



ALTA Commitment for Title Insurance  
ISSUED BY  
**First American Title Insurance Company**  
File No: NCS-1040430-WA1

**COMMITMENT FOR TITLE INSURANCE**

**Issued By**

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**First American Title Insurance Company**

Dennis J. Gilmore, President

Greg L. Smith, Secretary

**If this jacket was created electronically, it constitutes an original document.**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.*

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American

# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1040430-WA1

**Transaction Identification Data for reference only:**

Issuing Agent: First American Title Insurance Company National Commercial Services

Issuing Office's ALTA® Registry ID:

Commitment No.: NCS-1040430-WA1

Property Address: 4707 & 4723 Northwest Lake Road, Camas, WA 98607

Revision No.:

Issuing Office: 920 Fifth Avenue, Suite 1200, Seattle, WA 98104

Reference No.: 4707 & 4723 Northwest Lake Road

Issuing Office File No.: NCS-1040430-WA1

Escrow Officer Name: Jean Couch

Escrow Officer Number: (206)615-3118

Escrow Officer Email: jcouch@firstam.com

Escrow Assistant Name: Willa Sweeney

Escrow Assistant Number: (206)615-2812

Escrow Assistant Email: wsweeney@firstam.com

Title Officer Name: Jen Modjeska

Title Officer Number: (206)615-3270

Title Officer Email: jmodjeska@firstam.com

### SCHEDULE A

1. Commitment Date: November 18, 2020 at 7:30 AM

2. Policy to be Issued:

	Amount	Premium	Tax
(a) <input checked="" type="checkbox"/> 2006 ALTA® Standard Owner's Policy	\$TBD	\$TBD	\$TBD
Proposed Insured: PDC Seattle LPIV BB/TH, LLC			
(b) <input checked="" type="checkbox"/> 2006 ALTA® Extended Loan Policy	\$TBD	\$TBD	\$TBD
Proposed Insured: TBD			
(c) <input type="checkbox"/> ALTA® Policy	\$		
Proposed Insured:			

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple

4. The Title is, [at the Commitment Date, vested in:](#)

Carolyn M. Grimm, Surviving Trustee of the Grimm Living Trust dated November 11, 2008, as to Parcel I and Carolyn M. Grimm, Trustee of the Joseph D. Grimm Decedent's Trust A dated November 19, 2010, as to an undivided 38.08% interest and Carolyn M. Grimm, Trustee of the Joseph D. Grimm Decedent's Trust B dated November 19, 2010 as to an undivided 57.12% interest, as to Parcel II

5. The Land is described as follows:

**See Exhibit "A" attached hereto and made a part hereof**

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*First American*

## Schedule BI & BII

### ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1040430-WA1

#### **SCHEDULE B, PART I**

#### **Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

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*First American*

## Schedule BI & BII (Cont.)

### ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1040430-WA1

### SCHEDULE B, PART II

#### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the Public Records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

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**SCHEDULE B - SECTION 2  
(continued)  
SPECIAL EXCEPTIONS**

9. Lien of Real Estate Excise Tax upon sale of said premises, or transfer of a controlling interest, if unpaid. As of the date herein, the excise tax rates are as follows:  
Levy/Area Code:117.023

State Excise Tax for real property classified as Timberland (RCW 84.34 or RCW 84.33) or Agricultural land (RCW 84.34.020):

1.28% of the selling price

All other State Excise Tax:

- 1.10% of the selling price less than or equal to \$500,000.00
- 1.28% of the selling price from \$500,000.01 to \$1,500,000.00
- 2.75% of the selling price from \$1,500,000.01 to \$ 3,000,000.00
- 3.00% of the selling price over \$3,000,000.00

Local Excise Tax for City of Camas

.50% of the selling price

In additional to Excise Tax due, a fee of \$5.00 will be charged on all taxable transactions (\$10.00 on all exempt transactions)

10. The lands described herein have been classified as Farm and Agricultural Land for tax purposes. They will be subject to further taxation and interest thereupon as provided by RCW 84.33 and 84.34 upon withdrawal from such classification or change in use. If the new owners wish to continue the classification or designation of said lands, it will be necessary that said new owners sign the Notice of Continuance section in the State Excise Tax Affidavit. If the new owners do not desire to continue such classification or designation, all compensating or additional tax shall be due and payable at the time of sale. For determination of any compensating or additional tax due, the County Assessor must be consulted prior to sale.
11. City liens, if any, for the city of Camas.
12. Easement, including terms and provisions contained therein:  
Recording Date: July 1, 2004  
Recording Information: 3850072  
In Favor of: Public Utility District No. 1 of Clark County, a municipal cororaton  
For: Electic system, facilities and appurtenances  
Affects: Parcel II

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13. Terms, provisions, conditions of the Trust Agreement of the Grimm Living Trust dated November 11, 2008, and any subsequent modifications, a copy of which should be submitted to this office for inspection.
14. Terms, provisions, conditions of the Trust Agreement of the Joseph D. Grimm Decedent's Trust A dated November 19, 2010, and any subsequent modifications, a copy of which should be submitted to this office for inspection.
15. Terms, provisions, conditions of the Trust Agreement of the Joseph D. Grimm Decedent's Trust B dated November 19, 2010, and any subsequent modifications, a copy of which should be submitted to this office for inspection.
16. Evidence of the authority of the individual(s) to execute the forthcoming document for PDC Seattle LPIV BB/TH, LLC, copies of the current operating agreement should be submitted prior to closing.
17. Prior to issuance of an extended coverage policy, the Company will require an Owner's Affidavit be completed and submitted to the Company for approval prior to closing. The Company reserves the right to make any additional requirement as warranted.
18. Matters of extended owner/purchaser coverage which are dependent upon an inspection and an ALTA survey of the property for determination of insurability.

Please submit a copy of the ALTA Survey at your earliest convenience for review. Our inspection will be held pending our review of the ALTA Survey and the result of said inspection will be furnished by supplemental report.

19. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.
20. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) and/or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

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<b>INFORMATION NOTES</b>
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- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.
- B. Any sketch attached hereto is done so as a courtesy only and is not part of any Title Commitment or Policy. It is furnished solely for the purpose of assisting in locating the Land and First American expressly disclaims any liability which may result from reliance made upon it.
- C. The description can be abbreviated as suggested below if necessary to meet standard requirements. The full text of the description must appear in the document (s) to be insured.

Ptn E½SE¼ Sec 29, T2N, R3E

APN: 176170000 and 176155000

- D. General taxes for the year 2020 which have been paid.
- |                             |                |
|-----------------------------|----------------|
| Tax Account No.             | 176170000      |
| Amount:                     | \$3,097.45     |
| Assessed Land Value:        | \$3,340,590.00 |
| Assessed Improvement Value: | \$0.00         |

(Affects Parcel I)

- E. General taxes for the year 2020, which have been paid.
- |                             |                |
|-----------------------------|----------------|
| Tax Account No.:            | 176155000      |
| Amount:                     | \$246.71       |
| Assessed Land Value:        | \$4,038,375.00 |
| Assessed Improvement Value: | \$0.00         |


(Affects Parcel II)

- F. A fee will be charged upon the cancellation of this Commitment pursuant to the Washington State Insurance Code and the filed Rate Schedule of the Company.

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 <p><b>Exhibit A</b></p>	<p>ISSUED BY  <b>First American Title Insurance Company</b></p> <p>File No: NCS-1040430-WA1</p>
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The Land referred to herein below is situated in the County of Clark, State of Washington, and is described as follows:

**PARCEL I:**

That portion of the Southeast quarter of Section 29, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, described as follows:

Beginning at a point on the North line of SE 1st Street that 658.95 feet West of the East line of said Section 29, said point being the Southwest corner of that certain tract of land conveyed to Joseph D. Grimm, et ux, by deed recorded November 5, 1965 as Recording No. [G 432981](#); thence North 0°25'30" East, along the West line of said Grimm tract, a distance of 2,653.94 feet to the North line of the Southeast quarter of said Section 29; thence South 89°32' West, along said North line, a distance of 658.62 feet to the Northeast corner of the S. Lorenzo Strunk tract, as described in instrument recorded December 13, 1966 as Recording No. [G 471795](#); thence South 0°26' West, along the East line of said Strunk tract, a distance of 1,339.30 feet to a stone monument marking the Northeast corner of that certain tract conveyed to Fred Schick et ux by deed recorded February 17, 1953 as Recording No. [G 120226](#); thence North 89°46' East, along the Easterly prolongation of the North line of said Schick tract, a distance of 180 feet; thence South 0°26' West, parallel with the East line of said Schick tract, a distance of 1,309.30 feet to the North line of Southeast 1st Street; thence East, along said North, line a distance of 478.95 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Camas by Warranty Deed recorded September 26, 2005 as Recording No. [4055960](#).

**PARCEL II:**

The East half of the Southeast quarter of Section 29, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington.

EXCEPTING THEREFROM that portion conveyed to the City of Camas by Warranty Deed recorded September 26, 2005 as Recording No. [4055960](#).

ALSO EXCEPTING THEREFROM any portion lying within the boundaries of NE 1st Street.

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07/01/2004 03:04P

PUD 1

EAS

23.00

Clark County, WA

5

**RETURN ADDRESS:**

Clark Public Utilities  
P.O. Box 8900  
Vancouver, WA 98668

Document: Utility Easement  
Grantor: Joseph D. Grimm  
Grantee: PUD No. 1 of Clark County  
Legal Desc.: Ptn. TL#9 in Sec. 29-2-3 EWM  
Serial No. 176155-000  
Geo No. 2329212  
Engineer: Hinkle  
WO: #03-13204 RIO #201390

**EASEMENT AND RIGHT OF WAY  
UTILITY EASEMENT**

The GRANTOR(S), **JOSEPH D. GRIMM**, for and in consideration of mutual benefits hereby acknowledged, does grant and convey to **PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY**, a municipal corporation of the state of Washington, GRANTEES, its successors and assigns, including joint users, a non-exclusive, perpetual easement and right of way, ten (10 feet in width), together with the right of ingress and egress for the purpose of installing, constructing, erecting, altering, repairing, maintaining and operating thereon and therein an electric system, facilities and appurtenances including communication and service conductors with surface-mounted transformer(s), pole(s), anchor(s), and appurtenances necessary thereto, together with the right and easement to tap into said facilities to serve adjacent and/or adjoining lands, in, on, over, under and across the lands in Clark County, Washington, described as follows:

As of this date being a portion of Tax Serial No. 176155-000, being Tax Lot #9 in Section 29, Township 2 North, Range 3 East of the Willamette Meridian.

More particularly described and shown on the attached Exhibits "A" and "B", by reference made a part hereof.



3850072

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07/01/2004 03:04P  
Clark County, WA

PUD 1

EAS

23.00

PROVIDED, that upon completion of installation of all facilities required to serve all land above-described, THE EASEMENT HEREIN GRANTED SHALL BECOME LIMITED TO THE ACTUAL LOCATIONS OF THE FACILITIES AS INSTALLED WITH REASONABLE RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSES ABOVE STATED. IT IS UNDERSTOOD AND AGREED THAT ALL ABOVE GROUND EQUIPMENT WILL BE LIMITED TO A HEIGHT OF 48" (as measured from the top of the curb or sidewalk) AND THAT THE GRANTEES SHALL LANDSCAPE THE EASEMENT AREA TO BLEND IN WITH THE SURROUNDING PROPERTY.

The Grantor covenants for itself successors and assigns that it will not build or place, or allow to be built or placed, any structure of any kind over the easement granted herein without written approval of Clark PUD. (PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY has the right at all times to cut and/or trim all brush, trees or other growth standing or growing upon the lands of the Grantor which, in the opinion of the Grantee, constitute a menace or danger to said electric system facilities.

The Grantor also covenants to and with the Grantee that Grantor has the right and power to convey an Easement and Right of Way over the tract of land described herein.

DATED this 14 day of May, 2004.

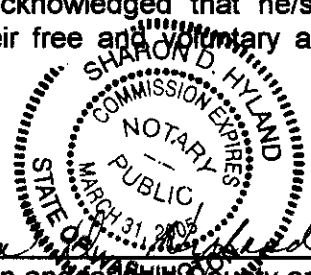
Joseph D. Grimm  
Joseph D. Grimm

STATE OF WASHINGTON )  
  :ss  
County of CLARK            )

I certify that I know or have satisfactory evidence that Joseph D. Grimm, is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 14, 2004.

Sharon D. Hyland  
Notary Public in and for Clark County and State of Washington, residing at Kingfield  
My Appointment Expires 3-31-05





3850072

Page: 3 of 5  
07/01/2004 03:04P

PUD 1

EAS

23.00

Clark County, WA

EXHIBIT "A"

Portion of Serial No. 176155-000 Tax Lot #9 Sec. 29-2-3- EWM

A ten (10) foot by 44 foot easement lying North (as measured at right angles) of the North line of NW Lake Road opposite Engineer's Station 56+45 and 56+89 left, as shown on City of Camas – NW Lake Road/SE 1<sup>st</sup> Street Right-of-Way Plans, City Project No. S-356, and;

A five (5) foot by ten (10) foot easement lying North (as measured at right angles) of the North line of NW Lake Road opposite Engineer's Station 60+95 to 61+05 left, as shown on City of Camas – NW Lake Road/SE 1<sup>st</sup> Street Right-of-Way Plans, City Project No. S-356, over the following described property;

A portion of the Southeast quarter of Section 29, Township 2 North, Range 3 East, of the Willamette Meridian, described as follows:

The East half of the East half of the Southeast quarter of Section 29,  
Township 2 North, Range 3 East of the Willamette Meridian.



3850072

Page: 4 of 5

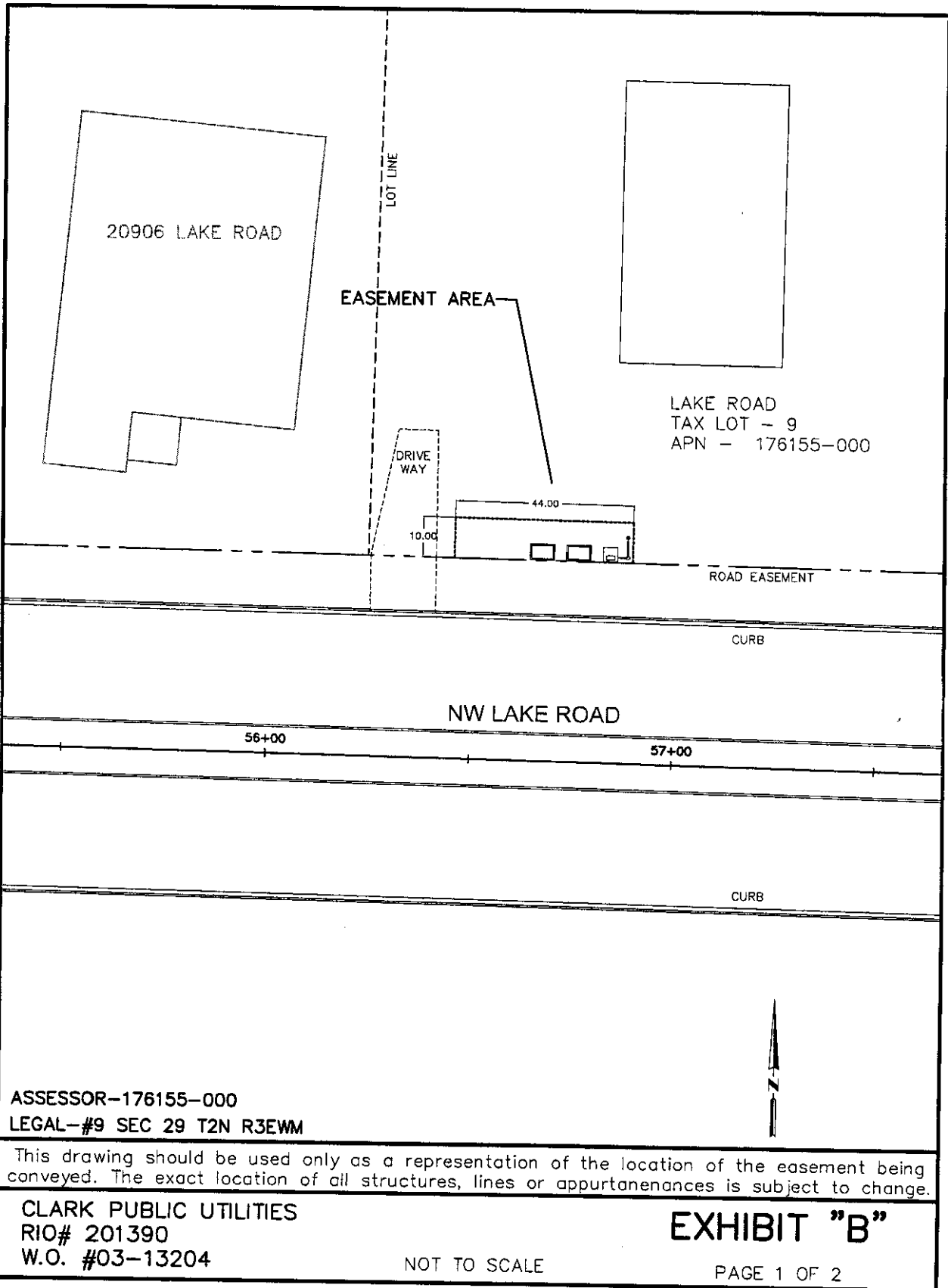
07/01/2004 03:04P

PUD 1

EAS

23.00

Clark County, WA



LAKE ROAD  
TAX LOT - 9  
APN - 176155-000

ASSESSOR-176155-000  
LEGAL-#9 SEC 29 T2N R3EWM

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines or appurtenances is subject to change.

CLARK PUBLIC UTILITIES  
RIO# 201390  
W.O. #03-13204

EXHIBIT "B"

NOT TO SCALE

PAGE 1 OF 2



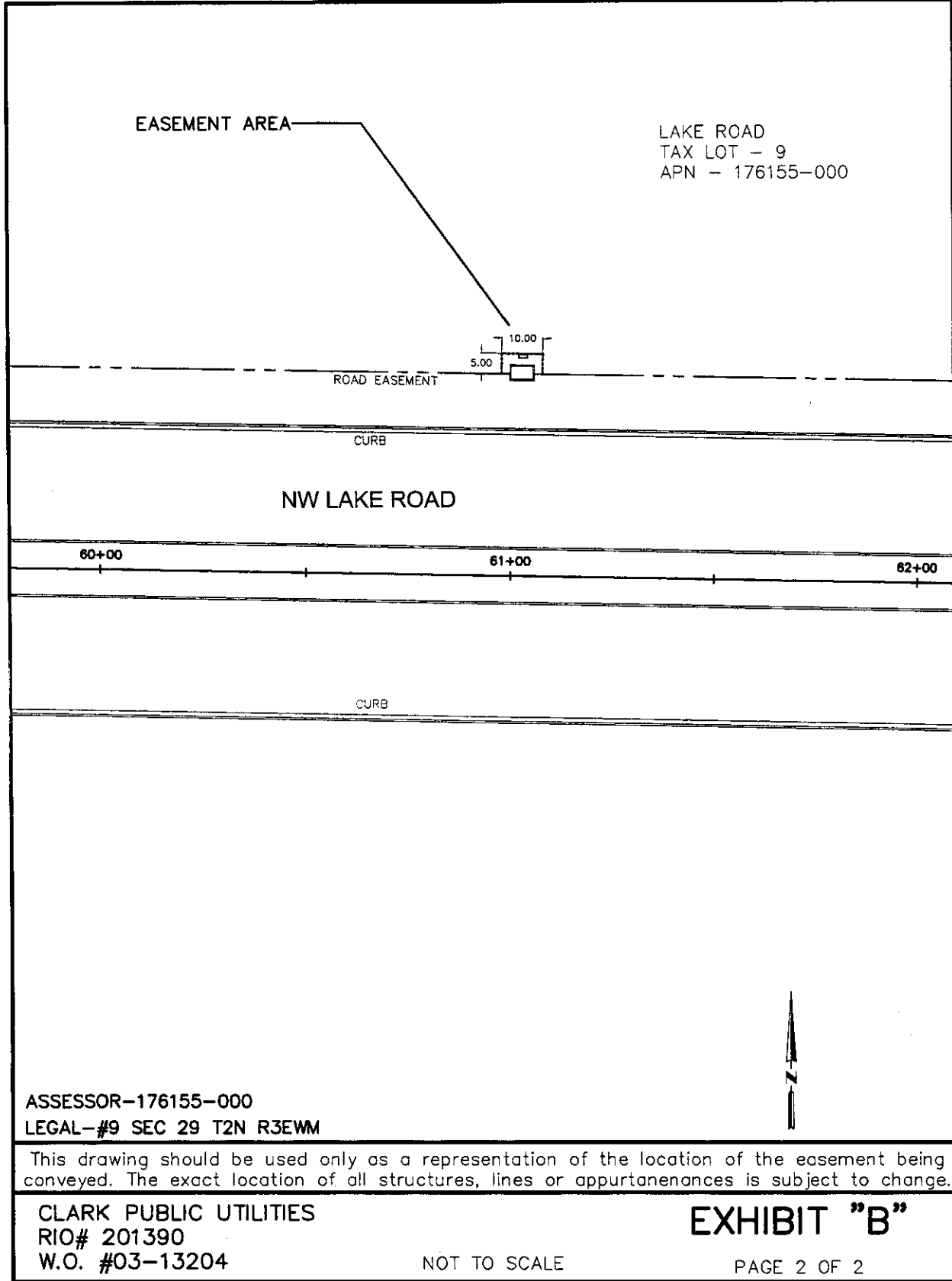
3850072

Page: 5 of 5  
07/01/2004 03:04P  
Clark County, WA

PUD 1

EAS

23.00



LAKE ROAD  
TAX LOT - 9  
APN - 176155-000

ASSESSOR-176155-000  
LEGAL-#9 SEC 29 T2N R3EWM

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines or appurtenances is subject to change.

CLARK PUBLIC UTILITIES  
RIO# 201390  
W.O. #03-13204

EXHIBIT "B"

NOT TO SCALE

PAGE 2 OF 2





G 471795

659426

### REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on this 8th day of December, 1966,

S. Lorenzo Strunk and Edith M. Strunk, husband and wife

hereinafter called the MORTGAGORS, hereby grant, bargain, sell, convey and mortgage to.....

Southwest Washington

PRODUCTION CREDIT ASSOCIATION,

a corporation organized and existing under the Farm Credit Act of the Congress of the United States, as amended, with its principal place of business in the City of Chehalis, Washington

State of Washington, hereinafter called the MORTGAGEE, the following described real estate in the

County of Clark, State of Washington, to-wit:

The Southeast quarter of the Southwest quarter of Section 29, twp. 2 North, Range 3 #, W.M. Except: Beginning at the Southeast corner of the SE $\frac{1}{4}$  of the Sw $\frac{1}{4}$  of said Section 29, thence North along the quarter section line 209 feet; thence West and parallel with the South line of said Section, 209 feet; thence South 209 feet to the South line of said section; thence East along said section line 209 feet to the point of beginning. Also except county roads.

The Northwest quarter of the Southeast quarter of Section 29, Twp. 2 North, Range 3 East, W.M. Except on county roads.

together with all the tenements, hereditaments, rights, privileges, appurtenances, and fixtures, including all irrigating and watering apparatus, now or hereafter belonging to, located on, or used in connection with the above described premises, and together with all waters and water rights of every kind and description and however evidenced, and all ditches or other conduits and rights of way thereof, appurtenant to said premises or used in connection therewith; and together with all range and grazing rights (including rights under the Taylor Grazing Act and Federal Forest Grazing privileges), now or hereafter issued in connection with or appurtenant to the said real property; and the mortgagors covenant that they will comply with all rules, regulations and laws pertaining thereto and will in good faith endeavor to keep the same in good standing and will execute all waivers and other documents required to give effect to these covenants, and that they will not sell, transfer, assign or otherwise dispose of said rights or privileges without the prior written consent of the mortgagee.

SUBJECT TO Mortgage held by Federal Land Bank

This conveyance is intended as a mortgage securing the performance of the covenants and agreements hereinafter contained, and the payment of the debt represented by promissory note(s) made by one or more of the Mortgagors (unless otherwise indicated) to the order of the Mortgagee, as follows:

MATURITY DATE	DATE OF NOTE	AMOUNT OF NOTE
January 5, 1968	December 8, 1966	\$19,154.00

This mortgage is intended to secure not only the note(s) hereinbefore specifically described, but also any outstanding balance of indebtedness, not exceeding \$ 20,000.00, plus interest from the date of such indebtedness at the current rate then existing on loans by mortgagee, due from Mortgagors to Mortgagee, or its assigns or successors, whether now existing or contracted for within a period of five years from and after the date of filing of this mortgage; and this mortgage shall not be discharged nor shall its effectiveness as security for advances thereafter made be affected, by the fact that at certain times there may exist no indebtedness due from Mortgagors to Mortgagee; but the lien of this mortgage shall continue as security for any loans or advances made to Mortgagors by Mortgagee or its assigns, until it has been intentionally released.

#### MORTGAGORS COVENANT AND AGREE:

That they are lawfully seized of said premises in fee simple, have good right and lawful authority to convey and mortgage the same, and that said premises are free from encumbrances except as stated above; and each of the Mortgagors will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever except as stated above, hereby relinquishing all dower and homestead rights in the premises; and these covenants shall not be extinguished by any foreclosure hereof, but shall run with the land;

659427

To pay when due all debts and money secured hereby;

To keep the buildings and other improvements now or hereafter existing on said premises in good repair and not to remove or demolish or permit the removal or demolition of any thereof; not to commit or suffer waste of any kind upon said premises; not to use or permit the use of said premises for any unlawful or objectionable purpose; and to do all acts and things necessary to preserve all water rights now or hereafter appurtenant to or used in connection with said premises;

To pay when due all taxes and assessments upon said premises; and to suffer no other lien or encumbrance prior to the lien of this mortgage to exist at any time against said premises, except as stated above;

To keep all buildings insured against loss or damage by fire in manner and form and in such company or companies and in such amount as shall be satisfactory to the Mortgagee; to pay when due all premiums and charges on all such insurance; to deposit with the Mortgagee, upon request, all insurance policies affecting the mortgaged premises, all of which said insurance shall be made payable, in case of loss, to the Mortgagee, with a mortgagee clause satisfactory to the Mortgagee;

To keep in good standing and free from delinquencies all obligations under any mortgage or other lien which is prior to this mortgage.

Should the Mortgagors be or become in default in any of the covenants or agreements herein contained, then the Mortgagee may, at its option, perform the same in whole or in part, and all expenditures made by the Mortgagee in so doing shall bear interest at the rate borne by the principal debt hereby secured, and shall be immediately repayable by the Mortgagors without demand, and, together with interest and costs accruing thereon, shall be secured by this mortgage.

Time is material and of the essence hereof; and in case of breach of any of the covenants or agreements hereof, or if default be made in the payment of any of the sums hereby secured, then, in any such case, all indebtedness hereby secured shall, at the election of the Mortgagee, become immediately due without notice, and this mortgage may be foreclosed; but the failure of the Mortgagee, to exercise such option in any one or more instances shall not be considered as a waiver or relinquishment of the right to exercise such option upon or during the continuance of the same or any other default.

In case of any suit to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or of any suit which the Mortgagee may deem it necessary to prosecute or defend to effect or protect the lien hereof, the Mortgagors agree to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agree to pay the reasonable costs of searching the records and abstracting or insuring the title, and such sums and costs and expenses shall be secured hereby and be included in the decree of foreclosure.

Upon or during the continuance of any default hereunder, the Mortgagee shall have the right forthwith to enter into and upon the mortgaged premises and take possession thereof, except under circumstances where such taking is expressly prohibited by law, and collect the rents, issues and profits thereof, and apply the same, less reasonable costs of collection, upon the indebtedness hereby secured; and the Mortgagee shall have the right to the appointment of a receiver to collect the rents, issues and profits of the mortgaged premises and/or to manage the property during the pendency of legal proceedings. The rents, issues and profits of said premises after default shall accrue to Mortgagee's benefit and are hereby assigned and mortgaged to Mortgagee as additional security for the indebtedness herein described.

All rights and remedies conferred on Mortgagee by this mortgage are cumulative and additional to any and all other rights and remedies conferred by law, and are not exclusive. If any provision of this mortgage be found invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof; and the mortgage shall be construed as though the invalid or unenforceable provision had been omitted.

The covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, The Mortgagors have hereunto set their hands the day and year first above written.

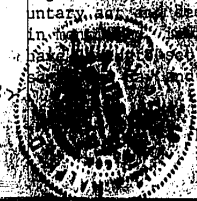
1s. *Lorenz Strunk*  
1s. *Edith M. Strunk*

(Leave this space blank for filing data)

ACKNOWLEDGMENT.

STATE OF WASHINGTON )  
County of CLARK ) ss.  
I, the undersigned, a Notary Public in and for said County and State, duly commissioned and sworn, do hereby certify that on this 9th day of DECEMBER, 1966, before me personally appeared LORENZ STRUNK and EDITH M. STRUNK husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein expressed individually. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 9th day of DECEMBER, 1966, at the place first above written.  
*Edith M. Strunk*  
Notary Public in and for the State of Washington,  
Residing at RIDGEFIELD, WASH.

FILED FOR RECORD  
CLARK CO. WASH.  
BY W. WASH. PROD. CR. ASSN.  
DEC 13 10 42 AM '66  
310  
NOTARY  
Edith M. Strunk  
PO Box 830  
Ridgefield, Wn 98531



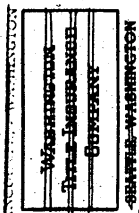
Statutory Warranty Deed

P. A. BJELDE TO FRED SCHICK & HAZEL MAY SCHICK

G120226 FILED FOR RECORD CLARK CO., WASH. BY CLARK COUNTY ABSTRACT & TITLE CO. FEB 17 1953

1953 FEB 17 PH 3:56

REGISTERED INDEXED VOL PAGE AUDITOR



Mail to Columbia National Bank from Abstract Co. - P.O. Box 798 Vancouver, WASH. Sent in Statement to Fred Schick at P.O. Box 155 Clark Co. Washington

FORM 158

Statutory Warranty Deed

THE GRANTOR P. A. BJELDE, also known of record as Peter A. Bjelde, and Lucretia Bjelde, husband and wife.

for and in consideration of Four Thousand Two Hundred and no/100-- (\$4200.00)-- Dollars

in hand paid, conveys and warrants to FRED SCHICK and HAZEL MAY SCHICK, husband and wife, Rt. 2, Box 135, Camas, Washington

the following described real estate, situated in the County of Clark, State of Washington:

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-Nine (29), Township Two (2) North, Range Three (3) East of the Willamette Meridian, containing Forty (40) acres more or less.



Real Estate Code, Ch. 11, Rev. Laws 1961

EXEMPT

AHD # E-183 Date 2-18-53

Notary Public Signature

Dated this 11th day of February, 1953

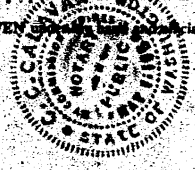
Peter A. Bjelde (SEAL)

Lucretia Bjelde (SEAL)

STATE OF WASHINGTON, ss. County of Clark

On this day personally appeared before me P. A. BJELDE, also known of record as Peter A. Bjelde, and Lucretia Bjelde, husband and wife. to me known to be the individual 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 expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 17th day of February, 1953.



Notary Public Signature: b/b beasary, Notary Public in and for the State of Washington, residing at Vancouver therein

6171

After recording return to:

Roger D. Knapp  
430 N.E. Everett Street  
Camas, WA 98607

Ch. 11  
Affd. # 576431 Date 9-26-05  
For details of tax paid see  
Affd. # \_\_\_\_\_  
By Doug Lasher  
Clark County Treasurer  
Deputy

WARRANTY DEED

Grantor: Joseph D. Grimm, as his separate estate  
Grantee: City of Camas, a municipal corporation of the State of Washington  
Legal Desc. (Abbrev.): Sec. 29, T2N, R3E  
Tax Parcel Identification No(s): 176155-000; 176170-000

THE GRANTOR, JOSEPH D. GRIMM, as his separate estate, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration in hand paid, conveys and warrants to the CITY OF CAMAS, a municipal corporation of the State of Washington, the following described real property, situate in the County of Clark, State of Washington:

See Exhibit "A" attached hereto and by this reference incorporated herein.

DATED this 20<sup>th</sup> day of August, 2005.

Joseph D. Grimm  
Joseph D. Grimm

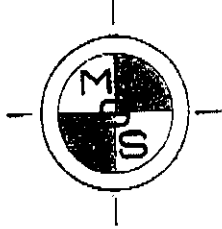
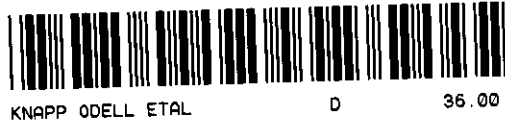
STATE OF WASHINGTON )  
                                  SKAGIT ) ss.  
COUNTY OF ~~CLARK~~ )

On this 20<sup>th</sup> day of August, 2005, personally appeared before me JOSEPH D. GRIMM, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20<sup>th</sup> day of August, 2005.



Kimberly Ann Kane  
Notary Public in and for the State of Washington, Residing at Angwick WA  
My appointment expires: July 19, 2006



**MINISTER-GLAESER**  
**SURVEYING INC.**

(360) 694-3313  
FAX (360) 694-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98661

January 23, 2002

A tract of land lying in the Southeast quarter of Section 29, Township 2 North, Range 3 East, of the Willamette Meridian in Clark County, Washington, more particularly described as follows:

All of that parcel described by deed, recorded under Auditor's File No. G 432981, records of Clark County, Washington that lies South of the line described below;

Beginning at a point 44.00 feet Northerly (when measured at right angles) of engineers station 51+45.39 as shown on City of Camas - NW Lake Road/SE 1<sup>st</sup> Street Right-of-Way plan, City Project No. S - 356;

Thence Easterly to a point 44.00 feet Northerly (when measured at right angles) of engineers station 56+24.24, there ending said line;

Contains 6703.9 square feet, more or less.

End of Description.

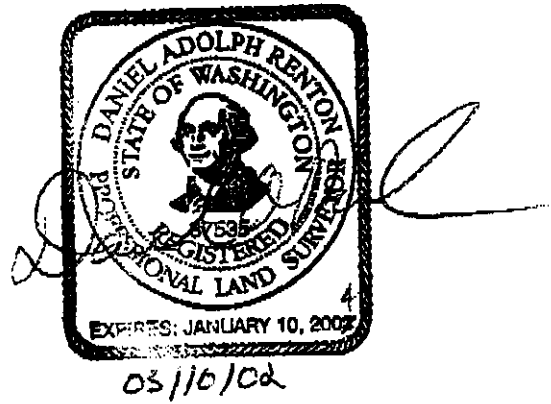


EXHIBIT 1  
PAGE 1 OF 4



4055960

Page: 3 of 5  
09/26/2005 04:31P  
Clark County, WA

KNAPP ODELL ETAL

D

36.00

# EXHIBIT "B"

JOB NO:00-287      SEPTEMBER 11, 2001  
NOT TO SCALE

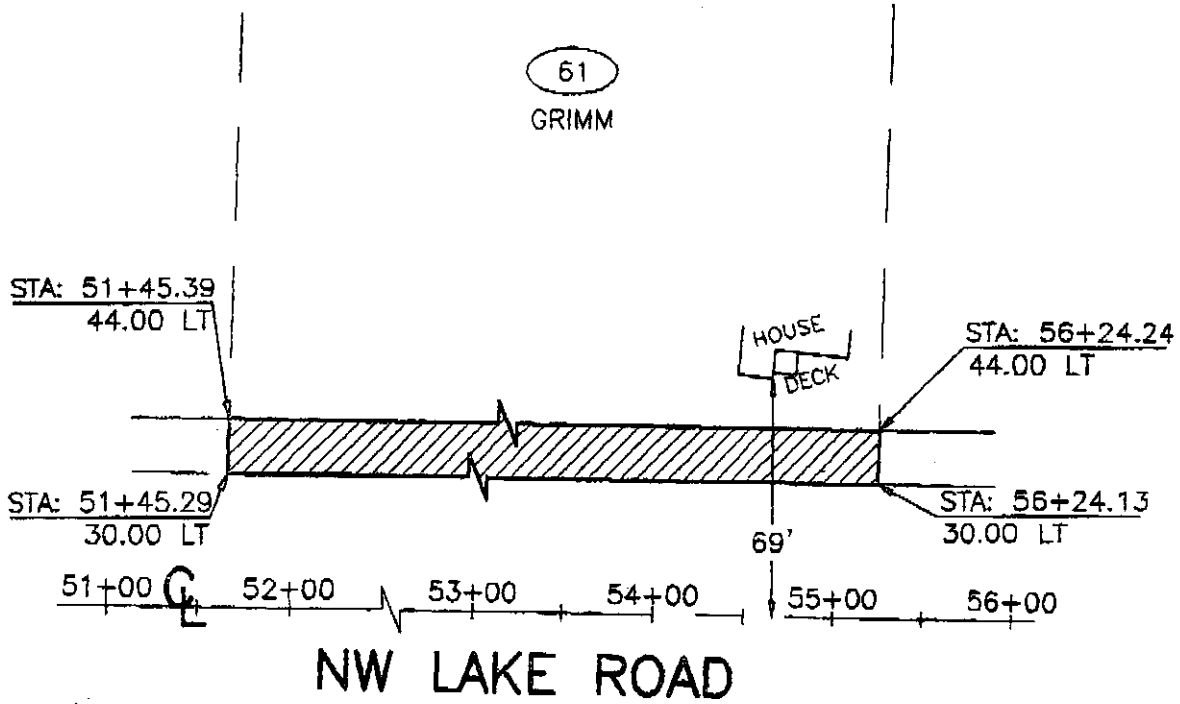


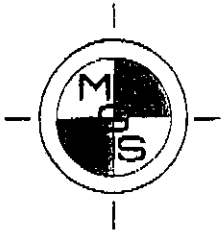
EXHIBIT   A    
PAGE   2   OF   4



KNAPP ODELL ETAL

D

36.00



**MINISTER-GLAESER  
SURVEYING INC.**

(360) 694-3313  
FAX (360) 694-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98661

January 23, 2002

A tract of land lying in the Southeast quarter of Section 29, Township 2 North, Range 3 East, of the Willamette Meridian in Clark County, Washington, more particularly described as follows:

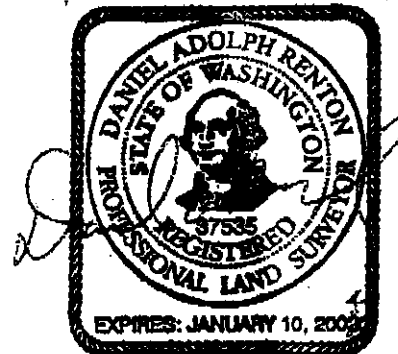
All of that parcel described by deed, recorded under Auditor's File No. G 432981, records of Clark County, Washington, that lies South of the line described below;

Beginning at a point 44.00 feet Northerly (when measured at right angles) of engineers station 56+24.24 as shown on City of Camas - NW Lake Road/SE 1<sup>st</sup> Street Right-of-Way plan, City Project No. S - 356;

Thence Easterly to a point 44.00 feet Northerly (when measured at right angles) of engineers station 62+83.10, there ending said line;

Contains 9222.4 square feet, more or less.

End of Description.



03/10/02

EXHIBIT   A    
PAGE   3   OF   4



4055960

Page: 5 of 5  
09/26/2005 04:31P  
Clark County, WA

KNAPP ODELL ETAL

D

36.00

# EXHIBIT "B"

JOB NO:00-287      SEPTEMBER 11, 2001

NOT TO SCALE

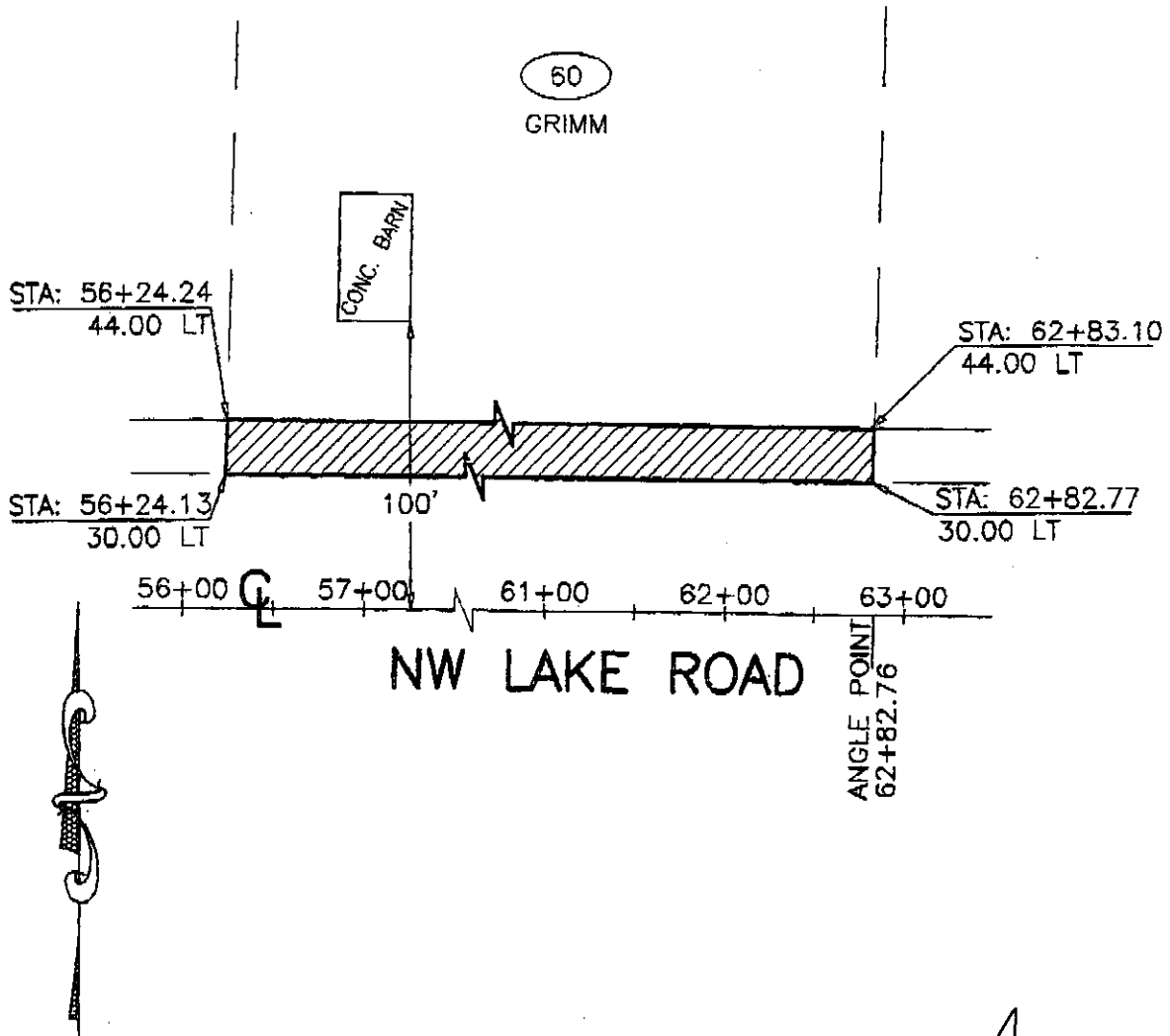


EXHIBIT     A      
PAGE     4     OF     4





Printed: February 13, 2020  
 Scale - 1:3600  
 1" = 300'

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

**Clark County**  
 Geographic Information System


**SE Qtr of Section 29 T2N R3E WM**



## PROPERTY INFORMATION CENTER

Account Summary

**Property Identification Number:** 176170000 [MapsOnline](#) **Property Type:** Real**Property Status:** Active**Site Address:** 4723 NW LAKE RD, CAMAS, WA 98607 ([Sitius Addresses](#))**Abbreviated Description:** #24 & #25 SEC 29 T2N R3EWM 34.27A**Tax Status:** Regular**Current Use Classification:** Farm and Agricultural Land


Property Owner	Owner Mailing Address	Property Site Address
GRIMM JOSEPH D & GRIMM CAROLYN M TRUSTEES	GRIMM LIVING TRUST 6315 NE 63RD ST VANCOUVER WA , 98661	4723 NW LAKE RD, CAMAS, WA 98607 <a href="#">Google Maps Street View</a>
<b>Administrative Data</b> <a href="#">Info...</a>	<b>Land Data</b>	<b>COVID-19 update - Attention property owners</b>  2020 assessed values were established as of January 1, 2020 per state law. Potential impacts to your property's assessed value attributed to the pandemic will be reflected on 2021 assessed valuations.
Zoning Designation - <a href="#">Codes</a> Light Industrial/Business Park (LI/BP) Zoning Overlay(s) Gateway Corridor Comprehensive Plan IND Comp. Plan Overlay(s) none Census Tract 406.08 Jurisdiction Camas Fire District Camas Washougal FD Park District n/a School District Camas Elementary Grass Valley Middle School Skyridge Middle High School Camas Sewer District Camas Water District Camas Neighborhood n/a Section-Township-Range SE 1/4,S29,T2N,R3E <a href="#">PDF</a> Urban Growth Area Camas C-Tran Benefit Area Yes School Impact Fee Camas Transportation Impact Fee Camas Transportation Analysis Zone 425 Waste Collection Waste Connections Service Provider Thursday Garbage Collection Day Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Increased Wildfire Danger Area No Public Health Food Inspector District 2 Public Health WRAP Inspector District 1 Councilor District 4 Drainage District none	Clark County Road Atlas  <a href="#">Page 11</a> Approximate Area <a href="#">Info...</a> 1,492,801 sq. ft. 34.27 acres Subdivision no data Survey No Records  <b>Sales History</b> Sale Date 04/27/2010 Document Type D-SWD Excise Number 658680 Document Number Sale Amount \$0.00  Sale Date 08/20/2005 Document Type D-QCD Excise Number 576431 Document Number Sale Amount \$0.00  Sale Date 03/10/2004 Document Type D-QCD Excise Number 537658 Document Number Sale Amount \$0.00	
		<b>Assessment Data</b> <a href="#">Info...</a> <b>2020 Values for 2021 Taxes</b> Market Value as of January 1, 2020 Land Value \$3,340,590.00 Building Value \$0.00 Total Property \$3,340,590.00 Taxable Value <a href="#">Info...</a> Total \$237,684.00  <b>2019 Values for 2020 Taxes</b> Market Value as of January 1, 2019 Land Value \$3,340,590.00 Building Value \$0.00 Total Property \$3,340,590.00 Taxable Value <a href="#">Info...</a> Total \$237,824.00  <b>General</b> Re-valuation Cycle 4 Assessor Neighborhood 7470 Notice of Value <a href="#">2020</a> <a href="#">2019</a> <a href="#">2018</a> <a href="#">2017</a> <a href="#">2016</a> <a href="#">2015</a> <a href="#">2014</a>  Property assessment value is valid as of the date printed on the linked notice of value. The notice of value will not reflect any updates to property

		value that occurred after the notice mail date. Please contact the Assessor's office if you have a question about your assessed value.
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If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (564) 397-2391, Email: [assessor@clark.wa.gov](mailto:assessor@clark.wa.gov)

## PROPERTY INFORMATION CENTER

## Tax Summary

**Property Identification Number:** 176170000 [MapsOnline](#)   
**Property Type:** Real  
**Property Status:** Active  
**Site Address:** 4723 NW LAKE RD, CAMAS, WA 98607 ([Situs Addresses](#))  
**Abbreviated Description:** #24 & #25 SEC 29 T2N R3EWM 34.27A

**Tax Status:** Regular  
**Current Use Classification:** Farm and Agricultural Land

<b>Property Owner</b> GRIMM JOSEPH D & GRIMM CAROLYN M TRUSTEES	<b>Owner Mailing Address</b> GRIMM LIVING TRUST 6315 NE 63RD ST VANCOUVER WA, 98661	<b>Property Location Address</b> 4723 NW LAKE RD, CAMAS, WA 98607 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>
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**2020 Tax Information** \$ Pay Online**Payment service fees:** Free E-Check, 2.39% Credit Card, \$3.95 Debit

Card

[Other Payment Options](#)

Tax Code Area: 117023  
 Millage Rate: 12.9303471527

[Tax Distribution](#)[Tax Statements](#)**Tax Bill Summary**

Taxable Value \$237,824.00  
 Tax Amount \$3,097.45  
 Tax Paid \$3,097.45

**1st Half**

1st Half Amount Billed \$1,548.53  
 Payment Due Date Jun. 30, 2020

**2nd Half**

2nd Half Amount Billed \$1,548.42  
 Payment Due Date Oct. 31, 2020

**2nd Half**

2nd Half Amount Billed \$0.50  
 Payment Due Date Nov. 16, 2020

**Tax Years Owing** \*Interest & Penalty calculates on delinquent taxes

Tax Year	Statement ID	Amount Billed	Calc Date*	Interest	Penalty	Total Due
----------	--------------	---------------	------------	----------	---------	-----------

**Tax History**

Tax Year	Statement ID	Billed	Paid	Interest Paid	Penalty Paid
2020	115745	\$3,097.45	\$3,097.45	\$0.00	\$0.00
2019	115887	\$2,664.41	\$2,664.41	\$0.00	\$0.00
2018	115989	\$3,184.09	\$3,184.09	\$0.00	\$0.00
2017	116074	\$3,318.18	\$3,318.18	\$0.00	\$0.00
2016	116142	\$3,257.61	\$3,257.61	\$0.00	\$0.00
2015	116441	\$3,400.64	\$3,400.64	\$0.00	\$0.00
2014	116543	\$3,631.79	\$3,631.79	\$0.00	\$0.00
2013	116634	\$3,737.86	\$3,737.86	\$0.00	\$0.00
2012	116755	\$3,600.77	\$3,600.77	\$0.00	\$0.00
2011	116846	\$3,532.20	\$3,532.20	\$0.00	\$0.00
2010	116917	\$3,271.70	\$3,271.70	\$0.00	\$0.00
2009	117034	\$2,656.67	\$2,656.67	\$0.00	\$0.00
2008	440937	\$2,624.24	\$2,624.24	\$0.00	\$0.00
2007	279089	\$2,514.08	\$2,514.08	\$0.00	\$0.00

2006	121240	\$2,401.92	\$2,401.92	\$0.00	\$0.00
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If you have any questions concerning the data on this page, please contact Clark County Treasurer's Office.  
Main Phone: (564) 397-2252, Email: [treasoff@clark.wa.gov](mailto:treasoff@clark.wa.gov)




printed on the linked notice of value. The notice of value will not reflect any updates to property value that occurred after the notice mail date. Please contact the Assessor's office if you have a question about your assessed value.

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (564) 397-2391, Email: [assessor@clark.wa.gov](mailto:assessor@clark.wa.gov)



## PROPERTY INFORMATION CENTER

## Tax Summary

**Property Identification Number:** 176155000 [MapsOnline](#)   
**Property Type:** Real  
**Property Status:** Active  
**Site Address:** 4707 NW LAKE RD, CAMAS, WA 98607 ([Situs Addresses](#))  
**Abbreviated Description:** #9 SEC 29 T2NR3EWM 39.79A

**Tax Status:** Regular  
**Current Use Classification:** Farm and Agricultural Land

<b>Property Owner</b> GRIMM CAROLYN M TRUSTEE <a href="#">More Owner Info</a>	<b>Owner Mailing Address</b> JOSEPH D GRIMM DECEDENT'S TRUST A 38.08% INT 6315 NE 63RD ST VANCOUVER WA, 98661	<b>Property Location Address</b> 4707 NW LAKE RD, CAMAS, WA 98607 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>
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**2020 Tax Information**

**Payment service fees:** Free E-Check, 2.39% Credit Card, \$3.95 Debit

Card

[Other Payment Options](#)

Tax Code Area: 117023 Millage Rate: 12.9303471527	<a href="#">Tax Distribution</a>	<a href="#">Tax Statements</a>
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<b>Tax Bill Summary</b>	1st Half	2nd Half	2nd Half
Taxable Value \$17,657.00	1st Half Amount Billed \$123.15	2nd Half Amount Billed \$123.06	2nd Half Amount Billed \$0.50
Tax Amount \$246.71	Payment Due Date Jun. 30, 2020	Payment Due Date Oct. 31, 2020	Payment Due Date Nov. 16, 2020
Tax Paid \$246.71			

**Tax Years Owing** \*Interest & Penalty calculates on delinquent taxes

Tax Year	Statement ID	Amount Billed	Calc Date*	Interest	Penalty	Total Due
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**Tax History**

Tax Year	Statement ID	Billed	Paid	Interest Paid	Penalty Paid
2020	115730	\$246.71	\$246.71	\$0.00	\$0.00
2019	115872	\$246.25	\$246.25	\$0.00	\$0.00
2018	115974	\$307.92	\$307.92	\$0.00	\$0.00
2017	116059	\$279.42	\$279.42	\$0.00	\$0.00
2016	116127	\$265.57	\$265.57	\$0.00	\$0.00
2015	116426	\$255.50	\$255.50	\$0.00	\$0.00
2014	116528	\$266.34	\$266.34	\$0.00	\$0.00
2013	116619	\$249.51	\$249.51	\$0.00	\$0.00
2012	116740	\$256.68	\$256.68	\$0.00	\$0.00
2011	116831	\$221.16	\$221.16	\$0.00	\$0.00
2010	116902	\$226.72	\$226.72	\$0.00	\$0.00
2009	117019	\$134.42	\$134.42	\$0.00	\$0.00
2008	440926	\$125.23	\$125.23	\$0.00	\$0.00

2007	279078	\$120.31	\$120.31	\$0.00	\$0.00
2006	121229	\$127.07	\$127.07	\$0.00	\$0.00

If you have any questions concerning the data on this page, please contact Clark County Treasurer's Office.  
Main Phone: (564) 397-2252, Email: [treasoff@clark.wa.gov](mailto:treasoff@clark.wa.gov)

4718681 D

RecFee - \$63.00 Pages: 2 - PABST HOLLAND & REYNOLDS  
Clark County, WA 11/18/2010 03:13



**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

MARILYN K. REYNOLDS, Attorney at Law  
900 Washington Street, Suite 820  
Vancouver, WA 98660

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

EXEMPT

Affd. # 658680 Date 11-18-10  
For details of tax paid see

Affd. # \_\_\_\_\_

Doug Lasher

Clark County Treasurer

By [Signature] \_\_\_\_\_

Deputy

**STATUTORY WARRANTY DEED**

**Grantors (Sellers):** JOSEPH D. GRIMM

**Grantees (Buyers):** JOSEPH D. GRIMM and CAROLYN M. GRIMM,  
Trustees of the GRIMM LIVING TRUST  
dated November 11, 2008

**Abbreviated Legal:** #9 SEC 29 T2NR3EWM 39.79A

**Assessor's Tax Parcel #** 176170-000

**Other Reference Nos:**

Documentary transfer tax is none. No consideration.

THE GRANTOR, JOSEPH D. GRIMM,

hereby **CONVEYS AND WARRANTS TITLE** to

JOSEPH D. GRIMM and CAROLYN M. GRIMM, Trustees of the GRIMM LIVING TRUST dated November 11, 2008,

the following-described real estate situated in the County of Clark, State of Washington, including any interest therein which Grantor may hereafter acquire:

That portion of the Southeast quarter of Section 29, Township 2 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of Southeast 1<sup>st</sup> Street that is 658.95 feet West of the East line of said Section 29; said point being the Southwest corner of that certain tract conveyed to Joseph D. Grimm, et ux, by deed recorded under Auditor's File No. G 432981; thence North 0°25'30" East along the West line of



4918092 D

RecFee - \$73.00 Pages: 2 - MARILYN K REYNOLDS ATT  
Clark County, WA 12/04/2012 02:53



**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

MARILYN K. REYNOLDS, Attorney at Law  
900 Washington Street, Suite 820  
Vancouver, WA 98660

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
EXEMPT

Affd. # 686235 Date 11-4-12  
For details of tax paid see

Affd. # \_\_\_\_\_

Doug Lasher  
Clark County Treasurer

**STATUTORY WARRANTY DEED**

By \_\_\_\_\_ *RZ*  
Deputy

**Grantors (Sellers):** CAROLYN M. GRIMM, Surviving Trustee of the GRIMM LIVING TRUST dated November 11, 2008

**Grantees (Buyers):** CAROLYN M. GRIMM, Trustee of the Joseph D. Grimm Decedent's Trust A dated November 19, 2010, as to an undivided 38.08 percent interest, and CAROLYN M. GRIMM, Trustee of the Joseph D. Grimm Decedent's Trust B dated November 19, 2010, as to an undivided 57.12 percent interest

**Abbreviated Legal:** #9 SEC 29 T2NR3EWM 39.79A  
**Assessor's Tax Parcel #** 176155-000  
**Other Reference Nos:** 4718682

Documentary transfer tax is none. No consideration.

THE GRANTOR, CAROLYN M. GRIMM, Surviving Trustee of the GRIMM LIVING TRUST dated November 11, 2008,

hereby **CONVEYS AND WARRANTS TITLE** to

CAROLYN M. GRIMM, Trustee of the Joseph D. Grimm Decedent's Trust A dated November 19, 2010, as to an undivided 38.08 percent interest, and CAROLYN M. GRIMM, Trustee of the Joseph D. Grimm Decedent's Trust B dated November 19, 2010, as to an undivided 57.12 percent interest,

in the following-described real estate situated in the County of Clark, State of Washington, including any interest therein which Grantor may hereafter acquire:

The East half of the East half of the Southeast quarter of Section Twenty-nine (29), Township Two (2) North, Range Three (3) East of the Willamette Meridian.

STATUTORY WARRANTY DEED - 1  
(GRIMM, Don and Carolyn/D Deed to Don's Trust A & Trust B (4707 NW Lake Road, Camas, WA))

PABST HOLLAND & REYNOLDS, PLLC  
ATTORNEYS AT LAW  
900 Washington Street, Suite 820  
Vancouver, Washington 98660  
(360) 693-1910 • (503) 222-9201

Together with and subject to covenants, restrictions, easements, conditions, and reservations of record.

Real Estate Excise Tax Exemption No: 658682.

DATED: October 16, 2012.

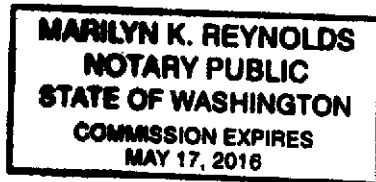
Carolyn M. Grimm  
CAROLYN M. GRIMM, Surviving Trustee of the  
Grimm Living Trust dated November 11, 2008

STATE OF WASHINGTON )  
County of Clark ) : ss.

I certify that CAROLYN M. GRIMM, the Surviving Trustee of the Grimm Living Trust dated November 11, 2008, appeared personally before me and that I know or have satisfactory evidence that she signed this instrument and acknowledged it as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 16<sup>th</sup> day of October, 2012.

Marilyn K Reynolds  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 5/17/2016



STATUTORY WARRANTY DEED - 2  
(GRIMM, Don and Carolyn/D Deed to Don's Trust A & Trust B (4707 NW Lake Road, Camas, WA))

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