



CLARK COUNTY WASHINGTON

www.clark.wa.gov/assessor

ASSESSOR'S OFFICE

Peter Van Nortwick, Assessor

1300 Franklin Street
PO Box 5000
Vancouver, WA 98666-5000
360.397.2391
360.397.6046 f

July 28, 2026

Robert Maul
Planning Manager
Camas, WA 98607

Dear Mr. Maul,

You will find enclosed the Certification of Sufficiency of the petition for annexation of land to the City of Camas: Raku Annexation.

Please contact me should you have any questions regarding this annexation.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Van Nortwick", is written over a horizontal line.

Peter Van Nortwick
Clark County Assessor

Enclosed:

Certification of Sufficiency
Annexation Legal Description
Annexation Map

Certification of Sufficiency
Raku Annexation

The City of Camas on July 15th, 2026, submitted for review by Clark County Assessor, a petition to annex to the city, approximately 2.27 acres of land known as the Raku Annexation. Subject to the requirements of 35A.01.040 I now certify the following in my capacity as Clark County Assessor:

1. On July 15th, 2026, the City of Camas submitted for certification by the Clark County Assessor a petition to annex to the City fourteen (1) parcel of land and associated road and public utility rights-of-way, totaling approximately 2.27 acres.
2. The legal description and map of the area proposed for annexation, as provided by the City, are attached to this certification. According to the map provided by the city, this area is in unincorporated Clark County and within the urban growth boundary.
3. The city is completing annexation pursuant to the sixty percent method of annexation RCW 35A.14.120 – 150
4. The Clark County Assessor initiated determination of petition sufficiency on July 28th, 2026, which is the “terminal date” as defined in 35A.01.040.
5. The area proposed for annexation has a certified annexation value for general taxation of \$452,619.
6. Petition signatures provided by the City represent valid owner signatures of a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area. This review did not address the legal sufficiency of any proxy or utility covenant, only the sufficiency of the presence of signatures thereon.

Therefore, based on the petition certification request and supporting materials submitted by the City, I hereby declare and certify that the petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes of the property proposed for annexation.

Given under my hand and seal this July 28th, 2026.



Peter Van Nortwick
Clark County Assessor



**60% PETITION FOR ANNEXATION
INTO THE CITY OF CAMAS**

We the undersigned hereby petition the City of Camas to have our property as described below annexed to the City of Camas. We certify that we are the legal owners of such property and are aware that our signatures will be combined with the required signatures to represent at least sixty percent (60%) or more of the total value of all property within the area we are asking to be annexed.

A legal description will be required for the entire annexation area at time of formal petition submittal.

****The City Council requires assumption of existing city indebtedness by the area to be annexed****

Yes ✓ correct ✓ No _____

****The City Council requires the simultaneous adoption of a proposed comprehensive plan designation for the area to be annexed****

Yes ✓ correct ✓ No _____

WARNING: Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PARCEL #	SIGN & PRINT NAME	ADDRESS	DATE SIGNED	OWNER	VOTER
123226-000	Yuri and Elena Raku <i>Yuri Raku</i> <i>Elena Raku</i>	2032 SE 283rd Ave, Camas, WA 98607	03-29.2026	Yuri raku	

Commitment

File No.: 612903329**Property Address:** 2032 SE 283rd Avenue, Camas, WA
98607**Title Officer:** Jason Suter
Escrow Officer: Melissa Hixson

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by agent:



Fidelity National Title

COMPANY OF WASHINGTON, INC.

Commitment Number:

612903329

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 EXTRACONTRACTUAL 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, Fidelity National Title Insurance Company, a Florida 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 Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Phil Archer

Authorized Officer or Agent

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Jason Suter Fidelity National Title Company of Washington, Inc. 655 W. Columbia Way, Suite 200 Vancouver, WA 98660 Phone: 360-904-7097 Main Phone: (360)750-3686 Email: Jason.Suter@ctt.com	Escrow Officer: Melissa Hixson Fidelity National Title Company of Washington, Inc. 2621 NE 134th St., Suite 200 Vancouver, WA 98686 Phone: 360-828-9070 Fax: 360-326-1620 Main Phone: (360)624-9102 Email: Melissa.Hixson@fnf.com

Order Number: 612903329

Property Address: 2032 SE 283rd Avenue, Camas, WA 98607

SCHEDULE A

1. Commitment Date: November 4, 2025 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2021 w-WA Mod

Proposed Insured:	Yuri Raku and Elena Stinea, presumptively subject to the community interest of their spouses, if married
Proposed Amount of Insurance:	\$510,500.00
The estate or interest to be insured:	Fee Simple as to Parcels I and II and an Easement as to Parcel III
Premium:	\$ 1,296.00
Tax:	\$ 110.16
Rate:	Owner Short Term Standard
Total:	\$ 1,406.16
3. The estate or interest in the Land at the Commitment Date is:
Fee Simple as to Parcels I and II and an Easement as to Parcel III
4. The Title is, at the Commitment Date, [vested in:](#)
Larry Grant Long and Elaine T. Long, husband and wife
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 123226000

Parcel I:

The South half of the North half of the following described parcel as measured along the East and West lines thereof:

Beginning at the Southwest corner of the Terril M. Coffey Donation Land Claim, said Southwest corner being 27.29 chains East and 25.65 chains South of the Northwest corner of Section 1, Township 1 North, Range 3 East of the Willamette Meridian; thence North 0° 10' 50" East along the West line of said Coffey Donation Land Claim 1100.73 feet to the true point of beginning; thence South 89° 58' 06" East 949.71 feet to a point 265.80 feet North 00° 09' 24" West of the Northwest corner of the Hiram Strong Donation Land Claim; thence North 00° 09' 24" West 723.60 feet; thence North 89° 58' 06" West 945.45 feet to the West line of said Coffey Donation Land Claim; thence South 00° 10' 50" West along the said West line of the Coffey Donation Land Claim to the true point of beginning.

EXCEPT Therefrom the following described Parcel:

Commencing at the Southwest corner of the Terril M. Coffey Donation Land Claim, said Southwest corner being 27.29 chains East and 25.65 chains South of the Northwest corner of Section 1, Township 1 North, Range 3 East of the Willamette Meridian, in Clark County, Washington; thence North 00° 10' 50" East along the West line of said Coffey Donation Land Claim, 1100.73 feet; thence South 89° 58' 06" East, 949.71 feet to a point 265.80 feet North 00° 09' 24" West of the Northwest corner of the Hiram Strong Donation Land Claim; thence North 00° 09' 24" West, 180.90 feet to the true point of beginning; thence continuing North 00° 09' 24" West, 150.90 feet; thence North 89° 58' 06" West, 473.88 feet; thence South 00° 00' 43" West 150.90 feet; thence South 89° 58' 06" East, 474.32 feet to the true point of beginning.

EXCEPT Therefrom the following described Parcel:

Commencing at the Southwest corner of the Terril M. Coffey Donation Land Claim, said Southwest corner being 27.29 chains East and 25.65 chains South of the Northwest corner of Section 1, Township 1 North, Range 3 East of the Willamette Meridian, in Clark County, Washington; thence North 00° 10' 50" East along the West line of said Coffey Donation Land Claim, 1281.63 feet to the true point of beginning; thence continuing North 00° 10' 50" East 210.90 feet; thence South 89° 59' 06" East 236.85 feet; thence South 00° 05' 46" West 210.90 feet; thence North 89° 58' 06" West 237.16 feet to the true point of beginning.

EXCEPT Therefrom the following described Parcel

Commencing at the Southwest corner of the Terril M. Coffey Donation Land Claim, said Southwest corner being 27.29 chains East and 25.65 chains South of the Northwest corner of Section 1, Township 1 North, Range 3 East of the Willamette Meridian, in Clark County, Washington; thence North 00° 10' 50" East along the West line of said Coffey Donation Land Claim, 1281.63 feet; thence South 89° 58' 06" East, 237.16 feet to the true point of beginning; thence North 00° 05' 46" East, 210.90 feet; thence South 89° 58' 06" East, 236.85 feet; thence South 00° 00' 43" West, 210.90 feet; thence North 89° 58' 06" West, 237.16 feet to the true point of beginning.

EXCEPT Therefrom the following described Parcel

COMMENCING at the Southwest corner of the Terril M. Coffey Donation Land Claim, said Southwest corner being 27.29 chains East and 25.65 chains South of the Northwest corner of Section 1, Township 1 North, Range 3 East of the Willamette Meridian, in Clark County, Washington; thence North 00°10'50" East along the West line of said Coffey Donation Land Claim, 1100.73 feet; thence South 89°58'06" East 949.71 feet to a point 265.80 feet North 00°09'24" West of the Northwest corner of the Hiram Strong Donation Land Claim; thence North 00°09'24" West 331.80 feet to the true

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EXHIBIT "A"
Legal Description

point of beginning; thence continuing North 00° 09' 24" West 210.90 feet; thence North 89° 58' 06" West, 354.63 feet; thence South 00° 04' 21" East 210.90 feet; thence South 89° 58' 06" East, 354.94 feet to the true point of beginning.

Parcel II:

The North half of the South half of the following described parcel as measured along the East and West lines thereof:

Beginning at the Southwest corner of the Terril M. Coffey Donation Land Claim, said Southwest corner being 27.29 chains East and 25.65 chains South of the Northwest corner of Section 1, Township 1 North, Range 3 East of the Willamette Meridian; thence North 00° 10' 50" East along the West line of said Coffey Donation Land Claim 1100.73 feet to the true point of beginning; thence South 89° 58' 06" East 949.71 feet to a point 265.80 feet North 00° 09' 24" West of the Northwest corner of the Hiram Strong Donation Land Claim; thence North 00° 09' 24" West 723.60 feet; thence North 89° 58' 06" West 945.45 feet to the West line of said Coffey Donation Land Claim; thence South 00° 10' 50" West along the said West line of the Coffey Donation Land Claim to the true point of beginning.

EXCEPT Therefrom the following described Parcel:

Commencing at the Southwest corner of the Terril M. Coffey Donation Land Claim, said Southwest corner being 27.29 chains East and 25.65 chains South of the Northwest corner of Section 1, Township 1 North, Range 3 East of the Willamette Meridian, in Clark County, Washington; thence North 00° 10' 50" East along the West line of said Coffey Donation Land Claim, 1100.73 feet; thence South 89° 58' 06" East, 949.71 feet to a point 265.80 feet North 00° 09' 24" West of the Northwest corner of the Hiram Strong Donation Land Claim; thence North 00° 09' 24" West, 180.90 feet to the true point of beginning; thence continuing North 00° 09' 24" West, 150.90 feet; thence North 89° 58' 06" West, 473.88 feet; thence South 00° 00' 43" West 150.90 feet; thence South 89° 58' 06" East, 474.32 feet to the true point of beginning.

EXCEPT Therefrom the following described Parcel:

Commencing at the Southwest corner of the Terril M. Coffey Donation Land Claim, said Southwest corner being 27.29 chains East and 25.65 chains South of the Northwest corner of Section 1, Township 1 North, Range 3 East of the Willamette Meridian, in Clark County, Washington; thence North 00° 10' 50" East along the West line of said Coffey Donation Land Claim, 1281.63 feet to the true point of beginning; thence continuing North 00° 10' 50" East 210.90 feet; thence South 89° 59' 06" East 236.85 feet; thence South 00° 05' 46" West 210.90 feet; thence North 89° 58' 06" West 237.16 feet to the true point of beginning.

EXCEPT Therefrom the following described Parcel

Commencing at the Southwest corner of the Terril M. Coffey Donation Land Claim, said Southwest corner being 27.29 chains East and 25.65 chains South of the Northwest corner of Section 1, Township 1 North, Range 3 East of the Willamette Meridian, in Clark County, Washington; thence North 00° 10' 50" East along the West line of said Coffey Donation Land Claim, 1281.63 feet; thence South 89° 58' 06" East, 237.16 feet to the true point of beginning; thence North 00° 05' 46" East, 210.90 feet; thence South 89° 58' 06" East, 236.85 feet; thence South 00° 00' 43" West, 210.90 feet; thence North 89° 58' 06" West, 237.16 feet to the true point of beginning.

EXCEPT Therefrom the following described Parcel

COMMENCING at the Southwest corner of the Terril M. Coffey Donation Land Claim, said Southwest corner being 27.29 chains East and 25.65 chains South of the Northwest corner of Section 1, Township 1 North, Range 3 East of the Willamette Meridian, in Clark County, Washington; thence North 00° 10' 50" East along the West line of said Coffey Donation Land Claim, 1100.73 feet; thence South 89° 58' 06" East 949.71 feet to a point 265.80 feet North 00° 09' 24" West

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EXHIBIT "A"
Legal Description

of the Northwest corner of the Hiram Strong Donation Land Claim; thence North 00°09'24" West 331.80 feet to the true point of beginning; thence continuing North 00°09'24" West 210.90 feet; thence North 89°58'06" West, 354.63 feet; thence South 00°04'21" East 210.90 feet; thence South 89°58'06" East, 354.94 feet to the true point of beginning.

Parcel III:

A 60 foot easement for ingress, egress, and public utilities over, under and across the following described centerline:

Commencing at the Southwest corner of the Terril M. Coffey Donation Land Claim, said corner being 27.29 chains East and 25.65 chains South of the Northwest corner of Section 1, Township 1 North, Range 3 East of the Willamette Meridian, in Clark County, Washington; thence North 00° 10' 50" East along the West line of said Coffey Donation Land Claim, 1462.53 feet, to the true point of beginning; thence South 89° 58' 06" East, 917.58 feet, more or less, to the West edge of the right of way for County Road No. 134 and the end of this easement.

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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.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
7. In the event that the Land is occupied or intended to be occupied by the owner and a spouse or registered domestic partner as a homestead, the conveyance or encumbrance of the Land must be executed and acknowledged by both spouses or both registered domestic partners, pursuant to RCW 6.13 which now provides for an automatic homestead on such Land.
8. If the proposed insured is a married person or member of a registered domestic partnership acquiring title as a separate estate, the Company will require a Deed be executed by the spouse or registered domestic partner of the proposed insured to establish separate property.

A deed from the spouse or registered domestic partner will not eliminate the requirement that both spouses or registered domestic partners execute any new monetary encumbrances to comply with the automatic homestead provisions of RCW 6.13.060 if both spouses or registered domestic partners intend to reside on the Land.
9. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.

END OF REQUIREMENTS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

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SCHEDULE B, PART I - Requirements
(continued)

- Note A: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note B: Note: The policy requested in the application for insurance is ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence. Said policy is not available for this property. The ALTA Owner's Policy as identified in Schedule A hereof will be issued. Contact your title officer with any questions.
- Note C: Note: The Company finds no matters against the name(s) of Yuri Raku and Elena Stinea in the Public Records which would appear as exceptions in the policy.
- Note D: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

2032 SE 283rd Avenue
Camas, WA 98607
- Note E: Note: Manufactured Home Title Elimination Application recorded under Recording No. 5574980 recites that a manufactured (mobile) home is, or is being affixed to the Land.
- Note F: Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note G: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Tax Lots 31 and 32, T.M. Coffey DLC, Section 1, Township 1 North, Range 3 East
[Tax Account No.: 123226000](#)
- Note H: Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

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SCHEDULE B, PART I - Requirements
(continued)

Note I: The recording fee (per document) is currently:
Deed \$303.50 plus \$1.00 for each additional page
Deed of Trust \$304.50 plus \$1.00 for each additional page

Note: When possible, the company will record electronically, and an additional \$15.00 fee will apply.

Note: A multiple transaction document incurs an additional fee for each additional title.

Note: A document which fails to conform to certain formatting and page one requirements incurs an additional \$50.00 fee.

RECORDING FEES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Please send all recording packages to:
Recording Department
655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Please email all releases to:
ClarkWArecordings@fnf.com

END OF NOTES

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.
- K. 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.

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SCHEDULE B, PART II - Exceptions
(continued)

SPECIAL EXCEPTIONS

1. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of Clark County.

The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$525,000 or less;
1.28% on any portion of the sales price above \$525,000, up to \$1,525,000;
2.75% on any portion of the sales price above \$1,525,000, up to \$3,025,000;
3.00% on any portion of the sales price above \$3,025,000;

The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

Local portion: .50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online [HERE <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>](https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax). The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

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SCHEDULE B, PART II - Exceptions
(continued)

2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year:

Year: 2025
[Tax Account No.:](#) [123226000](#)
School District/Levy Code: 117017
Assessed Total: \$490,738.00
Millage Rate: 9.9575031624
Location Code: 0600

General and Special Taxes:

First Half Billed: \$247.98
Second Half Billed: \$247.80
Unpaid: \$0.00

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

3. Taxpayer of the Land has qualified for a senior citizen exemption. Contact the County Treasurer to determine if said exemption has been or will be cancelled and to determine the amount of any tax payment due.
4. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$251,500.00
Dated: July 13, 2020
Trustor/Grantor: Larry Grant Long and Elaine T. Long, husband and wife
Trustee: WFG Title
Beneficiary: Mortgage Electronic Registration Systems, Inc., "MERS" acting solely as nominee for American Pacific Mortgage Corporation
Loan No.: 000850800 MIN 1002793-0006392374-8
Recording Date: July 17, 2020
[Recording No.:](#) [5760530](#)

5. Road Maintenance Agreement and the terms and conditions thereof:

[Recording Date:](#) January 15, 2008
[Recording No.:](#) [4412639](#)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: ADJACENT PROPERTY OWNERS
Purpose: road and utility purposes
Recording Date: July 10, 1979
[Recording No.:](#) [7907100102](#)

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SCHEDULE B, PART II - Exceptions
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: ADJACENT PROPERTY OWNERS
Purpose: ingress, egress and utilities
Recording Date: December 10, 1979
[Recording No.:](#) [7912100042](#)

8. Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: November 13, 2017
[Recording No.:](#) [5461569](#)

9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "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.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of 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; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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 is not 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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(continued)

- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- 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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. 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 IS 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 closing, settlement, escrow, or any other purpose.

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. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION - INTENTIONALLY DELETED

END OF CONDITIONS

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RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a \$50.00 surcharge.

First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

**A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

Additional Pages:

1" top, side and bottom margins containing no markings or seals.

All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link [Privacy Request](#), or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:

Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Tigor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Tigor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

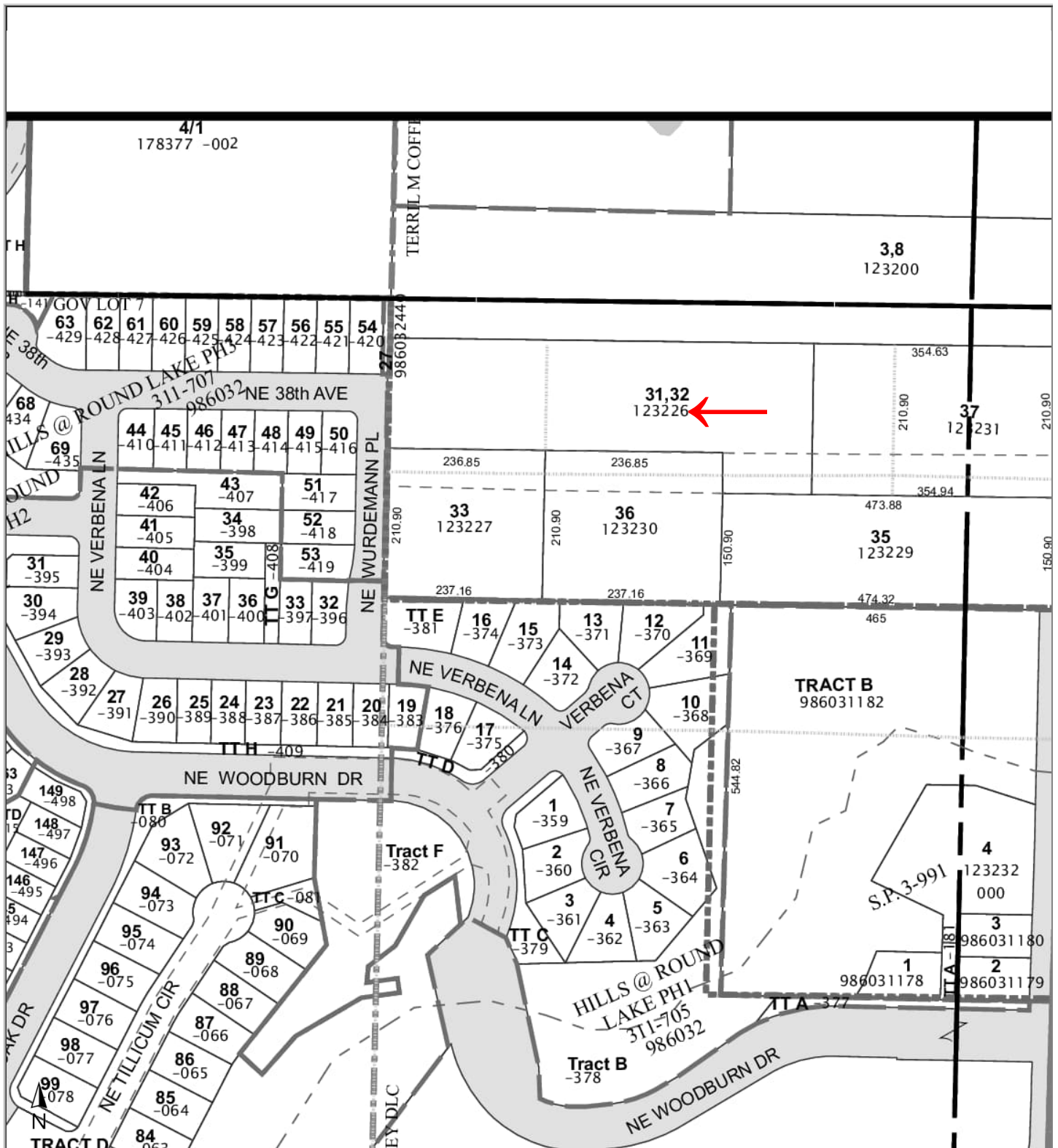
Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Request](#) website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



ParcelID: 123226000

2032 SE 283rd Ave, Camas WA 98607

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

