

REAL ESTATE PURCHASE AND SALE AGREEMENT
WITH EARNEST MONEY PROVISION

1. **Effective Date:** November 12, 2024

2. **Parties:** Robert L. Hitchcock and Gail R. Hitchcock, trustees of the Robert L. Hitchcock and Gail R. Hitchcock, Trustees of the Robert L. Hitchcock and Gail R. Hitchcock Revocable Trust u/t/d 9/9/2015, hereinafter referred to as "Seller";

and

The City of Camas, a Washington municipal corporation, hereinafter referred to as "Purchaser".

3. **Property Sold:** Purchaser desires to acquire certain property from Seller, and will acquire the property through condemnation if Seller does not agree to a sale. Therefore, subject to the terms, conditions and considerations set forth herein, the Seller agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Seller certain real property(the "Property") located in Clark County, Washington, described as follows:

County of Clark, State of Washington

See Exhibit "A", attached hereto and by this reference incorporated herein for an approximate graphic representation of the Property.

Purchaser and Seller authorize the insertion of a newly created legal description to be completed by Purchaser and accepted by Seller encompassing approximately 4.0 acres to be purchased and approximately 1.0 acres to remain in Seller's ownership, following the graphic on Exhibit A.

Purchaser shall be responsible for obtaining and paying for a survey of the Property to be sold pursuant to this Agreement, and filing the necessary applications to Clark County to divide the current parcel into two separate tax parcels. Seller agrees to cooperate in the filing of such application.

4. **Purchase Price:** The total purchase price for the Property shall be \$1,630,000.00, payable in cash at closing as conditioned herein.

5. **Earnest Money Deposit:** Purchaser herewith deposits to Seller the sum of Twenty-Five Thousand and No/100 Dollars (\$25,000.00) as earnest money deposit. The earnest money shall be held in escrow by Clark County Title for the benefit of the Parties.

6. **Escrow and Closing Agent:** Purchaser hereby authorizes Seller to establish an escrow with closing agent for the closing of the transaction contemplated herein, and to deliver to said closing agent an original of this agreement, the earnest money deposit, escrow and closing instructions, and any and all other documentation necessary for closing. This agreement shall be closed on or before January 24, 2025, which shall be the termination date.

7. **Title Insurance:** Purchaser, at Seller's expense, shall be furnished with a standard form owner's policy of title insurance at closing. Closing agent shall apply for a preliminary commitment for such insurance with a title insurance company. The policy shall insure title to the Property in Purchaser to the full extent of the purchase price, subject to no encumbrances, defects or liens except those specified in the printed policy form, and those which are set forth in this agreement. If title cannot be made so insurable on or before the closing date called for herein, either party may terminate this agreement by written notice to the other party. In such event, unless Purchaser elects to waive such defects or encumbrances, the earnest money deposit and any down payment proceeds shall be refunded to Purchaser, less title insurance company charges.

8. **Title and Conveyance:** Title of Seller is to be free of encumbrances or defects except:

8.1. Rights reserved in federal patents or state deeds; building or use restrictions general to the district, including governmental platting and subdivision requirements; reserved hydrocarbon and mineral rights approved by Purchaser; existing utility and other easements of record approved by Purchaser and not inconsistent with Purchaser's intended use; existing covenants, conditions, restrictions, deed exceptions and reservations of record as approved by Purchaser and not inconsistent with Purchaser's intended use; all of which shall not be deemed encumbrances or defects.

8.2. Encumbrances to be discharged by Seller may be paid out of purchase price at the date of closing. Seller shall convey title at closing by warranty deed, subject only to those encumbrances, liens and defects noted and excepted in Paragraphs 7 and 8 of this agreement, and subject to encumbrances and defects assumed, and accepted or approved by Purchaser as provided in Paragraphs 7 and 8 of this agreement.

9. **Closing Costs:** Purchaser shall be responsible for paying all costs associated with the escrow/closing fee, the recording fee, and all attorney's fees incurred by Purchaser. Seller shall be responsible for payment of the title insurance premium for the owner's policy, and all attorney's fees incurred by Seller. Purchaser is acquiring the Property under threat of condemnation and it is not anticipated that any excise taxes will be paid by Seller.

10. **Taxes:** Seller acknowledges that upon sale to the City, the subject real property becomes tax exempt. Seller agrees to pay all real property taxes assessed up to the time of sale.

The property at closing shall be withdrawn from any current use assessment pursuant to RCW 84.34.108. Purchaser is acquiring the Property under threat of condemnation and it is not anticipated that any back taxes, interest or penalties for removal of the Property from any current use classification will be assessed. The closing agent will confirm prior to closing that no deferred taxes are owing, and if for any reason they determine that such taxes or excise taxes are owing, Seller shall have the right to terminate this Agreement.

11. **Possession:** Purchaser shall be entitled to possession as of the date of closing unless the terms and conditions of Section 23 have been agreed to and all associated documents executed thereto.

12. **Conditions Precedent:** The enforceability of this agreement by the parties hereto and the obligations of the parties to close escrow are subject to the occurrence or waiver of each of the following conditions precedent on or before the date established for closing:

12.1 Approval of the condition of title to the Property by Purchaser within 30 days of receiving a preliminary commitment for title insurance and all exception documents.

12.2 Written approval ("Approval Notice") of the condition of the Property by Purchaser ("Feasibility Review") within 60 days following execution of this Agreement ("Feasibility Review Period"), including completion of any environmental studies and assessments deemed necessary by Purchaser at their sole cost. Seller has heretofore provided Purchaser copies of all previously completed studies or assessments known to Seller. Seller will allow Purchaser and its agents, employees, and consultants access to the Property, for a period not to exceed 45 days following the mutual execution of this Agreement, for purposes of inspecting the Property, with reasonable prior notice to Seller. Purchaser must promptly restore the Property to its condition prior to Purchaser's inspection of the Property. If Purchaser has not delivered the Approval Notice prior to the expiration of the Feasibility Review Period, or in the event Purchaser elects to terminate this Agreement prior to the expiration of the Feasibility Review Period by written notice of such termination to Seller, this Agreement shall automatically terminate, in which event the Deposit Earnest Money shall be returned to Purchaser, and the parties shall have no further rights, duties or obligations under this Agreement, except those that by their express terms, survive the termination of this Agreement.

12.3 That all representations and warranties are true on the date of closing. If any of the conditions are not satisfied or waived by the party who benefits from such conditions at or prior to closing, such party, without prejudice to any other rights or remedies herein provided, may withdraw from this transaction and be released from all liability hereunder by giving written notice to the other party and the escrow/closing agent. The parties' agreement to close this transaction constitutes their approval or waiver of all such conditions.

12.4 That the Property has been separated into a separate tax lot by Clark County, consistent with the map and legal description attached as Exhibit A, leaving one acre that the

Seller shall retain (including the residence on such property).

13. **Default:** If Purchaser defaults in the performance of its obligations hereunder, including the failure to meet any timelines as noted in Section 12.1 and 12.2, Seller's sole remedy shall be to withdraw the earnest money deposit from escrow as liquidated damages for such default and to rescind this agreement, after which this agreement shall be terminated and Purchaser shall have no further rights or obligations.

RLA qbr Initials Rene Linn
seller purchaser

This Agreement is binding on the Seller. If Seller defaults in the performance of Seller's obligations hereunder, Purchaser may seek specific performance to require performance by the Seller pursuant to the terms of this agreement, damages, rescission, or any other remedy allowed by law. Notwithstanding the foregoing, if Seller is unable to convey title to the subject Property in the condition required pursuant to this agreement, the sole liability of Seller shall be to refund to Purchaser the earnest money deposit.

RLA qbr Initials Rene Linn
seller purchaser

14. **Attorney Fees and Costs:** In the event litigation arises out of this agreement, the losing party agrees to pay the prevailing party's reasonable attorney fees incidental to said litigation, together with all costs and expenses incurred in connection with such action, including reasonable costs of searching records to determine the condition of title, and whether or not incurred in trial court or on appeal, or in any proceedings under the federal Bankruptcy Code or state receivership statutes.

15. **Waiver:** No act or omission of either party hereto shall at any time be construed to deprive such party of a right or remedy hereunder or otherwise be construed so as to at any future time stop such party from exercising such right or remedy. Failure of a party at any time to require performance of any provision of this agreement shall not limit the right of that party to enforce the provision, nor shall any waiver by a party of any breach of any provision constitute a waiver of any succeeding breach of that provision, or waiver of that provision itself, or any other provision.

16. **Escrow or Closing Instruction:** This agreement shall serve as and/or be incorporated into Seller's and Purchaser's escrow or closing instructions for the closing of this transaction. Any inconsistencies between this agreement and escrow or closing instructions provided by the parties shall be resolved in favor of this agreement.

17. **Non-Merger:** Provisions of this agreement shall not be deemed to have merged into the closing documents, but shall survive the closing and continue in full force and effect.

18. **Closing and Termination:** Purchaser shall have until the closing date to satisfy or waive all contingencies referenced in Section 12, above, unless terminated according to the provisions of this agreement. The parties may by mutual agreement extend the closing date. Each party will deposit with the closing agent all instruments and monies necessary to complete the purchase and sale.

19. **Notices:** Notices or demands hereunder shall be in writing and may be mailed or delivered personally. If mailed, such notices shall be sent with postage prepaid, by certified mail, return receipt requested, and the date marked on the return receipt by United States Postal Service shall be deemed to be the date on which the party received the notice. Notices shall be mailed or delivered to the last known addressee or the parties.

To Purchaser: City of Camas
 Attn: City Administrator
 616 NE Fourth Avenue
 Camas, WA 98607

City of Camas
Attn: Finance Director
616 NE Fourth Avenue
Camas, WA 98607

With a Copy to:
Shawn R. MacPherson, Attorney at Law
430 NE Everett
Camas, WA 98607

To Seller: Robert and Gail Hitchcock
 19606 NE 8th Street
 Camas, WA 98607

With a copy to:
Karey A Schoenfeld
Schwabe, Williamson & Wyatt
700 Washington St., Suite 701
Vancouver, WA 98660

20. **Seller's Warranties:** Except as provided in this Section 20, Purchaser acquires the Property AS IS, in its current condition; however, Seller warrants the following:

State of Property. The Property will be substantially in the same condition as its current condition at the time Purchaser is entitled to possession.

No Actions, Claims, or Proceedings. To Seller's knowledge, there are no actions, claims

or proceedings pending or, to the best of Seller's knowledge, threatened by, any governmental entity (zoning, condemnation, environmental or otherwise), or any other party against Seller (in connection with the Property), or against the Property, or in connection with the transaction contemplated by this Agreement, nor, to the best of Seller's knowledge, is there any basis for any such action, proceedings, or investigation.

No Notices of Violations. To Seller's knowledge, no outstanding notices of violation of law or ordinances, orders, requirements, or regulations of any federal, state, county, municipal, or other governmental or quasi-governmental department, agency, or authority relating to the Property have been entered or received by Seller, and, to the best of Seller's knowledge, there is no basis for the entering of such notice.

Compliance with Laws. To Seller's knowledge, Seller has complied and will continue to comply, in all respects with all federal, state, county, municipal, and other governmental statutes, laws, and ordinances, and with the rules, regulations, and order of all governmental agencies and authorities, relating to or affecting the Property.

No Assessments. To Seller's knowledge, no special or other assessments for public improvements are known to exist. Seller has no knowledge of any pending special assessments that could affect the Property nor any other improvements presently planned that may result in such special assessments.

No Options. No person, firm, corporation, or other entity other than Purchaser has any right or option to acquire the Property or any portion thereof.

No Work. No work has been performed or is in progress at the property, and no materials have been furnished to the Property or any portion thereof, which, though not presently subject to a recorded lien, might give rise to mechanic's, materialmen's or other liens against the Property, or any portion thereof.

No New Agreements. Seller will not permit or enter into any other agreements with respect to the Property which would continue after closing without Purchaser's prior written consent.

Hazardous Substances. To the best of Seller's knowledge, Seller has not caused or permitted any person using the Property to generate, manufacture, refine, transport, treat, store, handle, transfer, reproduce, or process "Hazardous Substances" (as defined below) or other dangerous or toxic substances, or solid waste, except in compliance with all applicable federal, state and local laws or regulations, and has not caused or permitted and has no knowledge of the "Release" (as defined below) of any hazardous substances on or off-site of the Property which might affect the Property.

In addition, to the best of Seller's knowledge, Seller has not caused or permitted and has no knowledge of any substances or conditions on the Property (or off-site to the extent actually and currently affecting the Property) which may support a claim or cause of action, whether by a governmental agency or body, private party or individual, under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (the "superfund Act"), 41 Sec. 9601, et seq. ("CERCLA"), the Carpenter-Presley-Tanner Hazardous Substance Account Act, the Resource Conservation and Recovery Act of 1976, the Toxic Substance Control Act or any other federal, state or local environmental statutes, regulations, ordinances or regulatory requirements. For purposes of this subparagraph 6.16, the definition of the terms

“Hazardous Substances” and “Release” shall be those used in the Superfund Act; provided, however, that the definition of the term “Hazardous Substance” shall also include, without limitation, petroleum and related by-products, hydrocarbons, asbestos or PCB’s

The representations and warranties of Seller contained in this Article and any other representations and warranties of Seller contained elsewhere in this Agreement shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of Closing.

21. **Purchaser’s Warranties:** Purchaser warrants the following:

Purchaser hereby represents and warrants to Seller as of the date of this Agreement, as follows:

21.1 Purchaser is a legal entity in the State of Washington. Purchaser has taken all necessary action to authorize the execution, delivery, and performance of this Agreement. The individuals executing this Agreement on behalf of Purchaser have the legal power, right and actual authority to bind Purchaser to the terms hereof.

21.2 This Agreement constitutes the legal, valid and binding obligation of Purchaser, enforceable against Purchaser in accordance with its terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting or limiting rights of contracting parties generally.

21.3 Neither this Agreement nor the consummation of the transaction contemplated by this Agreement will violate, be in conflict, or otherwise result in a default under any agreement or instrument to which Purchaser is a party or by which Purchaser is bound, or any judgment, decree, order, statute, rule, or regulation applicable to Purchaser.

21.4 The representations and warranties of Purchaser contained in this Article and any other representations and warranties of Purchaser contained elsewhere in this Agreement shall be true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of Closing.

22. **As Is Condition, No obligation to Improve/Repair:** Except as otherwise expressly provided in this Agreement, Seller is selling and Purchaser is purchasing the Property “AS IS, WHERE IS” and Seller shall not be required to make any repairs to the Property, or any improvements located thereon. Purchaser has made a personal inspection of the property and has reached Purchaser’s own conclusion as to the adequacy and acceptability of the property based upon such personal inspection.

22.1 Seller agrees, concurrently with Closing, to assign to Purchaser all of Seller’s right, title and interest, if any, in and to all warranties, guaranties, indemnities, licenses, permits, plans, maps, deposits, Credits, reimbursements, approvals, and rights pertaining to the parcel(s) being

purchased at such Closing.

23. **Agreement to Install Fence.** Purchaser agrees that when any portion of the Property being purchased is developed, Purchaser shall at its own expense, install a security fence (chain link fence) between the property lines of the Property being purchased and the remaining one acre parcel.

24. **Disclosure of Representation:** It is understood that this Real Estate Purchase and Sale Agreement has been prepared by Shawn R. MacPherson, attorney, for the benefit of The City of Camas, Purchaser. Seller has retained counsel for the purpose of reviewing the terms herein.

25. **Execution Under Threat of Condemnation.** Purchaser represents it has the power of eminent domain and has determined to acquire the Property subject to satisfaction of the conditions precedent set forth above. Purchaser has determined that the best way to acquire the Property is by agreeing to and carrying out the terms of this Agreement. However, it is acknowledged and hereby represented by the parties to this agreement that, in the event this Agreement is not consummated, Purchaser is ready, willing, and able to exercise its power of eminent domain to make such acquisition. The terms of this Agreement have been negotiated in light of such power, and the acquisition, if this transaction is completed, will be made in lieu of and under the threat of condemnation.

26. **Miscellaneous:**

26.1 **Gender and Number:** As used in this agreement, the masculine, feminine or neuter gender, and the singular or plural number, shall be deemed to include the others whenever the context so indicates.

26.2 **Interpretation/Construction:** Paragraph headings have been included for the convenience of the parties and shall not be considered a part of this agreement for any purpose relating to construction or interpretation of the terms of this agreement and shall in no way limit any of the provisions of this agreement.

26.3 **Entire Agreement and Amendment:** This agreement constitutes the entire agreement of the parties hereto, supersedes and replaces all prior or existing written and oral agreements between the parties, and may not be amended other than in writing, signed by all parties.

26.4 **Successors and Assigns:** The terms and provisions of this agreement shall be binding upon and shall inure to the benefit of the heirs, legal representatives and proper and permitted assigns and successors of the parties.

26.5 **Closing Agent:** For purposes of this agreement, "closing agent" shall be defined as a person authorized to perform escrow or closing services who is designated by the parties

hereto to perform such services.

26.6 **Date of Closing:** For purposes of this agreement, “date of closing” shall be construed as the date upon which all appropriate documents are recorded and proceeds of this sale are available for disbursement to Seller. Funds held in reserve accounts pursuant to escrow or closing instructions shall be deemed, for purposes of this definition, as available for disbursement to Seller.

26.7 **Time of the Essence:** Time is of the essence of this agreement.

26.8 **Governing Law and Venue:** This agreement shall be governed by and interpreted in accordance with Washington law. Any action or litigation arising out of or in connection with this agreement shall be conducted in Clark County, Washington.

26.9 **Exchange:** Seller has the right to convey all or a portion of the Property in exchange for real property or properties of like kind pursuant to Section 1031 and/or Section 1033 of the Internal Revenue Code, either in a simultaneous exchange or in a deferred exchange. Purchaser agrees, at no cost to Purchaser, to cooperate with Seller in effecting such an exchange and, if requested by Seller, Purchaser shall execute any exchange agreement reasonably requested by Seller and consistent with the above. In no event shall the Closing be delayed or extended due to any such exchange.

27. **Ratification:** This agreement shall not be binding upon the City of Camas until ratified by the City Council of the City of Camas at a regularly scheduled council meeting. The City agrees to submit this agreement for ratification at a regularly scheduled council meeting following acceptance and in no event later than 60 days following execution of this Agreement.

28. **Counterparts; Electronic Signature.** This Agreement may be executed in any number of counterparts, provided each of the parties hereto executed at least one counterpart; each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement. To facilitate execution of this Agreement, the parties may execute and exchange by DocuSign, Adobe, and/or emailed portable document format (“PDF”) counterparts of the signature pages. The parties intend to be bound by the signatures transmitted by emailed PDF, are aware that the other party will rely on such signature, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.

29. **Commercial Property Disclaimer.** Purchaser acknowledges and agrees that the Property constitutes "commercial real estate" as defined in RCW 64.06.005 and used in RCW 64.06.013, as Purchaser intends to use the Property for commercial purposes in connection with its acquisition. Purchaser, by execution of this Agreement, acknowledges that (i) Purchaser hereby waives, as provided pursuant to RCW 64.06.010, the right to receive a seller disclosure statement under RCW 64.06, and (ii) Purchaser has received the attached Schedule 30 and that

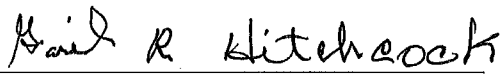
the statement is complete. As provided by applicable law, Purchaser has three (3) business days from the Effective Date to rescind the Agreement in connection with the information contained in the attached disclaimer materials.

SELLER:

Robert L. Hitchcock and Gail R. Hitchcock Revocable Trust u/t/d 9/9/2015

By: 
Robert L. Hitchcock, Trustee

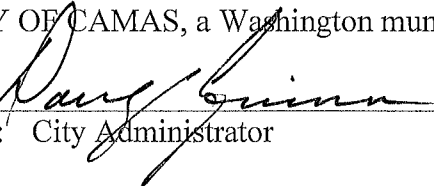
11/12/2024
Date

By: 
Gail R. Hitchcock, Trustee

11/12/2024
Date

PURCHASER:

CITY OF CAMAS, a Washington municipal corporation

By: 
Title: City Administrator

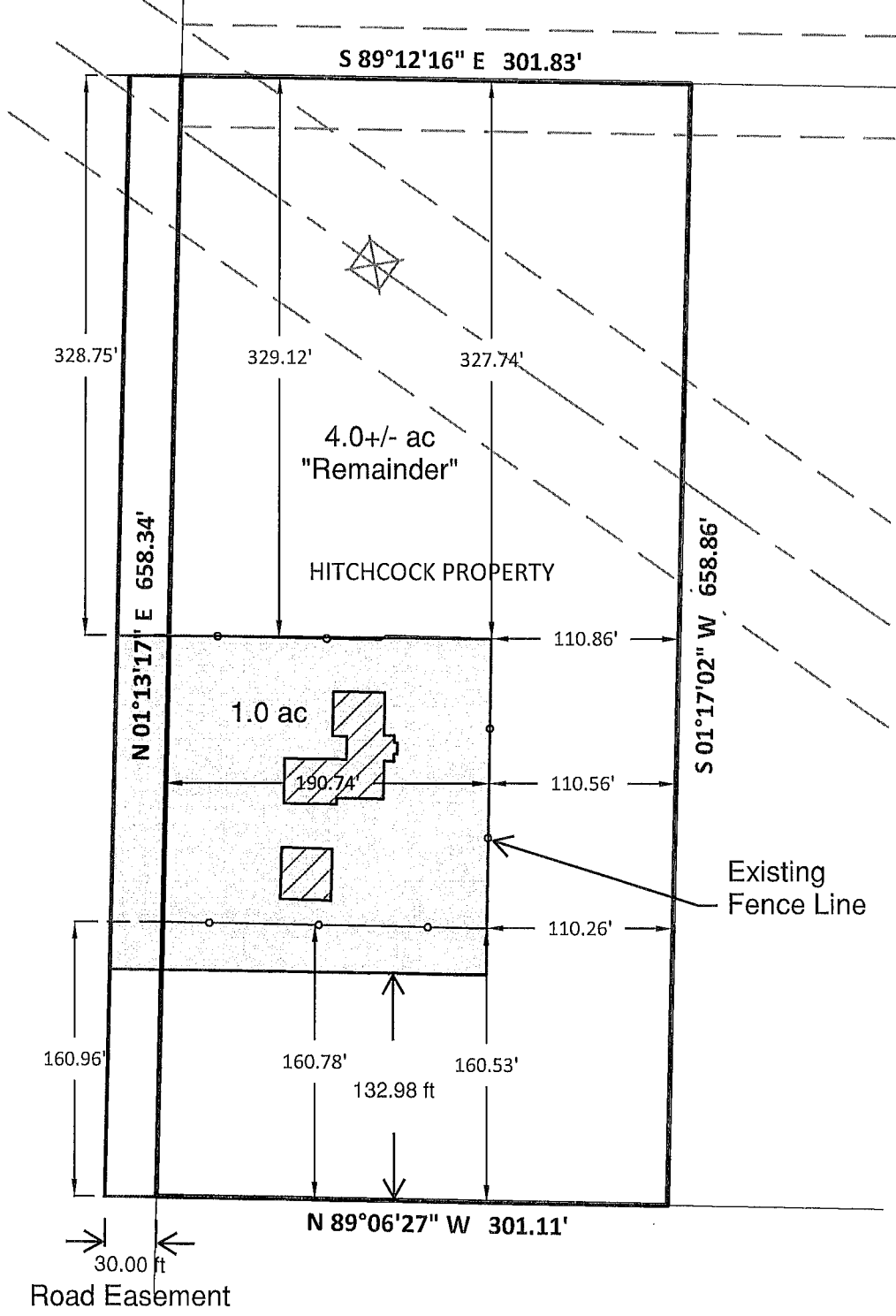
CITY COUNCIL RATIFICATION OF AGREEMENT:

On the _____ day of _____, 2024, the undersigned hereby approves and accepts the sale on behalf of the City Council as set forth in the above agreement and agrees to carry out all the terms thereof on the part of the Purchaser.

Steven C. Hogan, Mayor

EXHIBIT A

EXHIBIT A



SCALE: 1" = 100'

FOR REFERENCE ONLY



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

HITCHCOCK PROPERTY NW 1/4 SEC. 27 / T. 2N. / R. 3E. / W.M. CITY OF CAMAS / CLARK COUNTY / WASHINGTON		DATE: OCTOBER 18, 2024
		DRAWN BY: JBJ
		CHECKED BY: TTT
		PROJECT NO. 2100471
		SHEET: 1 OF 1

PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 175723000 [MapsOnline](#) [Fact Sheet](#)

Property Type: Real

Property Status: Active

Site Address: 1411 NE 232ND AVE, CAMAS, WA 98607 ([Situs Addresses](#))

Abbreviated Description: #41 SEC 27 T2N R3EWM 5 A (E)

Tax Status: Regular

Property Owner HITCHCOCK ROBERT L & HITCHCOCK GAIL R TRUSTEES	Owner Mailing Address R L & G R HITCHCOCK REV TRUST 19606 NE 8TH ST CAMAS WA , 98607	Property Site Address 1411 NE 232ND AVE, CAMAS, WA 98607 Google Maps Street View
Administrative Data Info... Jurisdiction Camas Land Use Planning Comprehensive Plan Designation C-NS Comprehensive Plan Overlay(s) Urban Holding Urban Growth Area Camas Zoning Designation - Codes North Shore Mixed Use (MX-NS) Zoning Overlay(s) Urban Holding - 10 (UH-10) Miscellaneous Census Tract 406.05 Drainage District n/a Neighborhood n/a Park District n/a Public Safety Burning Allowed No EMS Response Area Camas Washougal Fire Fire District Camas Increased Wildfire Danger Area No Police Jurisdiction Camas Police Dept Schools School District Name Camas Elementary School Attendance Area Lacamas Lake Middle School Attendance Liberty	Electoral Data Board of County Councilors District 4 Camas Council Ward 2 CPU Commissioner District 2 Election Precinct 962 Legislative District 17 Library District Camas Public Library Port District Camas Port District 2 School District Board Director District 5 Sewer Board District Camas State Weed Board District 2 Land Data Approximate Area Info... 217,800 sq. ft. 5 acres Clark County Road Atlas Page 12 DOR Land Use Code Info... 11 Section-Township-Range NW 1/4,S27,T2N,R3E PDF Subdivision Survey no data 010041 Sales History Date of Sale 09/09/2015 Document Type D-B&S Document Number Excise Number 733431 Sale Amount \$0.00 <hr/> Date of Sale 12/23/2014	Assessment Data Info... 2024 Values for 2025 Taxes Market Value as of January 1, 2024 Land Value \$464,360.00 Building Value \$404,291.00 Total Property \$868,651.00 Taxable Value Info... Total \$868,651.00 2023 Values for 2024 Taxes Market Value as of January 1, 2023 Land Value \$361,712.00 Building Value \$415,935.00 Total Property \$777,647.00 Taxable Value Info... Total \$777,647.00 General Assessor Neighborhood 50 Re-valuation Cycle 5 Notice of Value 2024 2023 2022 2021 2020 2019 2018 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.

Area		Document Type	D-QCD
High School Attendance Area	Camas	Document Number	
		Excise Number	719771
		Sale Amount	\$0.00
Transportation			
C-TRAN Public Transportation Benefit Area	Yes	Date of Sale	04/20/2010
Traffic Impact Fee (TIF) District	Camas	Document Type	D-QCD
		Document Number	
		Excise Number	650644
Transportation Analysis Zone	1830	Sale Amount	\$0.00
Utilities			
CPU Lighting Utility District	n/a	Date of Sale	03/11/2004
		Document Type	DEED
Last Street Sweeping	n/a	Document Number	
		Excise Number	537990
Sewer District	Camas	Sale Amount	\$280,000.00
Waste Collection Provider	Waste Connections	Date of Sale	08/07/2003
		Document Type	D-QCD
Waste Collection Day	<u>Service Schedule</u>	Document Number	
Water District	Camas	Excise Number	524940
	The water service provider may be different from the indicated water district. Please contact the parcel's jurisdiction if you need to know the water service provider.	Sale Amount	\$0.00

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

Disclaimer: Clark County does not warrant the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system, does so at their own risk. RCW 42.56.070(8) prohibits releasing and/or using lists of individuals gathered from this site for commercial purposes. [\[Full Disclaimer\]](#)

November 12, 2024

Clark County Title
1400 Washington Street,
Ste 100
Vancouver WA 98660

Re: *Escrow*

Dear Clark County Title:

Enclosed please find three Real Estate Purchase and Sale Agreements with the City of Camas as Purchaser. Please establish escrow in this matter and provide the parties with preliminary commitments for title insurance as indicated. I have enclosed the respective owner contact list. Further, please note that James Howsley, Attorney at Law, represents June Fricke and Karey Schoenfeld, Attorney at Law, represents Robert Hitchcock, who are both copied with this communication.

Our Finance Department will arrange for payment of the Earnest Money. Please email me at SMacPherson@cityofcamas.us with the contact information related to such payment and I will advise the city.

Thank you. I look forward to working with your office.

Sincerely,



Shawn R. MacPherson, City Attorney

SRM/en

Cc: James Howsley, Jamie.howsley@jordanramis.com

Cc: Karey Schoenfeld, KSchoenfeld@schwabe.com

Cc: Doug Quinn

Cc: Steve Wall

Cc: Cathy Huber Nickerson