

4936980 D

RecFee - \$74.00 Pages: 3 - EDDIE BARNHART  
Clark County, WA 01/31/2013 01:00



WHEN RECORDED RETURN TO

MARGARET MADISON PHELAN P.S.  
502 E McLoughlin Blvd  
Vancouver WA 98663-3357  
360 696-2069 · 503 243-7810

688585 + 688586

Real Estate Excise Tax

Ch. 11 Rev. Laws 1951

EXEMPT

Affd. # \_\_\_\_\_ Date 01/31/13  
For Details of tax paid see \_\_\_\_\_

Affd. # \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer

By \_\_\_\_\_ Deputy

QUIT CLAIM DEED

GRANTOR: WILLIAM CLIFTON BARNHART  
GRANTEE: EDDIE BARNHART, a married man as his separate property, and LARRY BARNHART a single person as his separate property  
ABBREVIATED LEGAL DESCRIPTION: #1A OF JOHN TIMMONS & A BREEZEE HD CL 14A M/L PTN OF TT DD TO W D KAYS ETUZ PER AF 3539504 TOGWI A PTN ...  
ASSESSOR'S TAX PARCEL ID #: 209479 000, 062640-000, 063490-000, 063500-000, 063510-000, 063520-000  
REFERENCE NO: N/A

THE GRANTOR, WILLIAM CLIFTON BARNHART, for and in consideration of love and affection, conveys and quit claims in equal shares to EDDIE BARNHART, a married man as his separate property, and LARRY BARNHART, a single person as his separate property as joint tenants with rights of survivorship and not as tenants in common, the following-described real property commonly known as 555 W 5th Street, La Center, situated in ~~Cowlitz~~ Clark County, Washington, together with all after-acquired title of the Grantor therein:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Dated this 30 day of October, 2012

William C. Barnhart  
WILLIAM CLIFTON BARNHART

STATE OF WASHINGTON )  
: ss.  
County of CLARK )

I certify that I know or have satisfactory evidence that WILLIAM CLIFTON BARNHART is the person who appeared before me, and said person acknowledged that WILLIAM CLIFTON BARNHART signed this instrument and acknowledged it to be WILLIAM CLIFTON BARNHART'S free and voluntary act for the uses and purposes mentioned in the instrument.

DATED OCT 30, 2012.

Amberlynn Howard  
Notary Public for Washington  
PRINTED NAME: Amberlynn Howard  
My Commission Expires: 3-22-16  
Residing at: Camas, WA

NOTARY: Please place seal within borders of box.



Exhibit "A"

**Serial no. 209479-000**

**LEGAL DESCRIPTION**

A Portion of that tract of land described in Quit Claim Deed to Willam D. Kays and Phillis E. Kays, Trustees, per AF #3539504, together with a portion of that tract of land described in Quit Claim Deed to William C. Barnhart, per AF #9409080208, records of Clark County, Washington, located in the NW 1/4 of Section 3, T4N, R1 E, Willamette Meridian, Clark County, Washington, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3; thence East, 672.00 Feet; thence continuing along said line, S 88° 31'43"E, 520.57 Feet to the intersection of said line with the Northerly projection of the Westerly line of "RASMUSSEN'S ADDITION TO LA CENTER", a Plat of record; thence along said Plat line, and Northerly projection thereof, S14 °23'04"E, 861.17 feet to the TRUE POINT OF BEGINNING; Thence continuing along said plat line, S 14°23'04" E, 620.00 feet to the Southwesterly corner of Block 15, RASMUSSEN'S ADDITION TO LA CENTER"; thence along the Northerly right of way line of 5th Street, S 75 °35'27" W, 855± feet to the center of the East Fork of the Lewis River; thence Northerly along the centerline thereof to its intersection with that parcel of land described in AF# 9807150430; thence along the South line of AF# 9807150430, S 88°31'51"E, 215± Feet to the Southeast corner of said parcel; thence N 01 °07'54" E, 636.66 feet along the East line of AF# 9807150430; thence S 87°36'57"E, 178.63 FEET; thence S 54°24'15"E, 103.17 feet; thence S 20°00'13"E, 212.66 feet; thence N 33°19'13"E, 55.00 feet; thence N75°37'22"E, 395.61 feet to the TRUE POINT OF BEGINNING.

Containing 14 acres, more or less

**Serial no. 062640-000**

BEGINNING at the Northwest corner of said Section 3; thence East along the North line of said Section 3, 672.00 feet; thence continuing East, along the Northerly line of said Section 3, 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussen's Addition" to the Town of La Center; thence Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussen's Addition" subdivision; thence continuing Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 980 feet, more or less, to the Southwesterly corner of Block 15 of said "Rasmussen's Addition" Subdivision, being the Southwesterly corner of said subdivision; thence Southwesterly 320 feet, more or less, along the Northerly right of way line of 5th Street of the Town of La Center, to the intersection point of the Northerly projection of the Westerly right of way line of "E" Street of the "La Center Addition" subdivision to the Town of LaCenter; thence Southerly along the Westerly right of way line of said "E" Street 550 feet, more or less, to the Westerly projection of the center line of "3rd" Street of said "LaCenter Addition" to the Town of La Center, and the Easterly projection of the North line of "Lewis River Acres" subdivision to the Town of LaCenter, said point being the TRUE POINT OF BEGINNING of the tract herein described; thence Westerly along the Northerly line of said "Lewis River Acres" subdivision 470 feet, more or less, to the center of the East Fork of the Lewis River;

thence Northerly along the center of said East Fork of the Lewis River to its point of intersection with the Westerly projection of the Southerly right of way line of "5<sup>th</sup>" Street of said "La Center Addition" to the Town of La Center; thence Easterly along Southerly right of way line of said "5<sup>th</sup>" Street and its Westerly project, to the Northwest corner of Lot 5, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington; thence Southerly along the East right of way line of "H" Street, to the Southwest corner of Lot 3, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington; thence Easterly, along the Northerly right of way line of "4<sup>th</sup>" Street, to the Westerly right of way line of "E" Street of the "La Center Addition" subdivision to the Town of La Center; thence Southerly along the Westerly right of way line of said "E" Street to the POINT OF BEGINNING.

EXCEPT public roads and easements of record.

**Serial no. 063490-000**

Lot 1 and Lot 2, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

**Serial no. 063500-000**

Lot 3 and Lot 4, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

**Serial no. 063510-000**

Lot 5 and Lot 6, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

**Serial no. 063520-000**

Lot 7 and Lot 8, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

**5527123 EAS**

Total Pages: 5 Rec Fee: \$103.00  
eRecorded in Clark County, WA 07/06/2018 11:21 AM  
CLARK COUNTY TITLE COMPANY  
SIMPLIFILE LC E-RECORDING

**AFTER RECORDING MAIL TO:**

City of La Center  
214 E. 4<sup>th</sup> Street  
La Center, WA 98629

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Grantors: EDDIE BARNHART, LARRY BARNHART  
Grantees: THE CITY OF LA CENTER, WASHINGTON  
Assessor's Property Tax Parcel Account Number(s): 209479-000 (burdened), 209488-000 (benefited)  
Abbrev. Legal: #1C OF JOHN TIMMONS & ANDREW BREZEE HD CLAIM (burdened); #47 JOHN  
TIMMONS & ANDREW BREEZEE HD CL (to be KAYS SUBD) (benefited)

**EASEMENT**


EDDIE BARNHART, a married man as his separate estate, and LARRY BARNHART, an unmarried man (hereinafter "Grantors"), hereby grant and convey to the City of La Center, a political subdivision of the State of Washington ("Grantee"), and its successors and assigns, a perpetual easement for storm and sanitary sewer purposes over, under and across that portion of the parcel described in the attached Exhibit "A" as more particularly described in the attached Exhibit "B" and shown on the sketch in the attached Exhibit "C" ("the easement area") for the benefit of the parcel deeded to WARAC LLC by that Warranty Deed recorded September 19, 2005 under Auditor's File No. 4051768. This easement shall run with the land and be binding on the heirs, successors, and assigns of the undersigned.

DATED 6/18/18, 2018.

  
EDDIE BARNHART

  
LARRY BARNHART

CITY OF LA CENTER (Grantee)

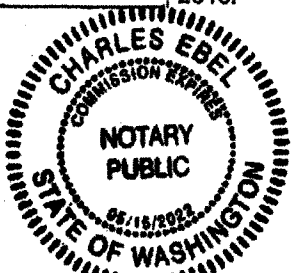
  
By Greg Thornton, Mayor

STATE OF WASHINGTON )  
  ) ss  
COUNTY OF CLARK )

I certify that I know or have satisfactory evidence that EDDIE BARNHART is the person who  
EASEMENT FOR STORM AND SANITARY SEWER - 1

appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 6/18 2018.



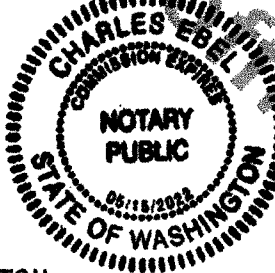
Charles Ebel  
Notary Public in and for the State of Washington  
Residing at VANCOUVER WA  
My appointment expires 5/15/22

STATE OF WASHINGTON )  
COUNTY OF CLARK )

ss

I certify that I know or have satisfactory evidence that LARRY BARNHART is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 6/18 2018.



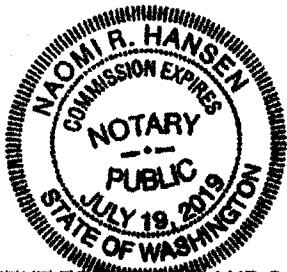
Charles Ebel  
Notary Public in and for the State of Washington  
Residing at VANCOUVER WA  
My appointment expires 5/15/22

STATE OF WASHINGTON )  
COUNTY OF CLARK )

ss

I certify that I know or have satisfactory evidence that GREG THORNTON 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 instrument and acknowledged it as the MAYOR of the CITY OF LA CENTER to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

Dated 6-25-18, 2018.



Naomi R. Hansen  
Notary Public in and for the State of Washington  
Residing at La Center, WA  
My appointment expires 7-19-19

EASEMENT FOR STORM AND SANITARY SEWER - 2

Exhibit "A"

Serial no. 209479-000

A Portion of that tract of land described in Quit Claim Deed to William D. Kays and Phillis E. Kays, Trustees, per AF #3539504, together with a portion of that tract of land described in Quit Claim Deed to William C. Barnhart, per AF #9409080208, records of Clark County, Washington, located in the NW 1/4 of Section 3, T4N, R1 E, Willamette Meridian, Clark County, Washington, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3; thence East, 672.00 Feet; thence continuing along said line, S 88° 31'43"E, 520.57 Feet to the intersection of said line with the Northerly projection of the Westerly line of "RASMUSSEN'S ADDITION TO LA CENTER", a Plat of record; thence along said Plat line, and Northerly projection thereof, S14°23'04"E, 861.17 feet to the TRUE POINT OF BEGINNING; Thence continuing along said plat line, S 14°23'04" E, 620.00 feet to the Southwesterly corner of Block 15, RASMUSSEN'S ADDITION TO LA CENTER"; thence along the Northerly right of way line of 5th Street, S 75°35'27" W, 855± feet to the center of the East Fork of the Lewis River; thence Northerly along the centerline thereof to its intersection with that parcel of land described in AP# 9807150430; thence along the South line of AP# 9807150430, S 88°31'51"E, 215± Feet to the Southeast corner of said parcel; thence N 01°07'54" E, 636.66 feet along the East line of AP# 9807150430; thence S 87°36'57"E, 178.63 FEET; thence S 54°24'15"E, 103.17 feet; thence S 20°00'13"E, 212.66 feet; thence N 33°19'13"E, 55.00 feet; thence N75°37'22"E, 395.61 feet to the TRUE POINT OF BEGINNING.

Official Copy

Exh. "B"

MackKay Sposito

16472LD1\_2018  
1/12/2018  
ADC

VANCOUVER OFFICE

1929 SE Tech Center Drive, Suite 140 • Vancouver, WA 98683  
860.695.3411 • info@mackkaysposito.com

**LEGAL DESCRIPTION**  
**20.00' STORM AND SANITARY SEWER EASEMENT**

A strip of land, being 20.00 feet in width, situated in Clark County, Washington lying in the West Half of the Northwest Quarter of Section 3, Township 4 North, Range 1 East, Willamette Meridian, being 10.00 feet on each side of the following describe centerline:

Commencing at a 5/8 inch iron rod marking the Northwest corner of Block 9, Rasmussen's Addition to La Center, also being a point on the southerly right-of-way of West 8th street; thence along the westerly line of said Block 9 South 14°22'55" East 100.00 feet to the southerly line of Parcel 1 as described in Exhibit E of that Boundary Line Agreement recorded under Auditor's File Number 4051767; thence leaving said westerly line along said southerly line South 75°37'22" West 256.03 feet to the Point of Beginning; thence leaving said southerly line South 14°22'38" East 52.11 feet; thence South 5°02'46" West 346.80 feet; thence South 30°17'36" East 250.60 feet to a point on the northerly right-of-way line of West 5th Street and the Terminus of said centerline.

The sidelines of said strip shall be lengthened or shortened to intersect at said northerly right-of-way line of West 5th Street and the South line of aforesaid Parcel 1.

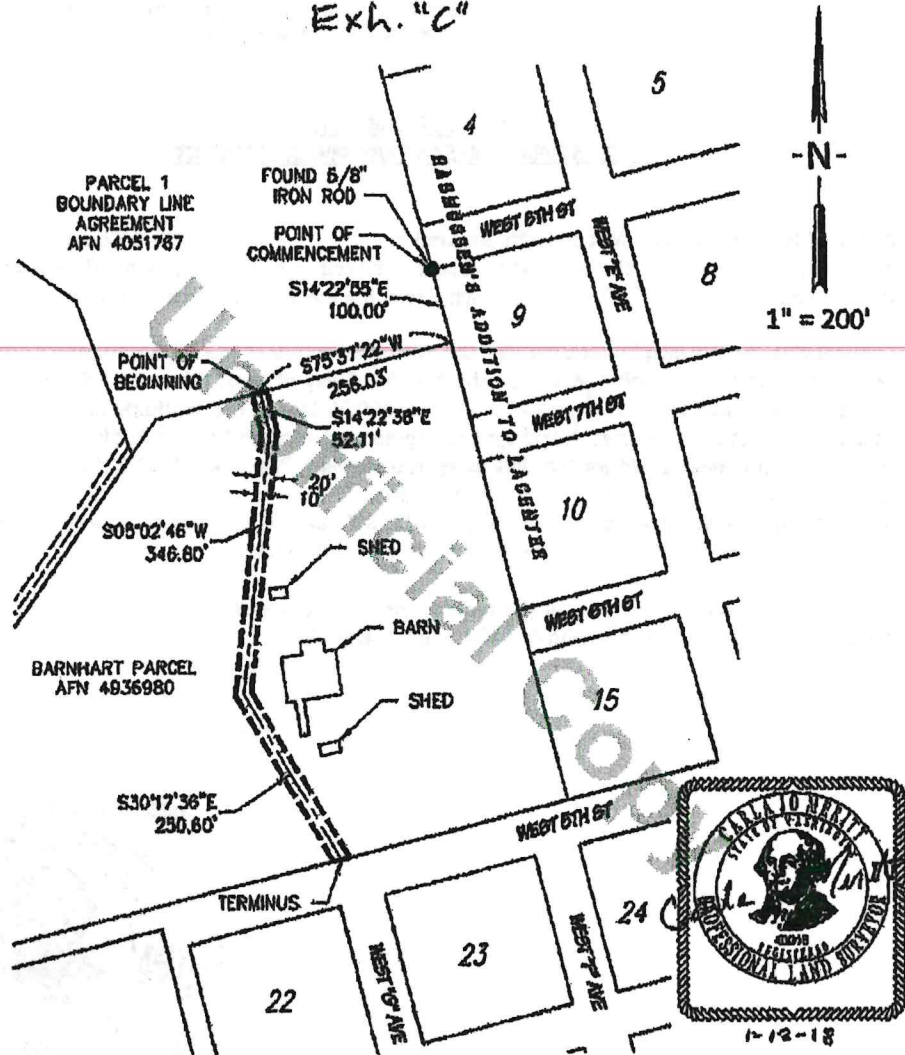


1-12-18

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR  
STORM AND SANITARY SEWER EASEMENT**

CITY OF LA CENTER, CLARK COUNTY, WASHINGTON

Exh. "C"



**Mackay Sposito**

ENERGY PUBLIC WORKS LAND DEVELOPMENT  
www.mackaysposito.com

1325 SE TECH CENTER DRIVE, SUITE 140  
VANCOUVER, WA 98683  
VANCOUVER: (360) 695-8411  
PORTLAND: (503) 289-6726  
FAX (360) 695-0833

