

Clark County Property Profile



Parcel #	258768000	Owner	Peterson, Rodney R
Ref Parcel		Owner Address	PO Box 176 La Center WA 98629
Site Address	34100 NW Pacific Hwy La Center WA 98629 - 3122	Market Total Value	\$232,687.00
Lot Size	0.61 Acres (26,572 SqFt)	Assessed Total Value	\$232,687.00
Building Area	1,752 SqFt	Year Built	1968
School District	La Center	Sale Date	4/4/2018
Zoning	R-12 Residential (R-12)	Sale Price	
Bedrooms	3	Subdivision	
Bathrooms	1.75	Land Use / Land Use Std	11 - Sfr Unit Not Sharing Structure With Other Uses / RSFR - Single Family Residence

Legal #153 SEC 33 T5N R1EWM .61A M/L



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**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

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**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

Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

4/2/2018  
DATE

Rodney R. Peterson  
RODNEY R. PETERSON  
As Co-Personal Representative of the Estate of  
Geraldine Louise Peterson, Deceased, and not in his  
individual capacity.

3/13/2018  
DATE

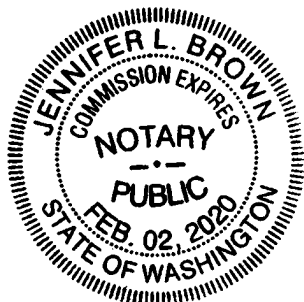
Melvin L. Peterson  
MELVIN L. PETERSON  
As Co-Personal Representative of the Estate of  
Geraldine Louise Peterson, Deceased, and not in his  
individual capacity.

STATE OF WASHINGTON )

County of Clark ) : ss.

On this day personally appeared before me Rodney R. Peterson, to me known to be the Co-Personal Representative of the Estate of Geraldine Louise Peterson, deceased, who executed the within and foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of such and on behalf of said Estate for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute this instrument on behalf of said Estate.

SUBSCRIBED AND SWORN to before me this 2<sup>nd</sup> day of April ~~March~~, 2018.



Jennifer L. Brown  
NOTARY PUBLIC in and for the State  
Washington. My commission  
expires: 2-2-2020

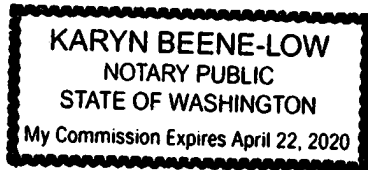
STATE OF WASHINGTON )

: ss.

County of Snohomish )

On this day personally appeared before me Melvin L. Peterson, to me known to be the Co-Personal Representative of the Estate of Geraldine Louise Peterson, deceased, who executed the within and foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of such and on behalf of said Estate for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute this instrument on behalf of said Estate.

SUBSCRIBED AND SWORN to before me this 13 day of March, 2018.



*Karyn Beene-Low*  
NOTARY PUBLIC in and for the State  
Washington. My commission  
expires: 04/22/2020

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 Melvin 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**.

(2)

SEGREGATION REQUEST

SE  
33-5-1

RECEIVED

APR 01 1994

I, Melvin S Peterson

(print owner/buyer name)

, hereby request that the

CLAIM of Assessment & Mapping

Assessor segregate my property as described below:

SERIAL NUMBER: <sup>#8 #11</sup>

258631, Parcel II

CODE DISTRICT: 101.008

OWNER NAME:

Melvin S Peterson

BUYER NAME:

SIGNATURE:

Melvin S. Peterson

(Owner/Buyer)

DATE:

3-1-94

DAYTIME PHONE: 263-2578

PROPERTY DESCRIPTION:

Resultant S/N of 258768, #153, Parcel I.  
prep'd. on 4-27-95.

M8 12/91

all  
structures  
here per GIS map

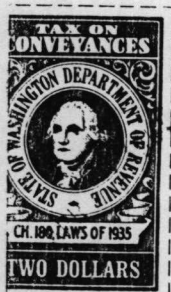


G 511080

WARRANTY DEED

893967

THE GRANTORS, ANNIE O. TROXEL, 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 S. 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.

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 23<sup>rd</sup> day of March, 1968.

Annie O. Troxel

Rec'd Estate  
70.00  
68079 32967

*P. H. H. H.*  
Secretary

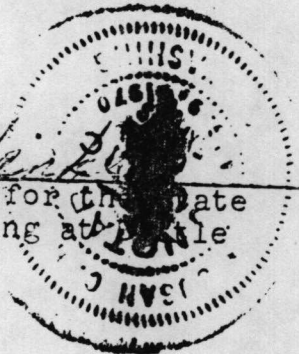
893968

STATE OF WASHINGTON )  
COUNTY OF CLARK ) ss.

On this day personally appeared before me Annie 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 23<sup>rd</sup> day of  
March, 1968.

*Susan C. Kirk*  
Notary Public in and for the State  
of Washington; residing at ~~Little~~  
Ground, therein.



FILED FOR RECORD

THE AMERICA TITLE INS. CO.

APR 1 8 24 AM '68

AUDITOR DON BONKER

310



# CLARK COUNTY

Road District

School District

101 & 122  
(101-001 & 122-001)

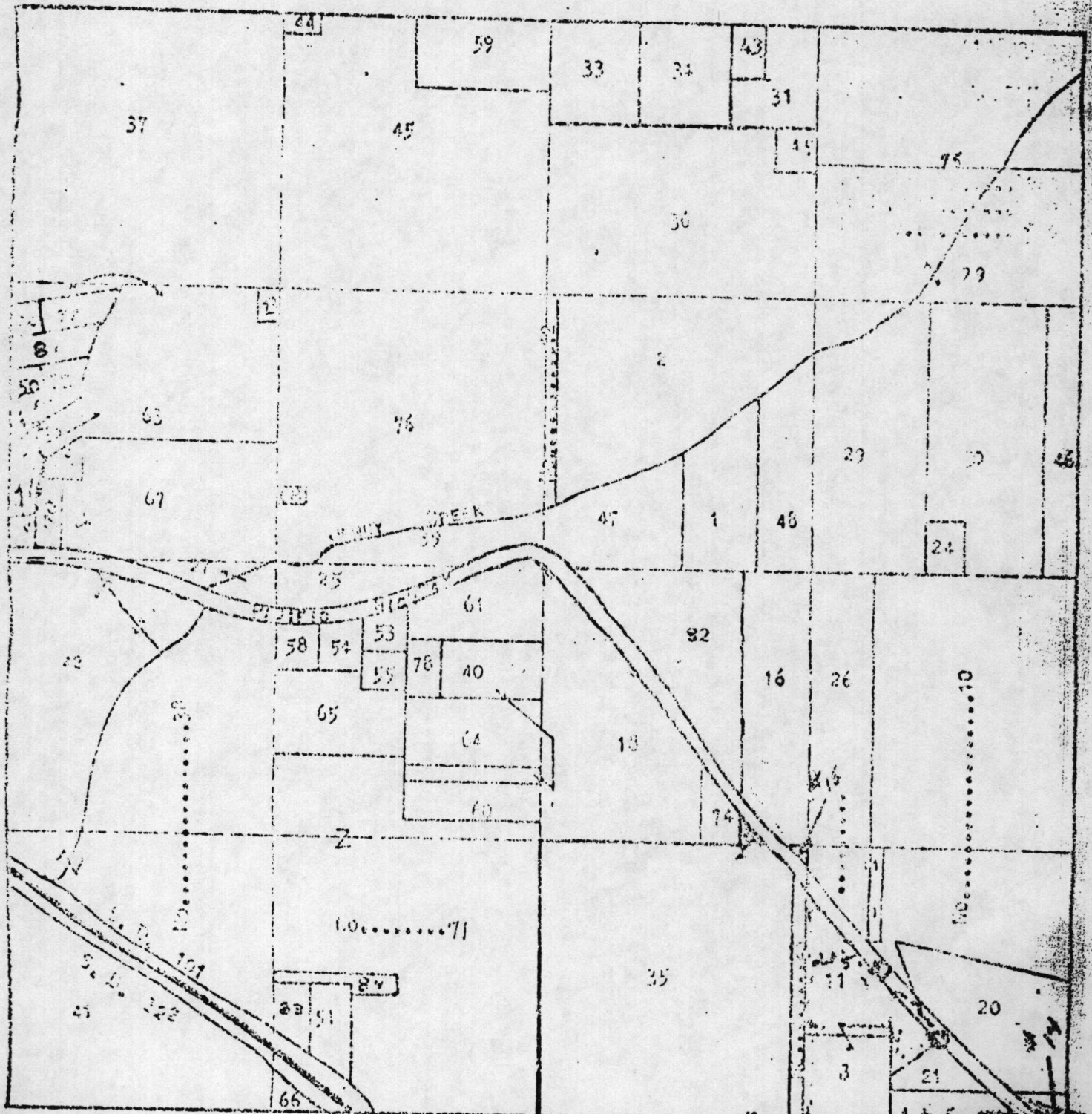
Section

33

Township

5

North, Range 1 EAST



Dep. Record  
#21 S.E. 122-001, 64  
#22 S.E. 122-001, 64  
#33 S.E. 122-001, 64  
#34 S.E. 122-001, 64

LEGAL DOES NOT  
INDICATE THAT


693988

STATE OF WASHINGTON )  
: ss.  
COUNTY OF CLARK )

On this day personally appeared before me Annie 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 27<sup>th</sup> day of March, 1968.

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



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

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