

6171218 DED 03/14/2024 09:39
Total Pages: 7 Rec Fee: \$309.50
62 INVESTMENT GROUP INC
Recorded in Clark County, WA

RETURN ADDRESS

G2 Investment Group, Inc.
21632 SE Stark Street
Gresham, OR 97030-2028

Document Title(s)
Dedication

Reference Number(s) of related documents:

Book 312 Page 248 AFN 6171217

Additional Reference #'s on page _____

Grantor(s)

G2 Investment Group, Inc., a Washington corporation

Additional grantors on page _____

Grantee(s)

Lockwood Meadows Subdivision

Additional grantees on page _____

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

Tax Lots 94, Section 2 T4N R1E

Additional legal is on page _____

Assessor's Property Tax Parcel/Account Number
209113-000

Return to:

G2 Investment Group, Inc.

21632 SE Stark St.

Gresham, OR 97030-2028

DEDICATION OF SUBDIVISION

ORDER NO.: 612891604

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

Abbreviated Legal: Tax Lot 94 Section 2 T4N R1E


Tax Account No.: 209113-000

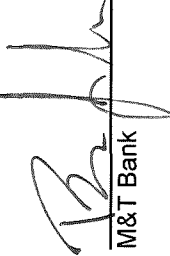
We the undersigned owners of the above described real estate, do hereby lay out and plat the same into lots and streets, as shown upon the accompanying map; to be known as:

Lockwood Meadows Subdivision

and we hereby dedicate said streets to the public use forever, but the ownership, use and enjoyment of all lots are subject to the easements and restrictions as shown thereon.

DATED September 8, 2023


G2 Investment Group, Inc., a Washington corporation


M&T Bank

STATE OF OREGON)
COUNTY OF Clackamas)

SS.

On this day 24th of October, 2023, before me, the undersigned, A Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Brian Jarchow to me known to be the Senior Vice President of M & T Bank the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that HE is authorized to execute the said instrument on behalf of the said entity.

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

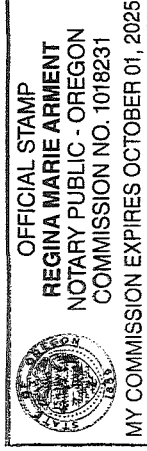
Regina Marie Arment
Signature of Notary Public

Notary Public in and for the State of Oregon

Name Printed Regina Marie Arment

Residing at Washington Co

My Commission Expires: 10.1.25



Acknowledgment - Corporation - Trust or - Partnership

EXHIBIT A

Lockwood Meadows Subdivision Perimeter Legal Description

Being in a portion of the West Half of the Northeast One quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, City of La Center, Clark County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said West Half of the Northeast Quarter of Section 2; Thence South $01^{\circ}48'41''$ West along the East line of said West Half, for a distance of 1229.55 feet to the **True Point of Beginning**;

Thence continuing South $01^{\circ}48'41''$ West, for a distance of 699.71 feet;

Thence leaving said East line North $88^{\circ}46'08''$ West, for a distance of 384.03 feet;

Thence North $88^{\circ}19'05''$ West, for a distance of 425.16 feet;

Thence North $03^{\circ}32'18''$ East, for a distance of 183.51 feet;

Thence North $85^{\circ}43'02''$ West, for a distance of 260.48 feet;

Thence South $01^{\circ}42'19''$ West, for a distance of 290.92 feet to the centerline of NE Lockwood Creek Road;

Thence North $63^{\circ}36'16''$ West along said centerline of NE Lockwood Creek Road, for a distance of 250.65 feet;

Thence leaving said centerline of NE Lockwood Creek Road North $01^{\circ}35'28''$ East, for a distance of 425.84 feet;

Thence North $00^{\circ}58'50''$ East, for a distance of 270.66 feet;

Thence South $88^{\circ}11'31''$ East, for a distance of 1296.83 feet to the **True Point of Beginning**;

Containing 20.00 more or less acres.

Subject to and Together with Public roads, Easements and Restrictions of record.



CERTIFICATION FOR SUBDIVISION PLATTING

ORDER NO.: 612891604

This is to certify that in connection with the recordation of the plat and dedication of

Lockwood Meadows Subdivision

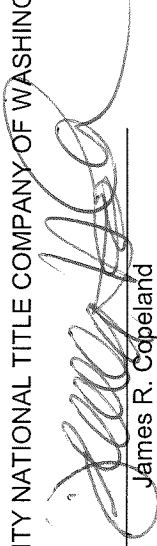
The following list comprises all necessary parties signatory thereto:

G2 Investment Group, Inc., a Washington corporation
M&T Bank

This certificate does not purport to reflect a full report on condition of title nor nature and extent of interest vested in each of the parties enumerated above, and shall have no force and effect except in fulfilling the purpose for which it was requested.

DATED March 7, 2024

FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC.



James R. Copeland



ALISHIA TOPPER TREASURER

www.clark.wa.gov/treasurer

You can count on us. Since 1850.

1300 Franklin Street, 2nd floor
PO Box 5000
Vancouver, WA 98666-5000
564.397.2252

February 15, 2024

Regarding: Plat proof of taxes paid for LOCKWOOD MEADOWS

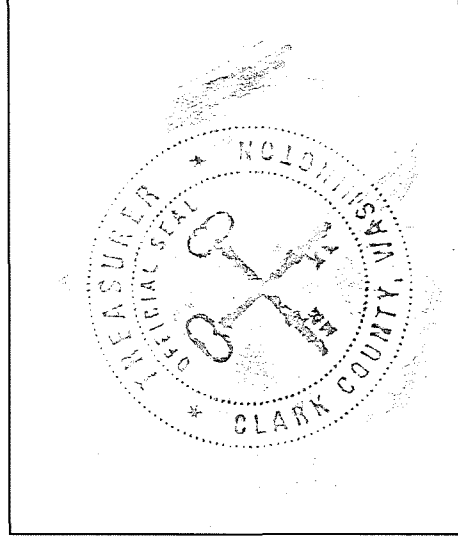
This is to certify that the 2024 real property taxes in the amount of \$20,698.33 are paid in full. The Clark County Treasurer further certifies all prior taxes and assessments have been paid in full on the parcel described herein:

Property account number:
209113000

Abbreviated legal description:
#94 SEC 2 T4N R1EWM 20A (PEND 1926 LOCKWOOD MEADOWS)

Payer's information
G2 INVESTMENT GROUP, LLC
1607 NW 17TH PL
BATTLE GROUND WA 98604

Receipt number:
MRF-02152024-3



Marilyn Stork
Clark County Treasurer

2/15/24

Dated

Clark County Treasurer seal