

Clark County Property Profile



CHICAGO TITLE Fidelity National Title
 TWO COMPANIES ONE UNITED TEAM

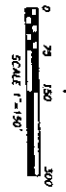
Parcel #	258766000	Owner	Peterson, Rodney R
Ref Parcel		Owner Address	PO Box 176 Lacenter WA 98629
Site Address	34214 NW Pacific Hwy La Center WA 98629 - 3123	Market Total Value	\$588,067.00
Lot Size	4.63 Acres (201,683 SqFt)	Assessed Total Value	\$588,067.00
Building Area	3,612 SqFt	Year Built	1997
School District	La Center	Sale Date	9/19/1994
Zoning	R-12 Residential (R-12)	Sale Price	\$30,000.00
Bedrooms	3	Subdivision	
Bathrooms	2.25	Land Use / Land Use Std	11 - Sfr Unit Not Sharing Structure With Other Uses / RSFR - Single Family Residence

Legal #151 & #161 SEC 33 T5N R1EWM 4.63A

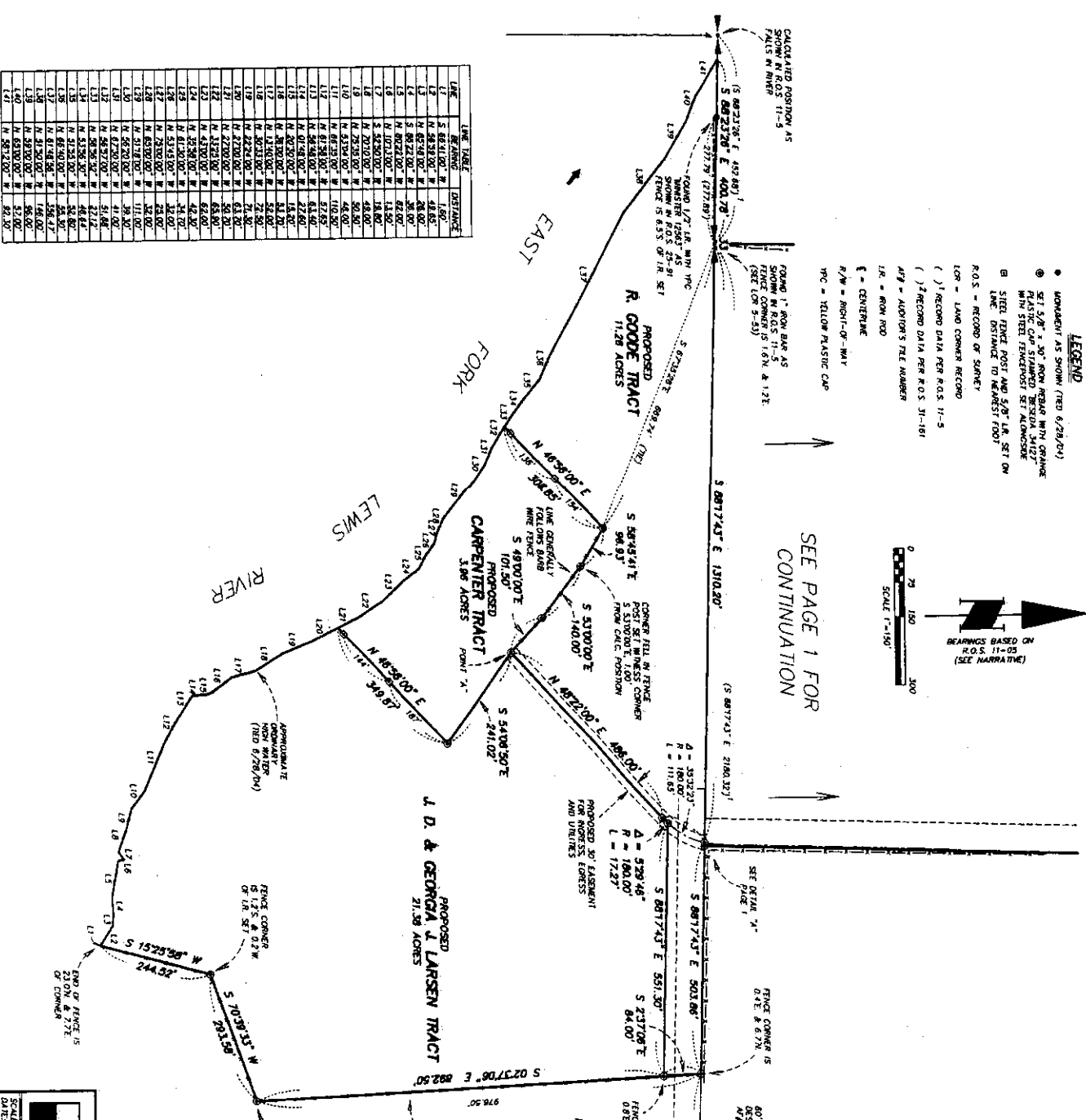


Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

- LEGEND**
- MONUMENT AS SHOWN (TRD 6/28/05)
 - SET 3/07 - 30" COP BEARS WITH GRABER SET 3/07 CAP STAMPED "RECORD 34127" WITH STEEL FENCEPOST SET ALONGSIDE
 - STEEL FENCE POST AND 5.07' LR SET ON LINE - DISTANCE TO NEAREST FOOT
 - ROS - RECORD OF SURVEY
 - LSR - LAND CORNER RECORD
 - () RECORD DATA PER ROS 31-11-5
 - () RECORD DATA PER ROS 31-161
 - AW - ADJOINER'S FILE NUMBER
 - LR - ROW FENCE
 - C - CENTERLINE
 - R/W - RIGHT-OF-WAY
 - PC - YELLOW PLASTIC CAP



SEE PAGE 1 FOR CONTINUATION



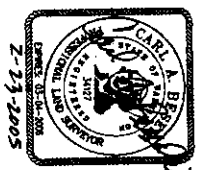
LINE	BEARING	DISTANCE
L1	S 88°23'20" E	400.78
L2	S 88°23'20" E	400.78
L3	S 88°23'20" E	400.78
L4	S 88°23'20" E	400.78
L5	S 88°23'20" E	400.78
L6	S 88°23'20" E	400.78
L7	S 88°23'20" E	400.78
L8	S 88°23'20" E	400.78
L9	S 88°23'20" E	400.78
L10	S 88°23'20" E	400.78
L11	S 88°23'20" E	400.78
L12	S 88°23'20" E	400.78
L13	S 88°23'20" E	400.78
L14	S 88°23'20" E	400.78
L15	S 88°23'20" E	400.78
L16	S 88°23'20" E	400.78
L17	S 88°23'20" E	400.78
L18	S 88°23'20" E	400.78
L19	S 88°23'20" E	400.78
L20	S 88°23'20" E	400.78
L21	S 88°23'20" E	400.78
L22	S 88°23'20" E	400.78
L23	S 88°23'20" E	400.78
L24	S 88°23'20" E	400.78
L25	S 88°23'20" E	400.78
L26	S 88°23'20" E	400.78
L27	S 88°23'20" E	400.78
L28	S 88°23'20" E	400.78
L29	S 88°23'20" E	400.78
L30	S 88°23'20" E	400.78
L31	S 88°23'20" E	400.78
L32	S 88°23'20" E	400.78
L33	S 88°23'20" E	400.78
L34	S 88°23'20" E	400.78
L35	S 88°23'20" E	400.78
L36	S 88°23'20" E	400.78
L37	S 88°23'20" E	400.78
L38	S 88°23'20" E	400.78
L39	S 88°23'20" E	400.78
L40	S 88°23'20" E	400.78
L41	S 88°23'20" E	400.78

HAGEDORN, INC.
 Surveying and Engineering
 1924 Broadway Vancouver, WA 98663
 Ph: (360) 696-4428 (303) 263-6778

SCALE: 1"=150'
 DATE: 2/22/05
 JOB NO: 04-155

CALC BY: CHB
 DRAWN BY: CC
 CHECKED BY: CHB

PAGE 2 OF 2



BK 54 P16 2 8 2

WARRANTY DEED

(Statutory Form)

9409200158

9

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;

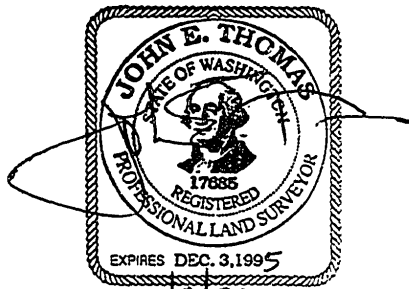
THENCE North 37° 22' 24" East 430.00 feet, more or less, to the Southerly right-of-way line of County Road 1 (New Pacific Highway);

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;

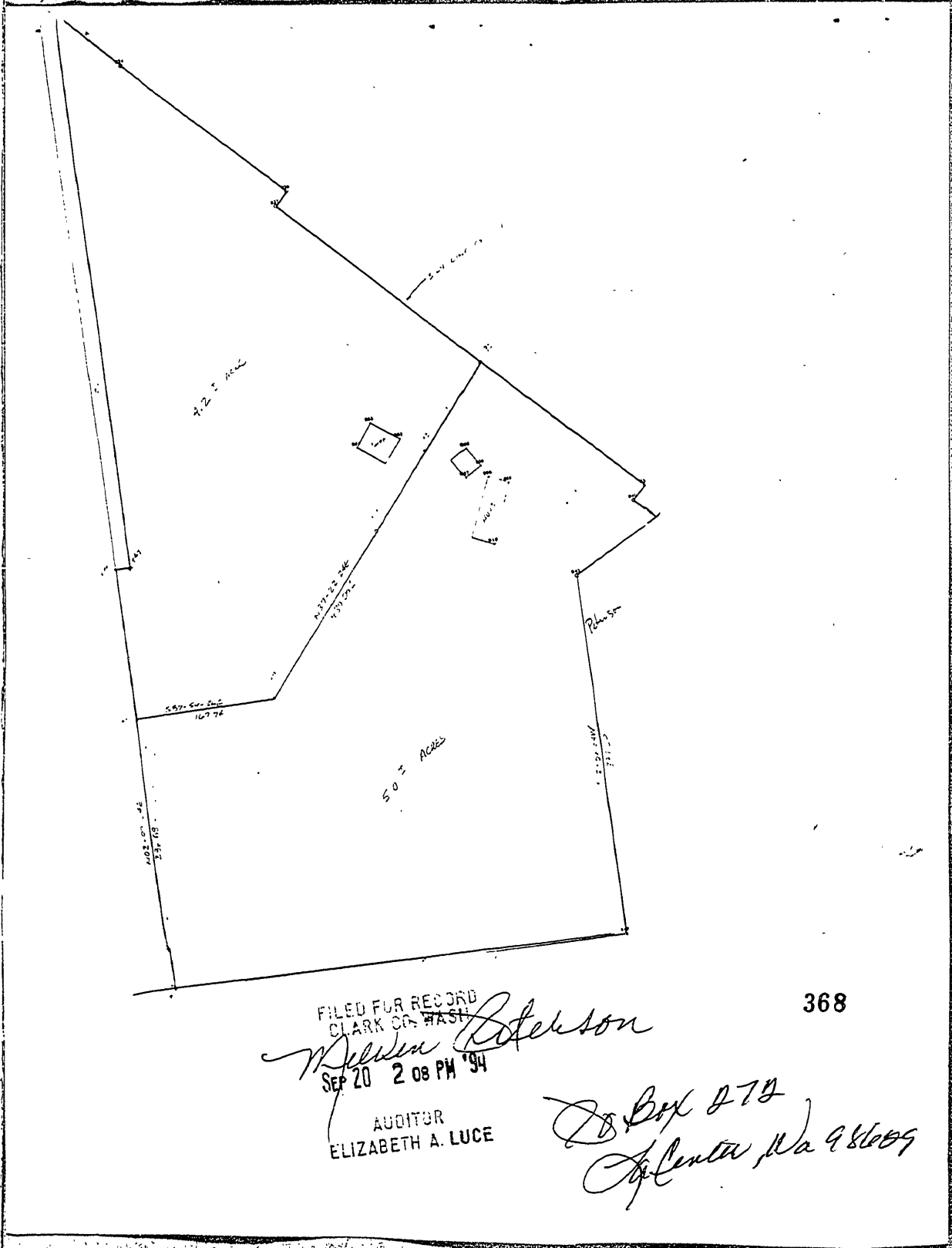
THENCE North 87° 59' 36" West along said North line 16.50 feet to the West line of the Southeast quarter of the Southeast quarter of said Section 33;

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



367

9/9/94
LAND SURVEYORS • ENGINEERS
1111 BROADWAY • VANCOUVER, WASHINGTON 98660
206/695-1385 • FAX 206/695-8117 • 503/289-9936



FILED FOR RECORD
 CLARK CO. WASH

368

Melvin Robinson

SEP 20 2 08 PM '94

AUDITOR
 ELIZABETH A. LUCE

*To Box 272
 Spencer, Pa 15689*

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. of said Deed from
Ch. J. [unclear] 1968
\$ 10.00 has been paid
Recpt. # 6807 Date 3/23/68
Sec. of Ass. [unclear]
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
MAR 27 1968

TRANSAMERICA TITLE INS. CO.
APR 1 8 24 AM '68
AUDITOR DON BONKER

310

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