

Order No. **CL26006**



1400 Washington Street, Ste. 100, Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734

Limited Liability Certificate

Order No. **CL26006**

Attn:

THIS IS A REPORT AS OF **March 15, 2024**, COVERING THE PROPERTY HEREINAFTER DESCRIBED. THE INFORMATION CONTAINED HEREIN IS MADE SOLELY FOR THE PURPOSE OF DETERMINING THE STATUS OF THE PROPERTY DESCRIBED HEREIN, IS RESTRICTED TO THE USE OF THE ADDRESSEE, AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

VESTED IN:

CAMAS SCHOOL DISTRICT NO. 117, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON

Clark County Title Company

A handwritten signature in black ink, appearing to read "Mark D. Smith", written over a horizontal line.

Authorized Signatory

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35 AS SHOWN IN BOOK 44 OF SURVEYS AT PAGE 90, RECORDS OF THE CLARK COUNTY AUDITOR, THENCE NORTH 88°42'20" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 260.00 FEET TO A POINT 260.00 FEET FROM WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE "HAGENSON" PARCEL AS RECORDED UNDER AUDITOR'S FILE NO. 9507130065); THENCE CONTINUING ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 1728.58 FEET TO A POINT 649.00 FEET FROM, WHEN MEASURED PERPENDICULAR TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35; THENCE SOUTH 01°15'19" WEST, (PARALLEL WITH AND 649.00 FEET FROM, WHEN MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST QUARTER), 1317.44 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35; THENCE SOUTH 88°36'35" EAST, ALONG SAID SOUTH LINE, 1726.63 FEET TO A POINT 260.00 FEET FROM, WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 01°20'26" EAST (PARALLEL WITH AND 260.00 FEET FROM, WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER), 1320.33 FEET TO THE POINT OF BEGINNING.

EXCEPT SE 15TH STREET.

ALSO EXCEPT THAT PORTION CONVEYED TO CLARK COUNTY RECORDED OCTOBER 22, 2001 UNDER AUDITOR'S FILE NO. 3382187, RECORDS OF CLARK COUNTY, WASHINGTON.

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EXCEPTIONS:

1. **NOTICE OF LIMITATION OF LIABILITY: NO TITLE INSURANCE IS PROVIDED IN CONNECTION WITH THIS LIMITED LIABILITY REPORT. THE COMPANY'S LIABILITY IS STRICTLY LIMITED: THE COMPANY SHALL BE LIABLE (1) ONLY TO THE PARTY WHO ORDERED THE LIMITED LIABILITY REPORT AND (2) ONLY FOR ANY ACTUAL LOSS SUSTAINED BY THAT PARTY IS A DIRECT RESULT OF AN ERROR OR OMISSION IN THE LIMITED LIABILITY REPORT. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY EXCEED THE AMOUNT ACTUALLY PAID BY THE PARTY TO THE COMPANY FOR THE ISSUANCE OF THE LIMITED LIABILITY REPORT. THE COMPANY OFFERS VARIOUS TITLE INSURANCE PRODUCTS THAT OFFER MORE PROTECTION TO THE PARTY IN THE EVENT OF DAMAGE DUE TO ERRORS OR OMISSIONS IN THE LIMITED LIABILITY REPORT. IF THE PARTY WISHES TO HAVE MORE PROTECTION, THE PARTY MUST INFORM THE COMPANY IN WRITING, AND PAY THE PREMIUM FOR SUCH TITLE INSURANCE COVERAGE.**

2. **REAL PROPERTY TAXES - TOTAL DUE MAY INCLUDE FIRE PATROL ASSESSMENT, R.I.D. ASSESSMENT AND/OR CLEAN WATER PROJECT ASSESSMENT, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:**

YEAR	AMOUNT	PAID	OWING
2024	\$0.00	\$0.00	\$0.00
TAX PARCEL NO: 178111-000		TAX CODE NO: 117042	

REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.

JURISDICTION: CAMAS

NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:

**CLARK COUNTY TREASURER
CALLER BOX 35150
SEATTLE, WA 98124-5150
PHONE: 564-397-2252**

3. **REAL PROPERTY TAXES - TOTAL DUE MAY INCLUDE FIRE PATROL ASSESSMENT, R.I.D. ASSESSMENT AND/OR CLEAN WATER PROJECT ASSESSMENT, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:**

YEAR	AMOUNT	PAID	OWING
2024	\$0.00	\$0.00	\$0.00
TAX PARCEL NO: 178174-000		TAX CODE NO: 117042	

REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.

JURISDICTION: CAMAS

NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:

**CLARK COUNTY TREASURER
CALLER BOX 35150
SEATTLE, WA 98124-5150
PHONE: 564-397-2252**

4. THE LAND HEREIN DESCRIBED IS CARRIED ON THE TAX ROLLS AS EXEMPT, HOWEVER, IT WILL BECOME TAXABLE FROM THE DATE OF EXECUTION OF A CONVEYANCE TO A TAXABLE ENTITY AND SUBJECT TO THE LIEN OF REAL PROPERTY TAXES FOR THE BALANCE OF THE YEAR 2024.
TAX ACCOUNT NO.: 178111-000 AND 178174-000
JURISDICTION: CAMAS
5. LIABILITY FOR FUTURE ASSESSMENTS FOR IMPROVEMENTS LOCATED ON SAID LAND.
6. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY CITY OF CAMAS.
7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDED: July 29, 1999
AUDITOR'S FILE NO.: [3135195](#)
AREA AFFECTED: SAID PREMISES
8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: ROAD MAINTENANCE
RECORDED: March 20, 1987
AUDITOR'S FILE NO.: [8704020138](#)
9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CITY OF CAMAS
PURPOSE: WATER LINE
AUDITOR'S FILE NO.: [C9728](#)
AREA AFFECTED: SAID PREMISES
10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: NORTHWESTER ELECTRIC COMPANY
PURPOSE: ELECTRICAL
AUDITOR'S FILE NO.: [C79603](#)
AREA AFFECTED: SAID PREMISES
11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
RECORDED: July 29, 1999
AUDITOR'S FILE NO.: [3135195](#)
12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CITY OF CAMAS
PURPOSE: WATER LINE
RECORDED: July 15, 2001
AUDITOR'S FILE NO.: [3345270](#)
AREA AFFECTED: SAID PREMISES
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CITY OF CAMAS
PURPOSE: WATER LINE
RECORDED: July 18, 2001
AUDITOR'S FILE NO.: [3346174](#)
AREA AFFECTED: SAID PREMISES
14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CLARK COUNTY
PURPOSE: PUBLIC WALKWAY
RECORDED: October 22, 2001
AUDITOR'S FILE NO.: [3382188](#)
AREA AFFECTED: SAID PREMISES

15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, INCLUDING
JOINT USERS
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
AREA AFFECTED: SAID PREMISES
RECORDED: January 08, 2021
AUDITOR'S FILE NO.: [5848140](#)

16. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: RIGHT OF WAY
RECORDED: September 27, 1911
AUDITOR'S FILE NO.: [BOOOK 91 PAGE 371](#)

17. UNRECORDED LEASEHOLDS, IF ANY; RIGHTS OF VENDORS AND HOLDERS OF A SECURITY INTEREST ON PERSONAL PROPERTY INSTALLED UPON THE LAND; AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.

NOTE: THE FOLLOWING IS A 24 MONTH CHAIN OF TITLE

THIS IS FOR INFORMATIONAL PURPOSES ONLY. THE FOLLOWING DEED(S) AFFECTING SAID LAND WERE RECORDED WITHIN 24 MONTHS OF THE DATE OF THIS REPORT:

THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST 24 MONTHS.

NOTES:

A. LIABILITY IS LIMITED TO THE CHARGE MADE FOR THIS CERTIFICATE.