



Parcel #	258766000	Owner	Peterson, Rodney R
Ref Parcel		Owner Address	PO Box 176 La Center WA 98629
Site Address	34214 NW Pacific Hwy La Center WA 98629 - 3123	Market Total Value	\$832,197.00
Lot Size	4.65 Acres (202,554 SqFt)	Assessed Total Value	\$832,197.00
Building Area	3,612 SqFt	Year Built	1997
School District	La Center	Sale Date	05/01/2020
Zoning	MDR-16 Medium Density Residential (Mdr-16)	Sale Price	
Bedrooms	3	Subdivision	
Bathrooms	2.25	Land Use / Land Use Std	11 - Household, Single Family Units / RSFR - Single Family Residence

Legal #151 & #161 SEC 33 T5N R1EWM 4.65A



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

SURVEY

LOCATED IN A PORTION OF THE
SE 1/4 OF THE SE 1/4
OF SECTION 33
T. 5 N., R. 1 E., W.M.
CITY OF LA CENTER
CLARK COUNTY, WA.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CALCULATE AND MONUMENT THE BOUNDARIES OF THE PARCELS AS RECORDED IN BOUNDARY LINE ADJUSTMENT DEED AF# 5731392. THE SECTION CORNERS SHOWN ON THIS SURVEY WERE DOUBLE CHECKED USING A TRIMBLE R10 ROVER RECEIVING CORRECTIONS FROM THE TRIMBLE R10. A TRAVERSE WAS RUN THROUGH THE SITE WITH A TRIMBLE S6 AND ON SITE FOUND MONUMENTS AND FENCE LOCATION TIES WERE MADE VIA RADIAL STAKEOUT. NEW CORNERS ESTABLISHED IN THIS SURVEY WERE SET BY RADIAL STAKEOUT FROM THE ABOVE MENTIONED TRAVERSE. BOUNDARY DETERMINATION IS AS FOLLOWS:
RIGHT-OF-WAY: HELD FOUND MONUMENT AT NW CORNER AND CALCULATED PER SURVEY REFERENCES FROM OUR SITE FIT THE CALCULATED POSITION.
EAST LINE: CALCULATED PER DEED REFERENCES SHOWN BELOW AND ADJOINERS DEED AF# 5353794
SOUTH LINE: HELD FOUND MONUMENTS AS SHOWN PER SURVEY REFERENCE #1 & #2.
WEST LINE: HELD FOUND MONUMENTS AS SHOWN PER SURVEY REFERENCE #1.

SURVEY REFERENCES:

- 1) BESEDA SURVEY, BOOK 54 PAGE 016
- 2) RIVERSIDE ESTATES PH. 1, SUBDIVISION, BOOK 312 PAGE 044
- 3) EAST FORK ESTATES SUBDIVISION, BOOK 311, PAGE 651
- 4) OLSON SURVEY, BOOK 31 PAGE 161

DEED REFERENCES:

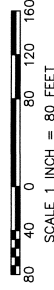
WARRANTY DEED FOR T.L. 151
GRANTOR: MELVIN S. & GERALDINE L. PETERSON
GRANTEE: RODNEY R. PETERSON
DATE: 08/20/1984

PERSONAL REPRESENTATIVES DEED FOR T.L. 8 AND 153
GRANTOR: RODNEY R. PETERSON
GRANTEE: RODNEY R. PETERSON
DATE: 04/04/2018

BOUNDARY LINE ADJUSTMENT:
GRANTOR: RODNEY R. PETERSON
GRANTEE: RODNEY R. PETERSON
DATE: 05/08/2020

LEGEND:

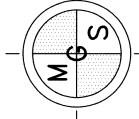
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP "AVERY 50979" SET
- S.R. INDICATES SURVEY REFERENCE
- A.S.N. INDICATES ASSESSOR'S SERIAL NUMBER
- T.L. INDICATES TAX LOT



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RODNEY PETERSON IN JULY 2020.

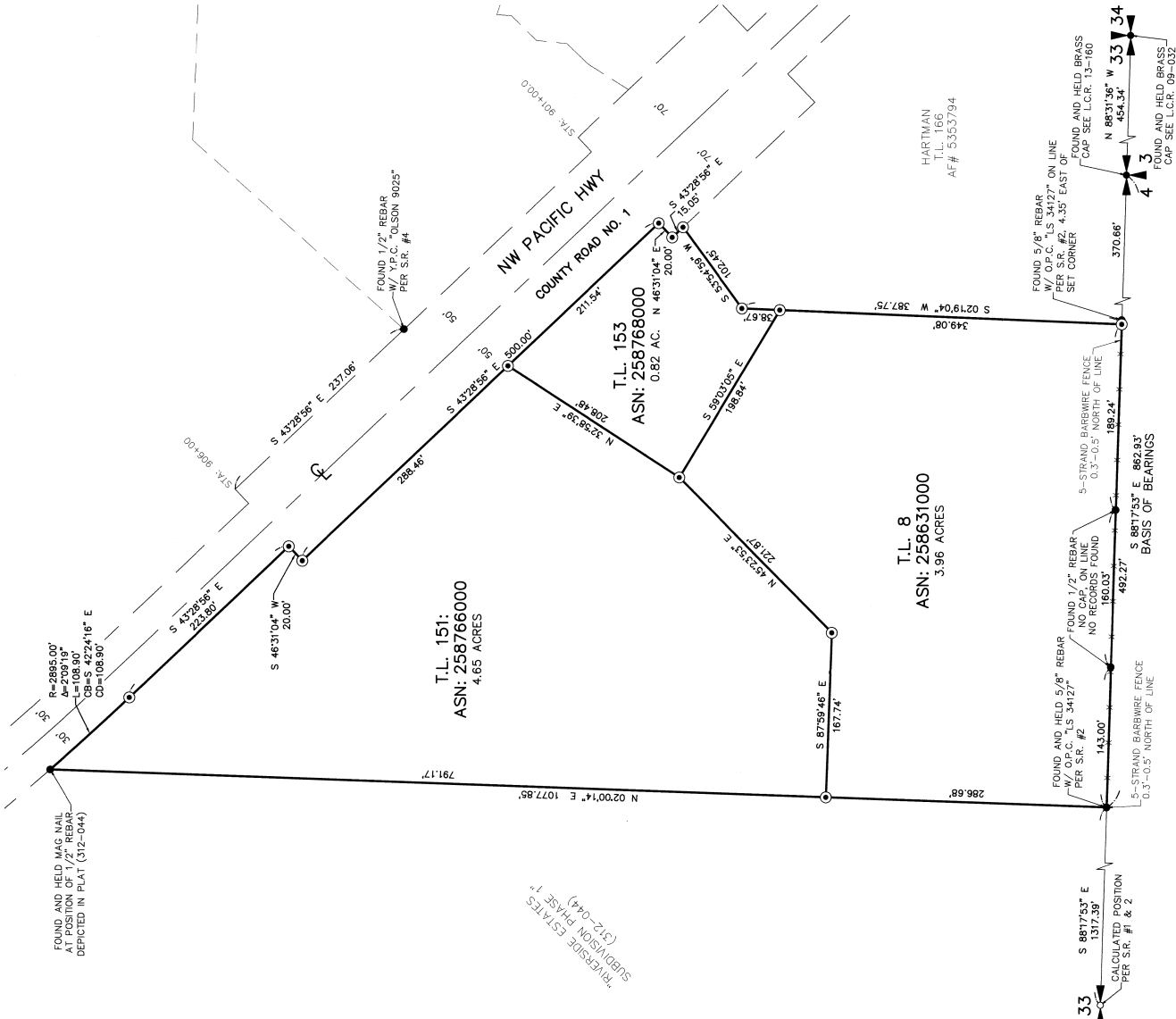
Chris Avery 717120
CHRISTOPHER S. AVERY, PROFESSIONAL LAND SURVEYOR, LS# 50979



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

SCALE: 1"=80'
JOB NO. 18-434
DATE: 07-17-20
CALC BY: CSA
DRAWN BY: CSA
CHECKED BY: CEA
SHEET 1 OF 1

Bk 70 P 82



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24TH DAY OF JULY 2020
AT PAGE 82 O'CLOCK AM/PM IN BOOK 70 OF SURVEYS.

AT THE REQUEST OF MINISTER AND GLAESER SURVEYING INC.

9/26/20
DEPUTY/COUNTY AUDITOR

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 09-12-19.

5748015 D

Total Pages: 3 Rec Fee: \$105.50
eRecorded in Clark County, WA 06/19/2020 02:30 PM
CHICAGO TITLE FISHERS LANDING
SIMPLIFILE LC E-RECORDING

When recorded return to:
Equity Trust Company Custodian FBO Charles
William Wert III IRA
2620 NE 219th Street
Ridgefield, WA 98642

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-128062

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rodney R. Peterson, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Equity Trust Company Custodian FBO Charles William Wert III
IRA

CW

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 Lot 153 and ptn of Tax Lot 8, Section 33, Township 5 North, Range 1 East

Tax Parcel Number(s): 258768000, ptn of 258631000

Subject to:

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

Dated: June 18, 2020

Rodney R. Peterson

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Rodney R. Peterson 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: 6/18/2020

Cindy M. Schaffner
Notary Public in and for the State of Washington
Residing at: Camas, WA
My appointment expires: May 29, 2023

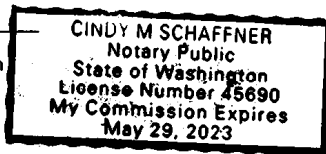


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 258768000 and ptn of 258631000

A parcel of land located in a portion of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, more particularly described as follows;

COMMENCING at a 1-inch iron bar marking the Southwest corner of the Southeast quarter of said Section 33, as shown in Book 54 of Surveys, Page 16, Clark County Auditor's Records;

Thence South 88°17'53" East, along the South line of the Southeast quarter of Section 33, for a distance of 1317.39 feet, to a 5/8" rebar monument per Survey 54-016, marking the Southwest corner of the Southeast quarter of the Southeast quarter of Section 33;

Thence leaving said South line, North 02°00'14" East, along the West line of the Southeast quarter of the Southeast quarter of said Section 33, said West line being the East line of "Riverside Estates Subdivision Phase 1" as recorded in Book 312 of Subdivisions at Page 044, for a distance of 286.68 feet;

Thence leaving said West line, South 87°59'46" East, for a distance of 167.74 feet;

Thence North 45°23'53" East, for a distance of 221.87 feet, to the TRUE POINT OF BEGINNING;

Thence South 59°03'05" East, for a distance of 198.84 feet, to a point on the West line of the "Hartman Parcel" as described under Clark County Auditor's File Number 5353794, recorded December 05, 2016;

Thence North 02°19'04" East, along said West line, for a distance of 38.67 feet to an angle point;

Thence North 53°54'59" East, along the North line of said "Hartman Parcel", for a distance of 102.45 feet, to the South right-of-way line of Northwest Pacific Highway;

Thence North 43°28'56" West, along said South right-of-way, for a distance of 15.05 feet, to Station 901+00;

Thence North 46°31'04" East, along said South right-of-way, for a distance of 20.00 feet;

Thence North 43°28'56" West, along said South right-of-way, for a distance of 211.54 feet;

Thence leaving said South right-of-way, South 32°58'39" West, for a distance of 208.48 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Boundary Line Adjustment and the terms and conditions thereof:
Recording Date: May 8, 2020
Recording No.: 5731392
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON
Purpose: Transmission of electric energy, including communication facilities
Recording Date: June 2, 1949
Recording No.: G24957

5731392 BLA

Total Pages: 11 Rec Fee: \$113.50
8/4/2020 10:00 AM RODNEY PETERSON krg-05082020-9
Recorded in Clark County, WA 05/08/2020 02:41 PM
RODNEY PETERSON

When recorded return to:

Rodney R. Peterson
P.O. Box 176
La Center, WA 98629

Document: Boundary Line Adjustment
Grantor: Rodney R. Peterson
Grantee: Rodney R. Peterson
Legal Desc.: #8, #151 and #153 SE ¼ Sec 33-5-1 EWM
Serial No. 258631-000, 258766-000 and 258768-000

BOUNDARY LINE ADJUSTMENT

WHEREAS, **RODNEY R. PETERSON, a married man as his separate estate**, is the record owner of Tax Lots #8, #151 and #153, serial numbers 258631-000, 258766-000 and 258768-000, located in the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, more particularly described and shown in Exhibits "A-1" and "A-2" attached hereto; AND

WHEREAS, **RODNEY R. PETERSON, a married man as his separate estate**, are desirous of changing the location of the common boundaries between said parcels of land to locations described and shown in the attached Exhibits "B", "C", "D" and "E"; AND

WHEREAS, the legal lot status and proposed boundary line adjustment of said parcels have been reviewed and approved, declared exempt from platting regulations and found to be in conformance with zoning standards by the City of La Center Department of Community Development under case # 2019-031-BLA/VAR;

NOW, THEREFORE, the boundaries of said parcels of land shall be adjusted as shown and described in the attached Exhibits "B", "C", "D" and "E".

This Boundary Line Adjustment Declaration is made in compliance with Section 58.17.040(6) RCW. In addition, this Boundary Line Adjustment does not create any additional lot, tract, parcel, site or division.

This Boundary Line Adjustment is exempt from Washington Real Estate Excise Tax since this adjustment will move property lines and adjust property sizes and/or shape for owner convenience, in compliance with WAC 458-61A-109 (2)(a)(iv).

DATED this 1st day of May, 2020

Rodney R. Peterson
Rodney R. Peterson

STATE OF WASHINGTON)
 :SS
County of Clark)

On this day personally appeared before me Rodney R. Peterson, to me known to be the individual, or 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 1st day of MAY, 2020.

Chris Avery
Notary Public in and for said County and State of WA
residing at WOODLAND WA
My Appointment Expires 11/6/21

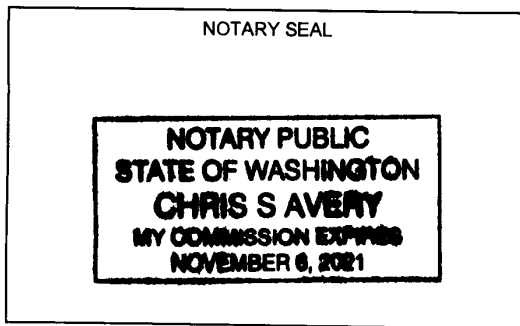


EXHIBIT "A-1"

Peterson Properties Legal Descriptions (prior to adjustment)

TAX LOTS #8 and #153 (APN 258631-000 AND 258768-000) in their current configuration prior to adjustment (both lots described in historic deeds under one legal description):

A parcel of property in the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian in Clark County, Washington described as follows:

BEGINNING at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 33;

THENCE North 02° 00' 24" East along the West line of the Southeast quarter of the Southeast quarter of said Section 33 a distance of 286.68 feet;

THENCE South 87° 59' 36" East 167.74 feet;

THENCE North 37° 22' 24" East 430.00 feet, more or less, to the Southerly right-of-way line of County Road 1 (New Pacific Highway);

THENCE Southeasterly along said Southerly right-of-way line 259.5 feet, more or less, to the Northeast corner of that tract conveyed to Minnie B. Sheldon by deed recorded in Book 146 at page 527, Clark County records;

THENCE Southwesterly along the North line of said Sheldon tract to the East line of Parcel II as conveyed to Malvin Peterson, et ux, by deed recorded under Auditor's File # G 511080, records of Clark County;

THENCE South 02° 00' 24" West along said East line 387.20 feet, more or less, to the South line of the Southeast quarter of said Section 33;

THENCE North 88° 17' 42" West along said South line 495.00 feet to the POINT OF BEGINNING.

EXHIBIT "A-2"

Peterson Properties Legal Descriptions (prior to adjustment)

TAX LOT #151 (APN 258766-000) in its current configuration prior to adjustment:

A parcel of property in the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 33;

THENCE North 02° 00' 24" East along the West line of the Southeast quarter of the Southeast quarter of said Section 33 a distance of 286.68 feet to the TRUE POINT OF BEGINNING;

THENCE South 87° 59' 36" East 167.74 feet;

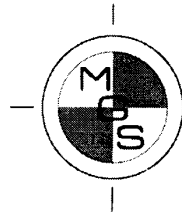
THENCE North 37° 22' 24" East 430.00 feet, more or less, to the Southerly right-of-way line of County Road 1 (New Pacific Highway);

THENCE Northwesterly along said Southerly right-of-way line 582.00 feet, more or less, to the West line of Parcel I as conveyed to Melvin Peterson, et ux, by deed recorded under Auditor's File # G 511080, of Clark County records;

THENCE South 02° 00' 24" West along said West line 598.00 feet, more or less, to the North line of Parcel II as conveyed to Melvin Peterson by said deed;

THENCE North 87° 59' 36" West along said North line 16.50 feet to the West line of the Southeast quarter of the Southeast quarter of said Section 33;

THENCE South 02° 00' 24" West along said West line 175.33 feet to the TRUE POINT OF BEGINNING.



**MINISTER-GLAESER
SURVEYING INC.**

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98601
(360) 694-3333 (260) 694-8410 FAX
Pasco Office – 6303 Bladen Blvd. Suite E, Pasco, Washington 99301
(509) 844-7502 (509) 844-7502 FAX*

EXHIBIT “B”

APRIL 30, 2020

DESCRIPTION FOR ADJUSTED T.L. 8, ASN: 258631000:

A parcel of land located in a portion of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, more particularly described as follows;

COMMENCING at a 1-inch iron bar marking the Southwest corner of the Southeast quarter of said Section 33, as shown in Book 54 of Surveys, Page 16, Clark County Auditor’s Records;

Thence South 88°17’53” East, along the South line of the Southeast quarter of Section 33, for a distance of 1317.39 feet, to a 5/8” rebar monument per Survey 54-016, marking the Southwest corner of the Southeast quarter of the Southeast quarter of Section 33 and the **TRUE POINT OF BEGINNING**;

Thence leaving said South line, North 02°00’14” East, along the West line of the Southeast quarter of the Southeast quarter of said Section 33, said West line being the East line of “Riverside Estates Subdivision Phase 1” as recorded in Book 312 of Subdivisions at Page 044, for a distance of 286.68 feet;

Thence leaving said West line, South 87°59’46” East, for a distance of 167.74 feet;

Thence North 45°23’53” East, for a distance of 221.87 feet;

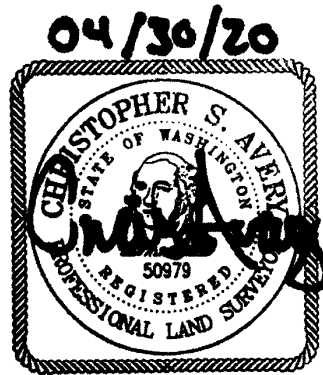
Thence South 59°03’05” East, for a distance of 198.84 feet, to a point on the West line of the “Hartman Parcel” as described under Clark County Auditor’s File Number 5353794, recorded December 05, 2016;

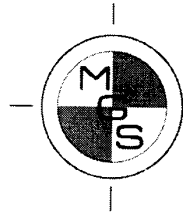
Thence South 02°19’04” West, along said West line, for a distance of 349.08 feet, to the South line of the Southeast quarter of said Section 33;

Thence North 88°17'53" West, along said South line, for a distance of 492.27 feet, to the **TRUE POINT OF BEGINNING.**

TOGETHER with and subject to easements, reservations, covenants and restrictions apparent or of record.

CONTAINING: 3.96 acres of land, more or less.





**MINISTER-GLAESER
SURVEYING INC.**

*Vancouver Office - 2200 E. Evergreen Blvd. Vancouver, Washington 98661
1300 894-3333 1300 994-3010 FAX
Pasco Office - 6303 Burden Blvd. Suite E. Pasco, Washington 99301
1300 844-7592 1300 844-7302 FAX*

EXHIBIT "C"

APRIL 30, 2020

DESCRIPTION FOR ADJUSTED T.L. 153, ASN: 258768000:

A parcel of land located in a portion of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, more particularly described as follows;

COMMENCING at a 1-inch iron bar marking the Southwest corner of the Southeast quarter of said Section 33, as shown in Book 54 of Surveys, Page 16, Clark County Auditor's Records;

Thence South $88^{\circ}17'53''$ East, along the South line of the Southeast quarter of Section 33, for a distance of 1317.39 feet, to a $5/8''$ rebar monument per Survey 54-016, marking the Southwest corner of the Southeast quarter of the Southeast quarter of Section 33;

Thence leaving said South line, North $02^{\circ}00'14''$ East, along the West line of the Southeast quarter of the Southeast quarter of said Section 33, said West line being the East line of "Riverside Estates Subdivision Phase 1" as recorded in Book 312 of Subdivisions at Page 044, for a distance of 286.68 feet;

Thence leaving said West line, South $87^{\circ}59'46''$ East, for a distance of 167.74 feet;

Thence North $45^{\circ}23'53''$ East, for a distance of 221.87 feet, to the **TRUE POINT OF BEGINNING**;

Thence South $59^{\circ}03'05''$ East, for a distance of 198.84 feet, to a point on the West line of the "Hartman Parcel" as described under Clark County Auditor's File Number 5353794, recorded December 05, 2016;

Thence North $02^{\circ}19'04''$ East, along said West line, for a distance of 38.67 feet to an angle point;

Thence North $53^{\circ}54'59''$ East, along the North line of said "Hartman Parcel", for a distance of 102.45 feet, to the South right-of-way line of Northwest Pacific Highway;

Thence North 43°28'56" West, along said South right-of-way, for a distance of 15.05 feet, to Station 901+00;

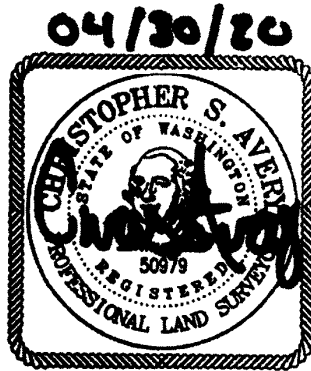
Thence North 46°31'04" East, along said South right-of-way, for a distance of 20.00 feet;

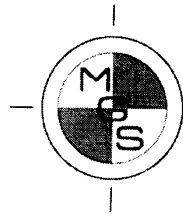
Thence North 43°28'56" West, along said South right-of-way, for a distance of 211.54 feet;

Thence leaving said South right-of-way, South 32°58'39" West, for a distance of 208.48 feet, to the **TRUE POINT OF BEGINNING**.

TOGETHER with and subject to easements, reservations, covenants and restrictions apparent or of record.

CONTAINING: 0.82 acres of land, more or less.





**MINISTER-GLAESER
SURVEYING INC.**

*Yacover Office - 2200 E. Evergreen Blvd., Yacover, Washington 95001
(509) 604-3313 (509) 994-8410 FAX
Pasco Office - 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7892 (509) 544-7862 FAX*

EXHIBIT "D"

APRIL 30, 2020

DESCRIPTION FOR ADJUSTED T.L. 151, ASN: 258766000:

A parcel of land located in a portion of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, more particularly described as follows;

COMMENCING at a 1-inch iron bar marking the Southwest corner of the Southeast quarter of said Section 33, as shown in Book 54 of Surveys, Page 16, Clark County Auditor's Records;

Thence South $88^{\circ}17'53''$ East, along the South line of the Southeast quarter of Section 33, for a distance of 1317.39 feet, to a $5/8''$ rebar monument per Survey 54-016, marking the Southwest corner of the Southeast quarter of the Southeast quarter of Section 33;

Thence leaving said South line, North $02^{\circ}00'14''$ East, along the West line of the Southeast quarter of the Southeast quarter of said Section 33, said West line being the East line of "Riverside Estates Subdivision Phase 1" as recorded in Book 312 of Subdivisions at Page 044, for a distance of 286.68 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North $02^{\circ}00'14''$ East, along said West line, 791.17 feet to the South right-of-way line of Northwest Pacific Highway;

Thence Southeasterly along said South right-of-way, along the arc of a 2895.00 foot radius non-tangent curve to the left (the radius point of which bears North $48^{\circ}40'23''$ East), through a central angle of $02^{\circ}09'19''$, for an arc distance of 108.91 feet to P.C. Station 908 + 23.8;

Thence South $43^{\circ}28'56''$ East, along said South right-of-way, for a distance of 223.80 feet to Station 906 + 00;

Thence South $46^{\circ}31'04''$ West, along said South right-of-way, for a distance of 20.00 feet;

Thence South $43^{\circ}28'56''$ East, along said South right-of-way, for a distance of 288.46 feet;

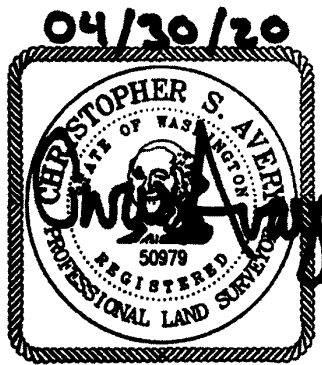
Thence leaving said South right-of-way, South 32°58'39" West, for a distance of 208.48 feet;

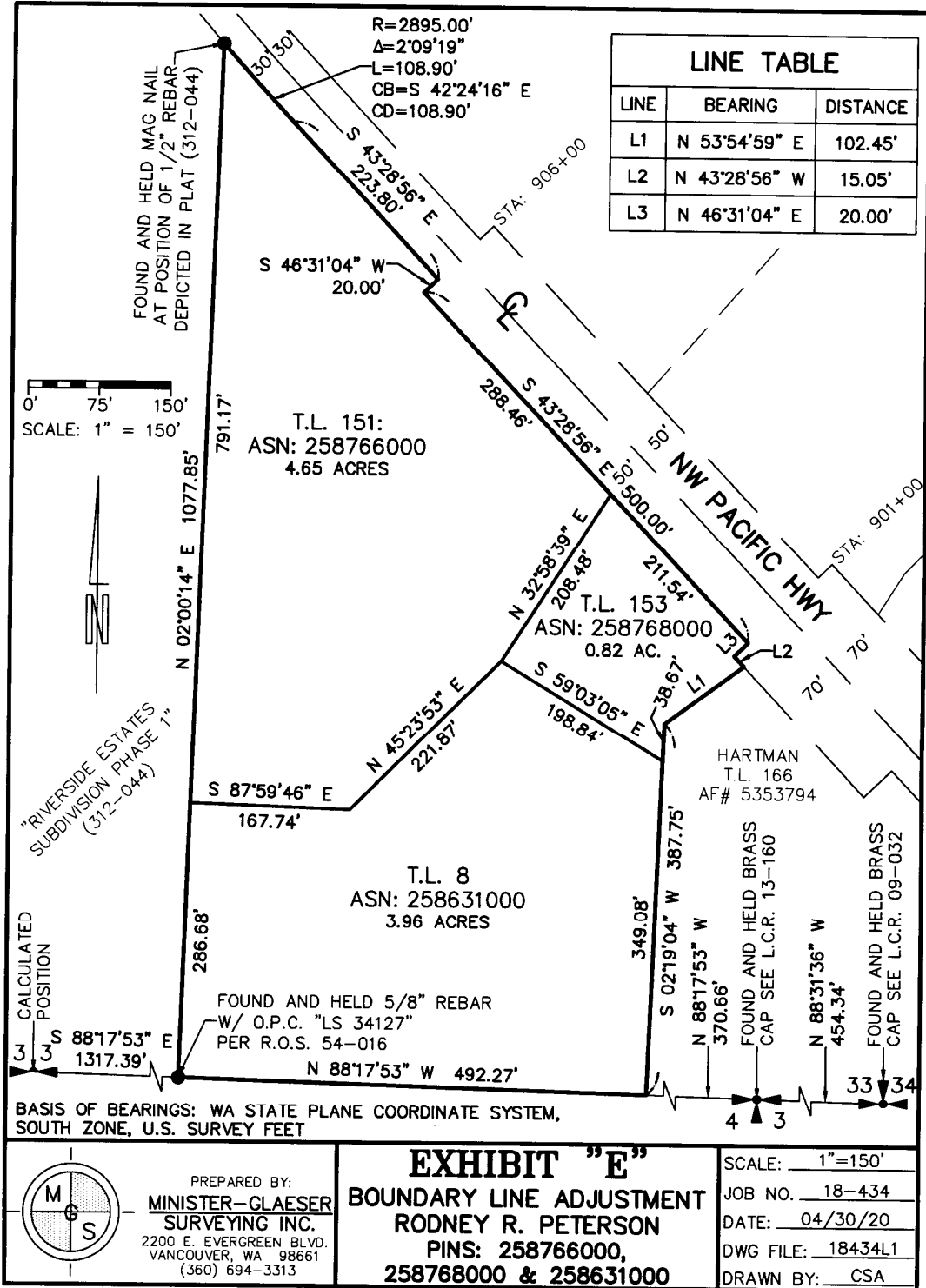
Thence South 45°23'53" West, for a distance of 221.87 feet

Thence North 87°59'46" West, for a distance of 167.74 feet, to the **TRUE POINT OF BEGINNING.**

TOGETHER with and subject to easements, reservations, covenants and restrictions apparent or of record.

CONTAINING: 4.65 acres of land, more or less.





5501119 D

Total Pages: 4 Rec Fee: \$77.00

Recorded in Clark County, WA 04/04/2018 01:37 PM

ROBERT BENNETT

Excise #: 782556 Excise Amount: 10

FILED FOR RECORD AT REQUEST OF

Robert E.L. Bennett
Attorney at Law
1614 Washington
Vancouver, WA 98660

PERSONAL REPRESENTATIVE'S DEED

Document Title: Personal Representative's Deed
Grantor: Rodney R. Peterson and Melvin L. Peterson,
Co-Personal Representatives for the Estate of
Geraldine Louise Peterson.
Grantee: Rodney R. Peterson, as his separate estate
Abbreviated Legal: #153 SEC 33M T5N R 1 EWM
Tax ID Number: 258768000

The undersigned Grantors, Rodney R. Peterson and Melvin L. Peterson, as the duly appointed, qualified, and acting Co-Personal Representatives of the Estate of Geraldine Louise Peterson, Deceased, in Probate Cause No. 18-4-00156-1 in Clark County Superior Court of the State of Washington and not in Grantors' individual capacities, and as authorized by Order of Solvency entered in the probate cause on February 12, 2018, to settle the estate of Geraldine Louise Peterson, Deceased, without the intervention of any court, hereby grants, bargains, sells, conveys and confirms to Rodney R. Peterson, Grantee, as his separate estate, all of the interest of the Estate of Geraldine Louise Peterson, Deceased, in the following-described real estate:

PLEASE SEE ATTACHED

A parcel of property in the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian in Clark County, Washington described as follows:

BEGINNING at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 33;

THENCE North $02^{\circ} 00' 24''$ East along the West line of the Southeast quarter of the Southeast quarter of said Section 33 a distance of 286.68 feet;

THENCE South $87^{\circ} 59' 36''$ East 167.74 feet;

THENCE North $37^{\circ} 22' 24''$ East 430.00 feet, more or less, to the Southerly right-of-way line of County Road 1 (New Pacific Highway);

THENCE Southeasterly along said Southerly right-of-way line 259.5 feet, more or less, to the Northeast corner of that tract conveyed to Minnie B. Sheldon by deed recorded in Book 146 at page 527, Clark County records;

THENCE Southwesterly along the North line of said Sheldon tract to the East line of Parcel II as conveyed to Melvin Peterson, et ux, by deed recorded under Auditor's File # G 511080, records of Clark County;

THENCE South $02^{\circ} 00' 24''$ West along said East line 387.20 feet, more or less, to the South line of the Southeast quarter of said Section 33;

THENCE North $88^{\circ} 17' 42''$ West along said South line 495.00 feet to the **POINT OF BEGINNING**.

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FILED

JUN 10 2011

9:27 pm

Scott G. Weber, Clerk, Clark Co.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

RODNEY R. PETERSON)
a married person in his)
individual capacity,)

Plaintiff,)

vs.)

ANNIE OLIVE TROXEL,)
Deceased, THE HEIRS and)
DEVISEES of ANNIE OLIVE)
TROXEL, BEATRICE SOEHL,)
RUTH SOEHL VARGA, JOYCE)
SHELDON MARTY, OSCAR)
SHELDON, each as their)
separate estate and as to their)
heirs,)

Defendants.)

ORIGINAL

NO: 11-2-00506-6

ORDER OF DEFAULT AND
DEFAULT JUDGMENT AS TO
ANNIE OLIVE TROXEL, BEATRICE
SOEHL, RUTH SOEHL VARGA,
JOYCE SHELDON MARTY, OSCAR
SHELDON AND THEIR HEIRS,
SUCCESSOR, DEVISEES AND
ASSIGNS.

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THENCE North 02°00'24" East along the West line of the Southeast quarter of the Southeast quarter of said Section 33 a distance of 462.00 feet to the Northwest corner of Parcel II as conveyed to Melvin Peterson, et ux, by deed recorded under Auditor's File No. G511080, records of Clark County, said point being the TRUE POINT OF BEGINNING;

THENCE South 87°59'36" East along the North line of said Peterson tract a distance of 16.50 feet to the Southwest corner of Parcel I as conveyed to Melvin Peterson, et ux, by deed recorded under Auditor's File Number G511080, of Clark County Records;

THENCE North 02°00'24" East along the West line of said Parcel I a distance of 598 feet, more or less, to the Southerly right of way line of County Road 1 (New Pacific Highway);

THENCE Northwesterly along said right of way line 23 feet, more or less, to said West line of the Southeast quarter of the Southeast quarter of said Section 33;
THENCE South 02°00' 24" West along West line 615 feet, more or less to the TRUE POINT OF BEGINNING.



THIS MATTER coming on before the Court on motion of plaintiff, Rodney R. Peterson, for the entry of a default order and judgment against defendants, Annie Olive Troxel, her heirs, devisees, successors and assigns, Beatrice Soehl, Ruth Soehl Varga, Joyce Sheldon Marty and Oscar Sheldon, and their heirs, devisees, successors and assigns, and plaintiff being represented by Douglas C. Elcock, of GRANT & ELCOCK, PLLC, and defendants having not answered the summons and complaint; the Court hereby finds that the defendants are in default and enters an order of default against defendants accordingly. The Court further ORDERS, ADJUDGES AND DECREES as follows:

Grant & Elcock, PLLC
Attorneys and Counselors at Law
15640 NE 4th Plain Rd, Suite 104
Vancouver, WA 98682
(360) 694-8488

1 1. That Judgment is hereby entered against defendants, Annie Olive
2 Troxel, her heirs, devisees, successors and assigns, Beatrice Soehl, Ruth
3 Soehl Varga, Joyce Sheldon Marty and Oscar Sheldon and their heirs,
4 devisees, successors and assigns.

5 2. That neither Annie Olive Troxel, Beatrice Soehl, Ruth Soehl Varga,
6 Joyce Sheldon Marty and Oscar Sheldon and/or their heirs, devisees,
7 successors and assigns have any legal interest, claim or right to the following
8 described strip of land which lies between the west side of plaintiff's parcel
9 and the east side of NW Larsen Drive situated in Clark County, Washington
10 and which is described as follows :

11 A parcel of property in the Southeast quarter of the Southeast quarter
12 of Section 33, Township 5 North, Range 1 East of the Willamette
Meridian in Clark County, Washington described as follows:

13 COMMENCING at the Southwest corner of the Southeast quarter of
14 the Southeast quarter of said Section 33;

15 THENCE North 02°00'24" East along the West line of the Southeast
16 quarter of the Southeast quarter of said Section 33 a distance of
17 462.00 feet to the Northwest corner of Parcel II as conveyed to Melvin
Peterson, et ux, by deed recorded under Auditor's File No. G511080,
records of Clark County, said point being the TRUE POINT OF
BEGINNING;

18 THENCE South 87°59'36" East along the North line of said Peterson
19 tract a distance of 16.50 feet to the Southwest corner of Parcel I as
20 conveyed to Melvin Peterson, et ux, by deed recorded under Auditor's
File Number G511080, of Clark County Records;

21 THENCE North 02°00'24" East along the West line of said Parcel I a
22 distance of 598 feet, more or less, to the Southerly right of way line of
County Road 1 (New Pacific Highway);

23 THENCE Northwesterly along said right of way line 23 feet, more or
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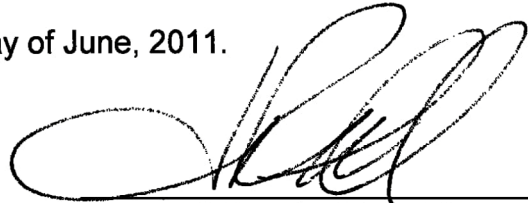
less, to said West line of the Southeast quarter of the Southeast quarter of said Section 33;

THENCE South 02°00' 24" West along West line 615 feet, more or less to the TRUE POINT OF BEGINNING

3. That Annie Olive Troxel, Beatrice Soehl, Ruth Soehl Varga, Joyce Sheldon Marty and Oscar Sheldon and their heirs, devisees, successors and assigns are permanently enjoined from making any legal claim of right or interest in that strip of property described in paragraph two immediately above and known hereafter as the strip of land.

4. That all right, title and interest in the strip of land described above is hereby vested in Rodney R. Peterson in fee simple.

Dated this 10 day of June, 2011.



SUPERIOR COURT JUDGE

Presented by:



DOUGLAS C. ELCOCK WSBA #21306
of Attorney for Plaintiff

WARRANTY DEED

(Statutory Form)

9409200158

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The Grantor s. Melvin S. Peterson and Geraldine L. Peterson, husband and wife
 residing at 34100 N.W. Pacific Highway LaCenter, Wa. for and in consideration of the sum of
Thirty Thousand and NO/100 Dollars
 (\$ 30,000.00), in hand paid, convey and warrant to Rodney R. Peterson, a single
man. the Grantee.
 the following described real estate: A parcel of property in the Southwest quarter of the
 Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette
 Meridian in Clark County, Washington described by the attached Legal Description.

situated in the County of Clark, State of Washington.

Dated this 19th day of September, 1994.

Real Estate Excise Tax
 Ch. 11 Rev. Laws 1951
459.00 has been paid
 Recept. # 373144 Date 9-20-94
Melvin S. Peterson
Geraldine L. Peterson

Sec. 61, see Afd. No. _____
 Doug Lasher
 Clark County Treasurer

STATE OF WASHINGTON }
 County of COWLITZ } ss. By Deputy (INDIVIDUAL ACKNOWLEDGMENT)

I, Kimberly F. Johnson, Notary Public in and for the State of Washington, do hereby
 certify that on this 19th day of Sept., 1994, personally appeared before me MELVIN S. PETERSON
AND GERALDINE L. PETERSON to me known to be the individual s described in and who
 executed the within instrument and acknowledged that they signed the same as their free and voluntary act and deed
 for the uses and purposes herein mentioned.

Signed and sworn to before me this 19th day of September, 1994.

Kimberly F. Johnson
 Notary Public in and for the State of WASHINGTON
 My appointment expires: 1-2-95

STATE OF WASHINGTON }
 County of _____ } ss. (CORPORATE ACKNOWLEDGMENT)

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

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

Notary Public in and for the State of _____
 My appointment expires: _____

SEPTEMBER 20, 1994



LEGAL DESCRIPTION FOR MELVIN PETERSON
Northerly Parcel

September 7, 1994

A parcel of property in the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 33;

THENCE North 02° 00' 24" East along the West line of the Southeast quarter of the Southeast quarter of said Section 33 a distance of 286.68 feet to the TRUE POINT OF BEGINNING;

THENCE South 87° 59' 36" East 167.74 feet;

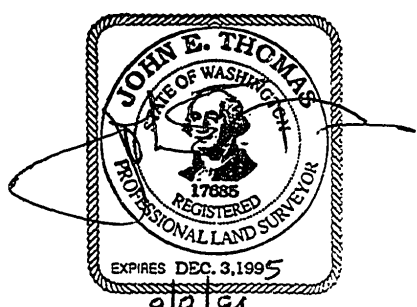
THENCE North 37° 22' 24" East 430.00 feet, more or less, to the Southerly right-of-way line of County Road 1 (New Pacific Highway);

THENCE Northwesterly along said Southerly right-of-way line 582.00 feet, more or less, to the West line of Parcel I as conveyed to Melvin Peterson, et ux, by deed recorded under Auditor's File # G 511080, of Clark County records;

THENCE South 02° 00' 24" West along said West line 598.00 feet, more or less, to the North line of Parcel II as conveyed to Melvin Peterson by said deed;

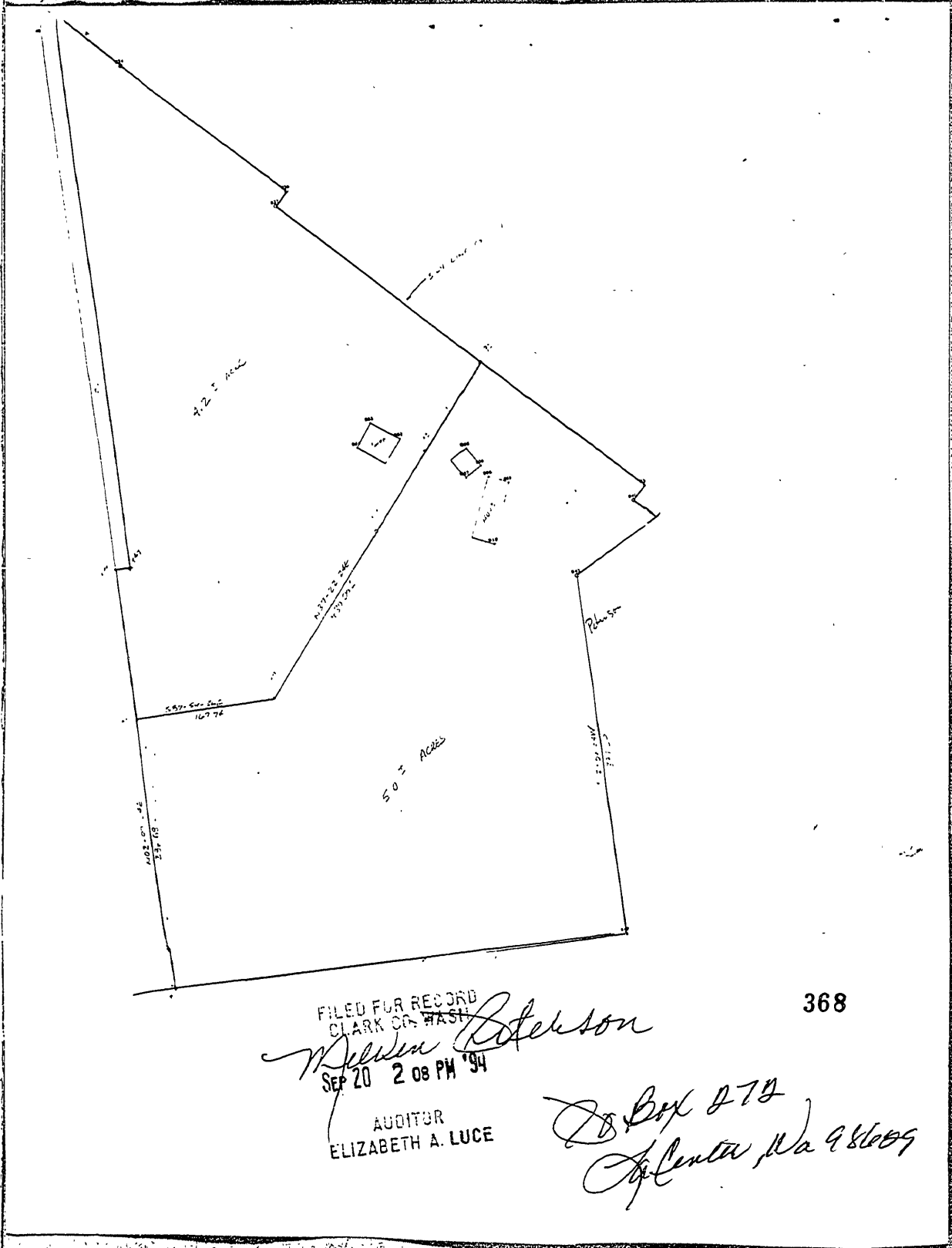
THENCE North 87° 59' 36" West along said North line 16.50 feet to the West line of the Southeast quarter of the Southeast quarter of said Section 33;

THENCE South 02° 00' 24" West along said West line 175.33 feet to the TRUE POINT OF BEGINNING.



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LAND SURVEYORS • ENGINEERS
1111 BROADWAY • VANCOUVER, WASHINGTON 98660
206/695-1385 • FAX 206/695-8117 • 503/289-9936



FILED FOR RECORD
CLARK CO. WASH

Melvin Coleston

SEP 20 2 08 PM '94

AUDITOR
ELIZABETH A. LUCE

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*To Box 279
Spencer, Pa 16809*

VERY POOR COPY
Will not reproduce
Roger A. Babben
Technical Imaging Services

G511080

G 20000

893867

WARRANTY DEED

THE GRANTORS, ANNIE O. TROYEL, a widow, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to MELVIN C. PETERSON and GERALDINE L. PETERSON, husband and wife, the following-described real property, situate in the County of Clark, State of Washington:



Parcel I. Beginning at a point 28 rods North and 1 rod East of the Southwest corner of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, and running thence North 28 1/2 rods, more or less, to the South line the New Pacific Highway as now located; thence running in a Southeasterly direction along the South line of said Pacific Highway 51 rods, more or less, to the Northeast corner of a tract deeded to Minnie B. Sheldon, as per deed recorded in Book 146, at page 527, deed records of Clark County, Washington; thence Southwesterly to the Northwest corner thereof and East line Len Troxel's 5-acre tract; thence North to the Northeast corner of said Troxel tract; thence West 29 rods to the place of beginning.

Recd. Money...
Ch. 11...
70.00 has been paid
Recpt. # 6807 Date 3/23/68
Sec. of Ass. Al...
Dorothy Carlson
Clark County Treasurer
By: [Signature] Deputy

Parcel II. Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, and running thence North 28 rods; thence East 30 rods; thence South 28 rods; thence West 30 rods to the place of beginning.

SUBJECT TO easement for electric transmission and distribution line granted to Public Utility District No. 1 of Clark County per instrument recorded under Auditor's File No. G 24957.

DATED this 23rd day of March, 1968.

Annie O. Troxel

EARL W. JACKSON
ATTORNEY-AT-LAW
HATTLE GROVE, WASH.

693988

STATE OF WASHINGTON)
) SS.
COUNTY OF CLARK)

On this day personally appeared before me Annis O. Troxel 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 27th day of March, 1968.

Suzanne C. Hunt
Notary Public in and for the State
of Washington; residing at Battle
Ground, therein.



FILED FOR RECORD
TRANSCONTINENTAL TITLE INS. CO.
APR 1 8 24 AM '68
AUDITOR DON BONKER

EARL W. JACKSON
ATTORNEY-AT-LAW
BATTLE GROUND, WASH.