, 429.65 feet to the True Point of Beginning; thence South 1°17'39" West 783 feet, more or less, to the center of the County Road No. 42; thence Northwesterly along the centerline of said County Road to the Southeasterly corner of that tract conveyed to David L. Webb and Lynn M. Webb under Auditor's File No. 7711210055 and rerecorded under Auditor's File No. 7801170123 and 7901100133; thence North along the East line of said Webb Tract to the Northeast corner thereof; thence East to the True Point of Beginning.

4811721 D
RecFee - $63.00 Pages: 2 - FIRST AEMRICAN TITLE
Clark County, WA 12/01/2011 08:46

AFTER RECORDING MAIL TO:

672252

Mary Wilen and Fred Wilen
36605 NE Northfork Avenue
LaCenter, WA 98629

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
$ 4628.00 has been paid
Recp.# ____ Dt 12.1.11
Sec. 61, see Affd. No. ____
Doug Lasher
Clark County Treasurer
By ____ Deputy

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

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4282-1777315 (SM)** Date: **November 21, 2011**

Grantor(s): **Daniel N. Petersen and Patricia L. Petersen**
Grantee(s): **Mary Wilen and Fred Wilen**
Abbreviated Legal: **PTN SEC 2 TWP 4N RGE 1E NW QTR, CLARK COUNTY**
Additional Legal on page:
Assessor's Tax Parcel No(s): **209083-000 and 209044-000**

THE GRANTOR(S) Daniel N. Petersen and Patricia L. Petersen, husband and wife, as joint tenants with right of survivorship for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Mary Wilen and Fred Wilen, wife and husband**, the following described real estate, situated in the County of **Clark**, State of **Washington.**

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

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT 12 CHAINS SOUTH AND 5.55 CHAINS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO ROBERT E. GRAFE AND SALLY A. GRAFE UNDER AUDITOR'S FILE NO. G 637309; THENCE WEST ALONG THE NORTH LINE OF SAID GRAFE TRACT 429.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1°17'39" WEST 783 FEET, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD NO. 42; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID COUNTY ROAD TO THE SOUTHEASTERLY CORNER OF THAT TRACT CONVEYED TO DAVID L. WEBB AND LYNN M. WEBB UNDER AUDITOR'S FILE NO. 7711210055; THENCE NORTH ALONG THE EAST LINE OF SAID WEBB TRACT TO THE NORTHEAST CORNER THEREOF; THENCE EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT COUNTY ROADS.

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

Daniel N. Petersen

Patricia L. Petersen

STATE OF Washington)
)-ss
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that **Daniel N. Petersen and Patricia L. Petersen**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/28/11

S. Meushaw

Notary Public in and for the State of Washington
Residing at: Vanc.
My appointment expires: 1-9-14

STEPHANIE M. MEUSHAW
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 9, 2014

Clark Auditor Thu Dec 01 08:46:38 PST 2011 4811721 Page 2

4797002 D
RecFee - $65.00 Pages: 4 - DANIEL N PETERSEN
Clark County, WA 10/03/2011 12:38

PREPARED BY:
Patricia L Petersen
1518 NE Lockwood Creek Road
La Center, WA 98629

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Daniel N Petersen
1518 NE Lockwood Creek Road
La Center, WA 98629

MAIL TAX STATEMENTS TO:
Daniel N. Petersen
PO Box 494
La Center, WA 98629

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT
Affd. #670068 Date 10/3/11
For details of tax paid see
Affd. #_____
Doug Lasher
Clark County Treasurer
By_____ Deputy

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 24 day of September, 20 11, between John C Petersen, whose address is 1430 Peerless St, El Cajon, California 92021 ("Grantor"), and Daniel N Petersen, whose address is 1518 NE Lockwood Creek Road, La Center, Washington 98629, and Patricia L Petersen, whose address is 1518 NE Lockwood Creek Road, La Center, Washington 98629, a married couple ("Grantees").

FOR FULL CONSIDERATION, in the amount of $10.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantees, as Joint Tenants with Right of Survivorship, the property located in Clark County, Washington, described as:

See Attached Schedule "A" Sec 2 T 4 N, R 1 E

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 209083000 & 209044000

IN WITNESS WHEREOF the Grantor has executed this deed on the 24 day of SEPTEMBER, 20 11.

9/24/2011
Date

John C Petersen, Grantor

State of CALIFORNIA
County of SAN DIEGO

I certify that I know or have satisfactory evidence that JOHN C. PETERSEN is the person who appeared before me, and said person 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: SEPTEMBER 24, 2011

Signature of Notary Public

Title: NOTARY PUBLIC

My appointment expires: NOVEMBER 11, 2012

(Seal or Stamp)

ELDEFONSO PICENO
Commission # 1822216
Notary Public - California
San Diego County
My Comm. Expires Nov 11, 2012

Clark Auditor Mon Oct 03 12:38:45 PDT 2011 4797002 Page 2

IN WITNESS WHEREOF the Grantees have executed this deed on the 3 day of October, 2011.

3 Oct 2011
Date

Daniel N Petersen, Grantee

10/3/11
Date

Patricia L Petersen, Grantee

State of WASHINGTON
County of Clark

I certify that I know or have satisfactory evidence that Daniel and Patricia Petersen is the person who appeared before me, and said person 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: 10-3-2011

Signature of Notary Public

Title: Notary

My appointment expires: 2-1-2012

(Seal or Stamp)

KAREN S. BUTTERFIELD
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 1, 2012

Clark Auditor Mon Oct 03 12:38:45 PDT 2011 4797002 Page 3

SCHEDULE "A"

The following described real property situated in the County of Clark, State of Washington, to-wit:

That portion of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point 12 chains South and 5.55 chains West of the Northeast corner of the Northwest quarter of said Section 2, Township 4 North, Range 1 East of the Willamette Meridian, said point being the Northeast corner of that tract conveyed to Robert E. Grafe and Sally A. Grafe under Auditor's File No. G 637309; thence West along the North line of said Grafe tract 429.65 feet to the true point of beginning; thence South 1°17'39" West 783 feet, more or less, to the center of the County Road No. 42; thence Northwesterly along the centerline of said County Road to the Southeasterly corner of that tract conveyed to David L. Webb and Lynn M. Webb under Auditor's File No. 7711210055; thence North along the East line of said Webb tract to the Northeast corner thereof; thence East to the true point of beginning.

EXCEPT County Roads.

Clark Auditor Mon Oct 03 12:38:45 PDT 2011 4797002 Page 4

First American Title
INSURANCE COMPANY

THIS SPACE RESERVED FOR RECORDER'S USE

8501250123

Filed for Record at Request of

Name Daniel N. and Patricia L. Petersen

Address

City and State

Statutory Warranty Deed

THE GRANTOR LINDA K. SWOFFORD, a widow

for and in consideration of FULFILLMENT OF CONTRACT

in hand paid, conveys and warrants to DANIEL N. PETERSEN and PATRICIA L. PETERSEN, husband and wife and VIRGINIA L. PETERSEN, a widow the following described real estate, situated in the County of Clark, State of Washington:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HERETO:

1-2585

232894

266

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated December 1, , 19 82, 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 December ,1982 , Rec. No. 232094

Dated this 1st day of December ,19 82

Linda K. Swofford (SEAL)

(SEAL)

STATE OF WASHINGTON, } ss.
County of Clark

I certify that Linda K. Swofford personally appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the individual described in and who executed the within and foregoing instrument, and 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 10 day of December ,19 82

A7939 SUM-85-105

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

WA-52 (7/70)

Order No. A-4774

EXHIBIT "A"

That portion of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point 12 chains South and 5.55 chains West of the Northeast corner of the Northwest quarter of said Section 2, Township 4 North, Range 1 East of the Willamette Meridian, said point being the Northeast corner of that tract conveyed to Robert E. Grafe and Sally A. Grafe under Auditor's File No. G 637309; thence West along the North line of said Grafe tract 429.65 feet to the true point of beginning; thence South 1°17'39" West 783 feet, more or less, to the center of the County Road No. 42; thence Northwesterly along the centerline of said County Road to the Southeasterly corner of that tract conveyed to David L. Webb and Lynn M. Webb under Auditor's File No. 7711210055; thence North along the East line of said Webb tract to the Northeast corner thereof; thence East to the true point of beginning.

EXCEPT County Roads.

4m2:nw:uEP:24IE

267

FILED FOR RECORD
AT REQUEST OF
FIRST AMERICAN TITLE CO.
JAN 25 4 23 PM '83
AUDITOR
DAVID RICHENER

FORM A-1964

8212100093

REAL ESTATE CONTRACT

: 118.40
232094 12-10-82

THIS CONTRACT, made and entered into this 1st day of December, 1982

By

between LINDA K. SWOFFORD, a widow

hereinafter called the "seller," and DANIEL N. PETERSEN and PATRICIA L. PETERSEN, husband and wife and VIRGINIA L. PETERSEN, a widow

hereinafter called the "purchaser."

WITNESSETH That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in Clark County, State of Washington

LEGAL DESCRIPTION ATTACHED AND MADE A PART HERETO:

SUBJECT TO: Mortgage, including the terms and provisions thereof, as recorded under Auditor's File No. 7711080124, Mortgagee Vancouver federal Savings & Loan; Mortgage, Including the terms and provisons thereof, as recorded under Auditor's File No. 7805170173; Real Estate Contract for the purchase and sale of said land, indluding the terms and provisions thereof, Dated January 24, 1979, Recorded January 25, 1979 under Auditor's File No. 7901250155, which the Seller will continue to pay according to its terms and conditions and in accordance with Paragraph 6 Below.

9600
REC.

The terms and conditions of this contract are as follows The purchase price is EIGHTY NINE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 89,500.00) Dollars, of which TWENTY THOUSAND AND NO/100---------- ($ 20,000.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows SIX HUNDRED SIXTY ONE AND 89/100---------- ($ 661.89) Dollars, or more at purchaser's option, on or before the 15th day of January , 19 83 , and SIX HUNDRED SIXTY ONE AND 89/100---------- ($ 661.89) Dollars, or more at purchaser's option, on or before the 15th day of each succeeding calendar month until the balance of said purchase price shall have been fully paid The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of ELEVEN per cent per annum from the 27th day of December , 19 82 , which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal All payments to be made hereunder shall be made at _____ or at such other place as the seller may direct in writing.

NOTWITHSTANDING THE AFOREMENTIONED PAYMENT TERMS OF THIS CONTRACT, THE PURCHASER AGREES TO PAY IN FULL, THE ENTIRE REMAINING PRINCIPAL BALANCE TOGETHER WITH ANY ACCRUED INTEREST OWING SELLER, ON OR BEFORE JANUARY 20, 1985. ALL PAYMENTS ARE DUE ON THE 15th DAY of each and every month. If not received WITHIN TEN DAYS FROM DATE PAYMENT IS DUE, A LATE CHARGE OF $25.00 IS TO BE INCLUDED WITH THE PAYMENT.

As referred to in this contract, "date of closing" shall be December 1,1982

168

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate, and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use, and agrees that no such damage, destruction or taking shall constitute a failure of consideration In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by *First American Title Insurance Company*, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

a. Printed general exceptions appearing in said policy form;
b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty fulfillment deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following: none.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's 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.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above

Linda K. Swofford (SEAL)

Daniel N. Petersen (SEAL)

Patricia L. Petersen (SEAL)

Virginia L. Petersen (SEAL)

STATE OF WASHINGTON, } ss
County of Clark }

169

On this day personally appeared before me Linda K. Swofford 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 10 day of December, 1982

Notary Public in and for the State of Washington,

residing at Battle Ground

First American Title
INSURANCE COMPANY

THIS SPACE RESERVED FOR RECORDER'S USE.

Filed for Record at Request of

Name

Address

City and State

Order No. A-4774

EXHIBIT "A"

That portion of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point 12 chains South and 5.55 chains West of the Northeast corner of the Northwest quarter of said Section 2, Township 4 North, Range 1 East of the Willamette Meridian, said point being the Northeast corner of that tract conveyed to Robert E. Grafe and Sally A. Grafe under Auditor's File No. G 637309; thence West along the North line of said Grafe tract 429.65 feet to the true point of beginning; thence South 1°17'39" West 783 feet, more or less, to the center of the County Road No. 42; thence Northwesterly along the centerline of said County Road to the Southeasterly corner of that tract conveyed to David L. Webb and Lynn M. Webb under Auditor's File No. 7711210055; thence North along the East line of said Webb tract to the Northeast corner thereof; thence East to the true point of beginning.

EXCEPT County Roads.

170

FILED FOR RECORD
CLARK COUNTY, WASH
FIRST AMERICAN TITLE CO.
DEC 10 4 21 PM '82
DAVID A. SHENER

THIS DOCUMENT WAS FURNISHED THROUGH THE COURTESY OF PIONEER NATIONAL TITLE INSURANCE

REVENUE STAMPS 40

PIONEER NATIONAL TITLE INSURANCE
A TICOR COMPANY

695-4495

Filed for Record at Request of

AFTER RECORDING MAIL TO:

THIS SPACE RESERVED FOR RECORDER'S USE
85 01310028

FILED FOR RECORD AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE CO.
JAN 31 11 07 AM '85
AUDITOR
DAVID MICHENER

1-3185

187160

FORM L58

Statutory Warranty Deed

THE GRANTOR ROBERT E. GRAFE and JANET A. GRAFE, husband and wife,

for and in consideration of $10.00 and other good and valuable consideration

in hand paid, conveys and warrants to MICHAEL J. SWOFFORD and LINDA K. SWOFFORD, husband and wife

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

*** That portion of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point 12 chains South and 5.55 chains West of the Northeast corner of the Northwest quarter of said Section 2, Township 4 North, Range 1 East of the Willamette Meridian, said point being the Northeast corner of that tract conveyed to Robert E. Grafe and Sally A. Grafe under Auditor's File No. G 637309; thence West along the North line of said Grafe tract 429.65 feet to the true point of beginning; thence South 1°17'39" West 783 feet, more or less, to the center of the County Road No. 42; thence Northwesterly along the centerline of said County Road to the Southeasterly corner of that tract conveyed to David L. Webb and Lynn M. Webb under Auditor's File No. 7711210055; thence North along the East line of said Webb tract to the Northeast corner thereof; thence East to the true point of beginning. EXCEPT County Roads.***

CC 66

This Deed is given in fulfillment of that certain Real Estate Contract between the parties hereto dated Jan. 24, 1979, recorded under Auditor's File No. 7901250155 and upon which excise tax has been paid per receipt No. 187160.

Dated this 24th day of January, 1979.

(SEAL)

Janet A. Grafe (SEAL)

STATE OF UTAH
County of Utah } ss.

On this day personally appeared before me Robert E. Graffe and Janet A. Grafe to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that Robert E. Graffe and Janet A. Grafe 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 29 day of Dec.

Notary Public in and for the State of Washington, Utah residing at S.L.C.

A7939 85-1085

AFTER RECORDING MAIL TO:
Michael J. Swofford
P.O. Box 177
Brush Prairie, WA 98606

7901250155

REAL ESTATE CONTRACT

THIS CONTRACT made and entered into this 24 day of January, 1979, by and between ROBERT E. GRAFE and JANET A. GRAFE, husband and wife, hereinafter called the "Seller", and MICHAEL J. SWOFFORD and LINDA K. SWOFFORD, husband and wife, hereinafter called the "Purchaser",

W I T N E S S E T H:

That the Seller agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Seller, the following described real estate, with appurtenances, in Clark County, Washington:

***That portion of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point 12 chains South and 5.55 chains West of the Northeast corner of the Northwest quarter of said Section 2, Township 4 North, Range 1 East of the Willamette Meridian, said point being the Northeast corner of ~~that tract~~ conveyed to Robert E. Grafe and Sally A. Grafe under Auditor's File No. G 637309; thence West along the North line of said Grafe tract 429.65 feet to the true point of beginning; thence South 1°17'39" West 783 feet, more or less, to the center of the County Road No. 42; thence Northwesterly along the centerline of said County Road to the Southeasterly corner of that tract conveyed to David L. Webb and Lynn M. Webb under Auditor's File No. 7711210055; thence North along the East line of said Webb tract to the Northeast corner thereof; thence East to the true point of beginning.

EXCEPT County Roads.***

The terms and conditions of this contract are as follows: The purchase price is SEVENTY-SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100 ($77,250.00) DOLLARS, of which FIFTEEN THOUSAND AND NO/100 ($15,000.00) DOLLARS have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: FIVE HUNDRED

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
604 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 388
VANCOUVER, WASHINGTON 98666
(206) 693-4791

130754-0 A2

EIGHTY-SIX AND NO/100 ($586.00) DOLLARS, or more at Purchaser's option, on or before the 1st day of MARCH, 1979, and FIVE HUNDRED EIGHTY-SIX AND NO/100 ($586.00) DOLLARS, or more at Purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. Purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of TEN (10%) PER CENT per annum from the 25 day of JANUARY, 1979, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal. It is agreed and understood, in limitation of the foregoing language, however, that Purchaser shall be obligated to pay off the entire balance due hereby and not later than six (6) years from the "date of closing". It is further agreed and understood that any earlier payments shall be without penalty.

All payments to be made hereunder shall be made at MAIN OFFICE Vancouver Federal Savings & Loan, or at such other place as the Seller may direct in writing.

As referred to in this contract, "date of closing" shall be JANUARY 25, 1979.

1. The Purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

2. The Purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate, insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the Seller and for the Seller's benefit, as his interest may appear and to pay all premiums therefor and to deliver all policies and renewals thereof to the Seller.

3. The Purchaser agrees that full inspection of said real estate has been made and that neither the Seller nor his

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
804 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 388
VANCOUVER, WASHINGTON 98666
(206) 693-4791

0214
62778

assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the Purchaser or Seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

4. The Purchaser agrees that they have had an opportunity to review all Federal, State and local regulations, including but not limited to zoning regulations and regulations and standards affecting various permit applications, and the effect that such regulations and requirements may have on the above described property, including the effect of the same on any prospective intended use or uses.

5. The Purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate, or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the Seller and applied as payment on the purchase price herein unless the Seller elects to allow the Purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the Seller for application on the purchase price herein.

6. The Seller has delivered, or agrees to deliver, within fifteen (15) days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by Transamerica Title Insurance Company, insuring the Purchaser to the full amount of said purchase price against loss or damage by reason of defect in Seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

a. Printed general exceptions appearing in said policy form;

b. Liens or encumbrances which by the terms of this contract the Purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and

c. Any existing contract or contracts under which Seller is purchasing said real estate, and any mortgage or other obligation, which Seller by this contract agrees to pay, none of which for the purpose of this paragraph 6 shall be deemed defects in Seller's title.

7. If Seller's title to said real estate is subject to an existing contract or contracts under which Seller is purchasing said real estate, or any mortgage or other obligation, which

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
604 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 308
VANCOUVER, WASHINGTON 98666
(206) 693-4701

0215
66277 X

Seller is to pay, Seller agrees to make such payments in accordance with the terms thereof, and upon default, the Purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the Seller under this contract.

8. It is agreed that no right, title or interest to the property herein involved or to the contract here executed shall be assigned, given, sold or conveyed by Purchaser hereto without the express written consent of the Seller.

9. The Seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to Purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the Seller, and subject to the following: Easements, covenants, restrictions, and reservations of record.

10. Unless a different date is provided for herein, the Purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as Purchaser is not in default hereunder. The Purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The Purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date Purchaser is entitled to possession.

11. In case the Purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the Seller may make such payment or effect such insurance, and any amounts so paid by the Seller, together with interest at the rate of 12% per annum thereon from date of payment until repaid, shall be repayable by Purchaser on Seller's demand, all without prejudice to any other right the Seller might have by reason of such default.

12. Time is of the essence of this contract, and it is agreed that in case the Purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the Seller may elect to declare all the Purchaser's rights hereunder terminated, and upon his doing so, all payments made by the Purchaser hereunder and all improvements, placed upon the real estate shall be forfeited to the Seller as liquidated damages, and the Seller shall have the right to re-enter and take possession of the real estate; and no waiver by the Seller of any default on the part of the Purchaser shall be construed as a waiver of any subsequent default.

Service upon Purchaser of all demands, notices or other papers with respect to forfeiture and termination of Purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the Purchaser at their address last known to the Seller.

13.In the event of any default of any of the terms of

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
604 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 350
VANCOUVER, WASHINGTON 98666
(206) 693-4791

0216
#66270

this agreement, and in the event of the bringing of any suit or action with respect to any default, or to enforce any of the terms, the prevailing or non-breaching party shall be entitled to recover, in addition to statutory costs, all reasonable costs and attorney's fees incurred in connection with such suit or action. Purchaser further agrees to pay the reasonable costs, including attorney's fees, incurred by the seller, or assigns, for preparing and serving notices of forfeiture, or of intention to declare forfeiture, in the event of default on the part of purchaser.

14. As an alternative to other Seller's remedies in the event of buyer's default, Seller may elect to declare the entire balance of purchase price immediately due and payable and commence action to recover the same.

15. A late charge penalty shall be assessed against any payments that are ten (10) days or more late from the indicated due date; such late payment shall bear interest at the rate of 12% per annum until paid but subject to a minimum charge of $25.00.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first above written.

Robert E. Grafe, Seller — Michael J. Swofford, Purchaser

Janet A. Grafe, Seller — Linda K. Swofford, Purchaser

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this day personally appeared before me ROBERT E. GRAFE and JANET A. GRAFE, 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 29 day of December, 1978.

Notary Public in and for the State of Utah, residing at SLC, Utah
My commission expires 6-21-82

STATE OF WASHINGTON)
: ss.
COUNTY OF CLARK)

On this day personally appeared before me MICHAEL J. SWOFFORD and LINDA K. SWOFFORD, husband and wife, to me known to be the individuals described in and who executed the within

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
604 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 309
VANCOUVER, WASHINGTON 98666
(206) 693-4701

0217
M0294

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 24 day of January, 19 79.

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

FILED FOR RECORD AT REQUEST OF Transamerica Title Insurance Co.
JAN 25 4 34 PM '79
AUDITOR
RON SUTZAHER

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
604 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 308
VANCOUVER, WASHINGTON 98666
(206) 693-4791

0218

G 637309

875703

STATUTORY WARRANTY DEED

THE GRANTORS, CATHLEEN SCHNEIDER, EDNA GLUTH, and GAYLE WRIGHT, tenants in common as their separate property, for valuable consideration in hand paid, convey and warrant to ROBERT E. GRAFE and SALLY A. GRAFE, husband and wife, the following described real estate, situated in Clark County, Washington:

BEGINNING at a point Twelve (12) chains South and 5.55 chains West of the Northeast corner of the Northwest quarter (NW1/4) of Section Two (2), in Township Fourth (4) North, Range (1) one, East of the Willamette Meridian, and running thence South 10.90 chains, thence West 47.16 feet; thence South 4°30' West to the center of the County Road, thence North seventy (70) degrees West to the West line of the East half (E1/2) of the Northwest quarter (NW1/4) of said Section Two (2), thence North to the point Forty-Eight (48) rods South of the North line of said Section; thence East to the point of beginning.

DATED: May 30, 1973.

Cathleen Schneider

Edna Gluth

Gayle Wright

Real Estate Excise Tax
Sec. 11 Rev. Laws 1951
$2.50 has been paid
Rcpt. #11827 Date 6-13-73
Sec. 61, sec Alt. No.
June S. Sparks
Clark County Treasurer
By Dorothy
Dep.

STATE OF WASHINGTON)
)ss
County of Cowlitz)

On this day personally appeared before me CATHLEEN SCHNEIDER, 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 30th day of May, 1973.

NOTARY PUBLIC ... OF WASHINGTON

Notary Public in and for the State of Washington, residing at Longview.
My commission expires: July 20 1975

STATE OF WASHINGTON)
)ss
County of Cowlitz)

On this day personally appeared before me GAYLE WRIGHT, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the

LAW OFFICES OF
Landerholm, Memovich,
Lansverk, Whiteaides,
Marsh, Morse & Wilkinson
P.O. Box 1086
1111 Broadway
Vancouver, Washington 98660
693-3837

8421L

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

GIVEN under my hand and official seal this 5th day of May, 1973.

Notary Public in and for the State of Washington, residing at Longview.
My commission expires: July 2, 1975

STATE OF OREGON)
)ss
Count of Multnomah)

On this day personally appeared before me EDNA GLUTH, 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 29th day of May, 1973.

Katherine Hill
Notary Public in and for the State of Oregon, residing at Portland.
My commission expires: My Commission Expires Sept. 28, 1976

Pioneer National Title Ins. Co.
JUN 14 9 54 AM '73
AUDITOR AND RECORDER
309

Mail to:
Robert Grafe
3069 NE 54th Ave #C
Vancouver, Wa

LAW OFFICES OF
Landerholm, Memovich, Lanswerk, Whiteaides, Marsh, Morse & Wilkinson
P.O. Box 1086
1111 Broadway
Vancouver, Washington 98660
693-3637

875701

G 637308

STATUTORY WARRANTY DEED

THE GRANTORS, RUTH M. ERICKSON, EDWARD JOHNSON, DONALD JOHNSON, and BARBARA JOHNSON, tenants in common as their separate property, for valuable consideration in hand paid, convey and warrant to ROBERT E. GRAFE and SALLY A. GRAFE, husband and wife, the following described real estate, situated in Clark County, Washington:

BEGINNING at a point Twelve (12) chains South and 5.55 chains West of the Northeast corner of the Northwest Quarter (NW1/4) of Section Two (2) in Township Four (4) North, Range One (1) East of the Willamette Meridian, and running thence South 10.90 chains, thence West 47.16 feet, thence South 4° 30' West to the center of the County Road, thence North Seventy (70) degrees West to the West line of the East half (E1/2) of the Northwest quarter (NW1/4) of said Section Two (2), thence North to the point Forty-Eight (48) Rods South of the North line of said Section, thence East to the point of beginning.

TAX ON CONVEYANCE STATE OF WASHINGTON DEPARTMENT OF REVENUE ON AND AFTER JULY 1955 TWO DOLLARS

TAX ON CONVEYANCES STATE OF WASHINGTON DEPARTMENT OF REVENUE ON AND AFTER JULY 1955 TWO DOLLARS

TAX ON CONVEYANCES STATE OF WASHINGTON DEPARTMENT OF REVENUE ON AND AFTER JULY 1955 FIVE DOLLARS

DATED: May 29, 1973.

Ruth M. Erickson
Ruth M. Erickson

Edward Erickson
Edward Johnson

Donald Johnson
Donald Johnson

Barbara Johnson
Barbara Johnson

Real Estate Excise Tax
Wn. St. Rev. Laws 1951
$22.50 Not Taxable
Rcpt. #11828 Date 6-13-73
Sec. 61, 294 Act, Pg.
June S. Eastes
Clark County Treasurer
By
Deputy

STATE OF CALIFORNIA)
)ss
County of San Francisco)

On this day personally appeared before me RUTH M. ERICKSON, 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 29th day of May, 1973.

OFFICIAL SEAL
BERNARD B. BORKON
Notary Public - California
City and County of
San Francisco
My commission expires Jan. 6, 1974

Bernard B. Borkon
Notary Public in and for the State of California, residing at San Francisco.
My commission expires: 1/6/74

BERNARD B. BORKON

STATE OF CALIFORNIA)
)ss
County of Alameda)

On this day personally appeared before me

LAW OFFICES OF
Landerholm, Memovich, Lansverk, Whitesides, Marsh, Morse & Wilkinson
P.O. Box 1086
1111 Broadway
Vancouver, Washington 98660
693-3637

84214

875702

EDWARD JOHNSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of June, 1973.

OFFICIAL SEAL
JOHN T. CANTWELL
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Commission Expires May 25,1977

Notary Public in and for the State of California, residing at Oakland.
My commission expires: May 25, 1977.

STATE OF CALIFORNIA)
)ss
County of Alameda)

On this day personally appeared before me BARBARA JOHNSON, 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 5th day of June, 1973.

OFFICIAL SEAL
JOHN T. CANTWELL
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Commission Expires May 25,1977

Notary Public in and for the State of California, residing at Oakland
My Commission expires: May 25, 1977

STATE OF CALIFORNIA)
)ss
County of Alameda)

On this day personally appeared before me DONALD JOHNSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of June, 1973.

OFFICIAL SEAL
JOHN T. CANTWELL
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Commission Expires May 25,1977

Notary Public in and for the State of California, residing at Oakland.
My commission expires: May 25, 1977

FILED FOR RECORD
Pioneer National Title Ins. Co.
JUN 14 9 54 AM '73
AUDITOR & RECORDER

LAW OFFICES OF
Landerholm, Memovich,
Lanswerk, Whitesides,
Marsh, Morse & Wilkinson
P.O. Box 1086
1111 Broadway
Vancouver, Washington 98660
693-3637

Mail to: Robert Doyle - 2 -
3069 NE 57th Ave #C
Vancouver, Wn

848580

QUIT CLAIM DEED

THE GRANTOR, Elizabeth Newman, conveys and quit claims to Ruth M. Erickson, the following described real estate situated in Clark County, State of Washington, including all title and interest therein which grantor may inherit from Robert D. Johnson (also known as Robert D. Johanson), deceased, and including any interest therein which grantor may hereafter acquire:

Beginning at a point Twelve (12) chains South and 5.55 chains West of the Northeast corner of the Northwest Quarter (NW 1/4) of Section Two (2) in Township Four (4) North, Range one (1) East of the Willamette Meridian, and running thence South 10.80 chains, thence West 10 Links, thence South Thirty (30) degrees Forty (40) Minutes West 3.20 chains to the center of the County Road, thence North Seventy (70) degrees West to the West line of the East half (E 1/2) of the Northwest Quarter (NW 1/4) of said section Two (2) thence North to the point Forty-Eight (48) Rods South of the North line of said Section, thence East to the point of beginning, containing Sixteen (16) Acres, more or less.

DATED this 17th day of November, 1972.

Elizabeth Newman

STATE OF WASHINGTON)
)ss
County of Clark)

On this day personally appeared before me ELIZABETH NEWMAN to me known to be the individual described in and who executed the 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 17th day of November, 1972.

Janet M. Metzger
Notary Public in and for the State of Washington, residing at Vancouver.

JANET M. METZGER NOTARY PUBLIC STATE OF WASH. COMMISSION EXPIRES SEPT. 15, 1976

Real Estate Excise Tax
Chap. 11 Rev. Laws of Wash.
EXEMPT
No. 105984 Date 11-22-72
For details of tax paid see

June S. Sparks
Clark County Treasurer
By

FILED FOR RECORD
AT REQUEST OF
Nov 24 8 23 AM '72
AUDITOR DON BONKER
Deputy

LAW OFFICES OF
Landerholm, Memovich, Lansverk, Whitesides, Marsh, Morse & Wilkinson
P.O. Box 1086
1111 Broadway
Vancouver, Washington 98660
693-1937

G 576967 EXECUTRIX DEED 784780

The Grantor, EDNA RASHFORD GLUTH, Executrix of the Will of N. R. Rashford, deceased, for and in consideration of the sum of $1,480.00 in hand paid, conveys and warrants to ROBERT DEWEY JOHNSON, single, Grantee, the following real estate situated in Clark County, Washington, to-wit:

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
$14.80 has been paid
Rcpt. #91687 Date 6-11-71
Sec. 61, sub Ald. No.
June S. Sparks
Clark County Treasurer
By Lucille Klein
Deputy

An undivided one-fifth interest in and to:

Beginning at a point 12 chains south and 5.55 chains West of the Northeast corner of the Northwest quarter of Section 2, Township 4 North Range 1 East of the Willamette Meridian, and running thence South 10.90 chains, thence west 10 links, thence South 30° 40' 3.20 chains to the center of the County Road; thence North 70° West to the West line of the East half of the Northwest quarter of said Section 2; thence North to the point 48 rods South of the north line of said Section; thence east to the point of beginning, containing 16 acres, more or less.

N. R. Rashford died on November 30th, 1969, and Edna Rashford Gluth was confirmed as executrix of his last will and testament on December 15th, 1969, and ever since has been and is now the duly appointed, qualified and acting Executrix thereof. This deed is given for a full monetary consideration and is made pursuant to an Order of Solvency entered in the Matter of the Estate of N. R. Rashford, deceased, being probate cause No. 21094 in the Superior Court of Clark County, Washington, on October 16th, 1970.

DATED this 11 day of June, 1971

Edna Rashford Gluth
Executrix of the Will of N. R. Rashford, deceased

STATE OF Washington
: ss
County of Clark)

THIS IS TO CERTIFY that before me, the undersigned Notary Public, on this 11 day of June, 1971, personally appeared Edna Rashford Gluth, executor of the Will of N. R. Rashford, deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged the same as her free act and deed for the uses and purposes therein mentioned, as executrix of said estate, and had authority to sign as such.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and date in this Certificate first above written.

Notary Public in and for the State of Washington residing at Vancouver therein

TAX ON CONVEYANCES STATE OF WASHINGTON DEPARTMENT OF REVENUE CH. 180 LAWS OF 1935 FIFTY CENTS

TAX ON CONVEYANCES STATE OF WASHINGTON DEPARTMENT OF REVENUE CH. 180 LAWS OF 1935 ONE DOLLAR

Edna Gluth
JUN 11 12 26 PM '71 2.00
COUNTY AUDITOR

435

G216944 Bk. D-36, Pg. 435

PUGET SOUND TITLE INSURANCE COMPANY

FILED FOR RECORD
CLARK CO. WASH.
1.65

1957 APR 26 AM 9:56

REGISTERED ..... INDEXED ..... Deeds
Vol. 0-36 PAGE 435
AUDITOR Vera Whitaker

Send Tax Statement to
50, Mr. 34th St
Vancouver, Wn.
Mail to

QUIT CLAIM DEED

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
$ 20.00 has been paid
Appl. # 20558 Date 4/26/57
Ezra Kinz Burgett
Clark County Treasurer
By M. Heald
Deputy

Form 448-I-Rev.

Quit Claim Deed

THE GRANTOR John H. Johanson, a Bachelor, of LaCenter, Washington

for and in consideration of Two Thousand ($2000) Dollars

conveys and quit claim to Elizabeth E. Newman, a Widow, Anna Rashford, Married, Frank A. Johnson, Married, Ruth Erickson, Married, and Robert D. Johanson, A Bachelor,

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

State of Washington: to-wit:

Beginning at a point Twelve (12) chains South and 5.55 chains West of the Northeast Corner of the Northwest Quarter (NW¼) of Section Two (2) in Township Four (4) North, Range One (1) East of the Willamette Meridian, and running thence South 10.90 chains, thence West 10 Links, thence South Thirty (30) degrees Forty (40) Minutes West 3.20 chains to the center of the County Road, thene North Seventy (70) degrees West to the West Line of the East Half (E½) of the Northwest Quarter (NW¼) of said Section Two (2), thence North to the point Forty-Eight (48) Rods South of the North Line of said Section, thence East to the point of beginning, containing Sixteen (16) Acres, more or less.

Each one of the Grantees named herein shall have an undivided One Fifth (1/5) Interest in the above described real property.

Dated this 2nd day of April, 1957

John H. Johanson (SEAL)

(SEAL)

STATE OF WASHINGTON, } ss.
County of CLARK }

On this day personally appeared before me John H. Johanson to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of April, 1957

M. Heim
Notary Public in and for the State of Washington, residing at LaCenter