

Order No. **CL27331**



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

Limited Liability Certificate

Order No. **CL27331**

Attn:

THIS IS A REPORT AS OF **February 21, 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:

CITY OF CAMAS, A MUNICIPAL CORPORATION

Clark County Title Company

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

Authorized Signatory

LEGAL DESCRIPTION

PARCEL090928-000

THAT PORTION OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST AND SECTION 12, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, LYING WITHIN THE H.G. MAXON DONATION LAND CLAIM, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 83°30' EAST 215 FEET FROM A POINT SOUTH 37°30' EAST 53 FEET FROM A POINT NORTH 52°30' EAST 559.36 FEET FROM THE SOUTHEAST CORNER OF BLOCK 10 IN THE TOWN OF CAMAS, WASHINGTON, ACCORDING TO THE DULY RECORDED PLAT THEREOF, RECORDED IN VOLUME "B" OF PLATS, PAGE 25, RECORDS OF SAID COUNTY; THENCE SOUTH 6°33' EAST 190.1 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE TRACT CONVEYED TO E. MCDONALD AS DESCRIBED BY DEED RECORDED IN VOLUME 108, PAGE 156, RECORDS OF SAID COUNTY; THENCE NORTH 76° EAST 108.2 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID MCDONALD TRACT; THENCE NORTH 6°30' WEST ALONG THE EAST LINE OF SAID TRACT 176.2 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CAMAS BY INSTRUMENT RECORDED IN VOLUME D53, PAGE 43E, UNDER AUDITOR'S FILE NO. G255940, RECORDS OF SAID COUNTY.

ALSO EXCEPT ANY PORTION LYING WITHIN 1ST AVENUE OR CRAMER LANE.

PARCEL 091031-000

THAT PORTION OF THE H.J.G. MAXON DONATION LAND CLAIM, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 83°30' EAST 215 FEET FROM A POINT SOUTH 37°30' EAST 53 FEET FROM A POINT NORTH 52°30' EAST 559.36 FEET FROM THE SOUTHEAST CORNER OF BLOCK TEN (10), IN THE TOWN OF CAMAS, WASHINGTON, ACCORDING TO THE DULY RECORDED PLAT THEREOF, RECORDED IN VOLUME "B" OF PLATS, PAGE 25, RECORDS OF SAID COUNTY; THENCE SOUTH 6°33' EAST 139.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 6°33' EAST 50.43 FEET TO THE SOUTH LINE OF THE TRACT CONVEYED TO E. MCDONALD AS DESCRIBED BY DEED RECORDED IN VOLUME 108, PAGE 156, OF CLARK COUNTY DEED RECORDS; THENCE NORTH 76° EAST 108.2 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID MCDONALD TRACT; THENCE NORTH 6°30' WEST ALONG THE EAST LINE OF SAID TRACT 50.37 FEET; THENCE SOUTH 76° WEST 108.2 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 091034-000

A PARCEL OF LAND SITUATED IN THE H.J.G. MAXON DONATION LAND CLAIM IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST, W.M., CLARK COUNTY, WASHINGTON, AS INDICATED ON THE MAP MARKED "EXHIBIT A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK TEN (10) IN THE CITY OF CAMAS, IN CLARK COUNTY, WASHINGTON, ACCORDING TO THE DULY RECORDED PLAT THEREOF, RECORDED IN VOLUME "B", PAGE 25 OF THE PLAT RECORDS OF SAID COUNTY; THENCE NORTH 53°30' EAST 559.36 FEET TO A POINT; THENCE SOUTH 36°30' 53.00 TO A POINT; THENCE NORTH 83°30' EAST 215.00 FEET TO A POINT; THENCE SOUTH 6°33' EAST 190.10

FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, BEING A POINT ON THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO E. MCDONALD AS DESCRIBED IN THE DEED RECORDS OF SAID CLARK COUNTY; THENCE SOUTH 6°33' EAST 25.00 FEET; THENCE NORTH 76°00' EAST 108.20 FEET; THENCE NORTH 6°30' WEST 25.00 FEET TO A POINT ON THE SOUTH LINE OF SAID MCDONALD LAND; THENCE SOUTH 76°00' WEST, TRACING THE SOUTH LINE OF SAID MCDONALD LAND, A DISTANCE OF 108.20 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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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
2025	\$0.00	\$0.00	\$0.00
TAX PARCEL NO: 090928-000		TAX CODE NO: 117000	

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
2025	\$0.00	\$0.00	\$0.00
TAX PARCEL NO: 091031-000		TAX CODE NO: 117000	

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. 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
2025	\$0.00	\$0.00	\$0.00
TAX PARCEL NO: 091034-000		TAX CODE NO: 117000	

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
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5. 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 2025.

TAX ACCOUNT NO.: 090928-000, 091031-000, 091034-000

JURISDICTION: CAMAS

6. LIABILITY FOR FUTURE ASSESSMENTS FOR IMPROVEMENTS LOCATED ON SAID LAND.

7. UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY CITY OF CAMAS.

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: CITY OF CAMAS
PURPOSE: RIGHT OF WAY
AUDITOR'S FILE NO.: [G229172](#)
AREA AFFECTED: SAID PREMISES

9. 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: April 01, 2008
AUDITOR'S FILE NO.: [4439764](#)

10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: ACCESS ROAD
RECORDED: April 25, 1963
AUDITOR'S FILE NO.: [G355939](#)
AREA AFFECTED: SAID PREMISES

11. RESERVATIONS AND OTHER MATTERS AND THE TERMS AND CONDITIONS THEREOF:

AUDITOR'S FILE NO.: [E54068](#)
RESERVING: RIPARIAN RIGHTS

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: CITY OF CAMAS
PURPOSE: SEWER
AUDITOR'S FILE NO.: [BOOK D44 PAGE 188](#)
AREA AFFECTED: SAID PREMISES

13. MATTERS DISCLOSED BY SURVEY RECORDED March 22, 2006 UNDER FILE NO. [BOOK 55 PAGE 149](#)

- 14. 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.**
- 15. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE LACAMAS CREEK DUE TO SAID CREEK HAVING CHANGED ITS COURSE.**
- 16. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.**
- 17. RIGHT OF THE STATE OF WASHINGTON IN AND TO THE PORTION OF SAID PREMISES, IF ANY, IN THE BED OF THE LACAMAS CREEK.**
- 18. ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID PREMISES, LYING WITHIN THE BED OF THE LACAMAS CREEK IF SAID CREEK IS NAVIGABLE.**

NOTES:

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