

Clark County Property Profile



CHICAGO TITLE Fidelity National Title  
TWO COMPANIES ONE UNITED TEAM

<b>Parcel #</b>	258631000	<b>Owner</b>	Peterson, Rodney R
<b>Ref Parcel</b>		<b>Owner Address</b>	PO Box 176 La Center WA 98629
<b>Site Address</b>	WA 98629	<b>Market Total Value</b>	\$173,699.00
<b>Lot Size</b>	4.37 Acres (190,357 SqFt)	<b>Assessed Total Value</b>	\$173,699.00
<b>Building Area</b>		<b>Year Built</b>	
<b>School District</b>	La Center	<b>Sale Date</b>	4/2/2018
<b>Zoning</b>	R-12 Residential (R-12)	<b>Sale Price</b>	
<b>Bedrooms</b>		<b>Subdivision</b>	
<b>Bathrooms</b>		<b>Land Use / Land Use Std</b>	991 - Unused Or Vacant Land - No Improvements / VMSC - Vacant Misc
<b>Legal</b>	#8, #11 SEC 33 T5NR1EWM 4.37A 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



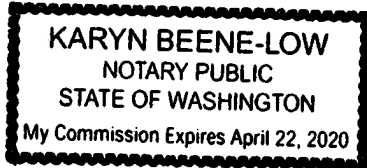
STATE OF WASHINGTON )

: 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  $02^{\circ} 00' 24''$  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**.

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 Assesment & Mapping

Assessor segregate my property as described below:

SERIAL NUMBER: # 8 #11 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

893967

WARRANTY DEED

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:

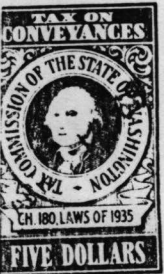
Parcel I. Beginning at a point 28 rods North and 1 rod East of the Southwest corner of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, and running thence North 28 1/2 rods, more or less, to the South line the New Pacific Highway 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



Ac of Estate  
70.00  
68079 32967

*P. H. H. H.*  
Secretary

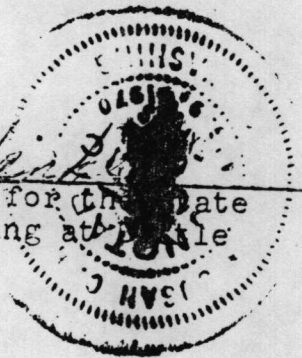
693968

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

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



FILED FOR RECORD

THE AMERICAN 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)

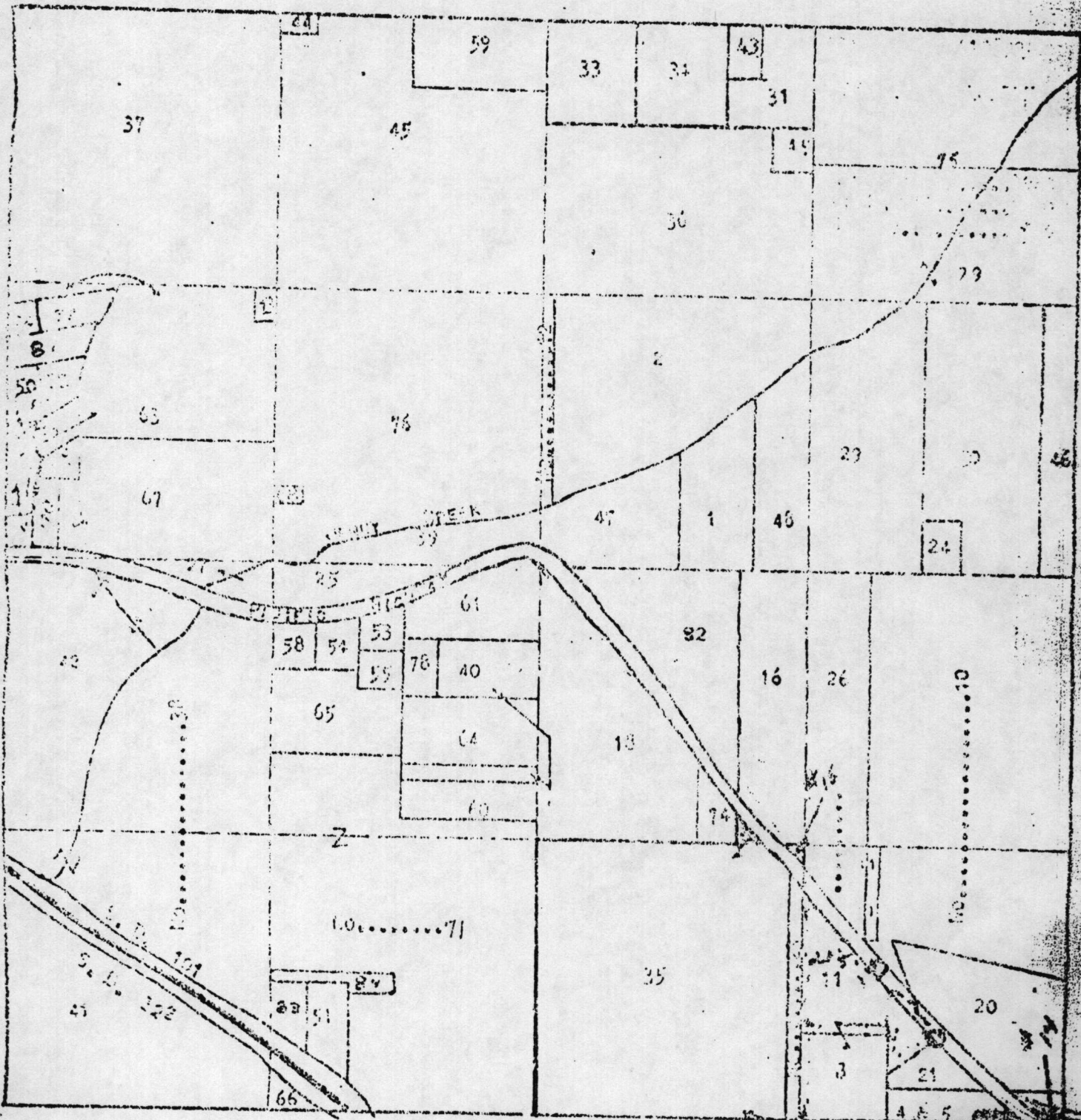
Section

33

Township

5

North, Range 1 EAST



Dep. Record  
 # 21 S.E. 1/4 122-001  
 # 22 S.E. 1/4 122-001  
 # 33 S.E. 1/4 101-001  
 # 34 S.E. 1/4 101-001

LEGAL DOES NOT  
 INDICATE THAT

G511080

G 30000

883867

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.

State of Washington Tax  
Ch. 11, Sec. 100 (1957)  
\$ 70.00 has been paid  
Recpt. # 6807 Date 3/28/68

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.

Sec. of Ass. Alex. No. \_\_\_\_\_  
Dorothy Carlson  
Clark County Treasurer  
By: [Signature]  
Deputy

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

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