



First American

First American Title Insurance Company

7710 NE Greenwood Drive, Suite 160
 Vancouver, WA 98662
 Phn - (360)891-0548
 Fax - (866)375-9430

Clark County Area Title Team
Sherlyn Adair Sue Dennis
 7710 NE Greenwood Drive, Ste 160
 Vancouver, WA 98662
 Phone: 360-891-0548
 Fax: 877-799-7179
 Email: title.clark.wa@firstam.com
Recording Department
 Email: recording.wa@firstam.com

Title Order No.: 4289-3970925
 Customer Ref: 706 NE 14th Ave, Camas, WA 98607

LIMITED LIABILITY CERTIFICATE
 SCHEDULE A

Effective Date: July 01, 2022 at 8.00 a.m.

Liability:	\$ 5,000.00
Charge:	\$ 350.00
Tax:	\$ 29.75

1. The estate or interest in the land described herein and which is covered by this certificate is:

FEE SIMPLE

2. The estate or interest referred to herein, according to the public records, is at Date of Certificate vested in:

CAMAS METHODIST CHURCH, A WASHINGTON CORPORATION

3. The land referred to in this certificate is situated in the State of Washington, and described as follows:

SEE EXHIBIT A ATTACHED

EXHIBIT A

Order No.: 4289-3970925

Legal Description:

A PARCEL OF LAND IN THE CITY OF CAMAS, WASHINGTON IN THE H.J.G. MAXON DONATION LAND CLAIM IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE W.M., CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT NORTH 89°54' EAST A DISTANCE OF 270.55 FEET FROM THE NORTHWEST CORNER OF FRACTIONAL BLOCK 16 OF COWAN'S ADDITION TO THE CITY OF CAMAS, CLARK COUNTY, WASHINGTON;
THENCE FROM SAID BEGINNING POINT NORTH 89°54' EAST 236.3 FEET TO A POINT;
THENCE SOUTH 71°36' EAST 13.9 FEET TO A POINT;
THENCE SOUTH 0°12' EAST 17.6 FEET TO A POINT;
THENCE SOUTH 64°20' WEST 117.4 FEET TO A POINT;
THENCE SOUTH 74°43' WEST 148.55 FEET TO A POINT;
THENCE NORTH 0°12' WEST 111.7 FEET TO THE POINT OF BEGINNING.

Property Address:

706 NE 14th Ave
Camas, WA 98607

Tax Account Number:

091010000

*** END OF EXHIBIT A ***

LIMITED LIABILITY CERTIFICATE
SCHEDULE B
Page 3

A. GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof;
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

B. SPECIAL EXCEPTIONS: As on Schedule B, attached.

SCHEDULE B - continued
Order No.: 4289-3970925

SPECIAL EXCEPTIONS:

1. This report 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. The liability of the Company is limited to \$5,000.00.
2. Liability, if any, for pro-rata portion of **Real Property** taxes, which are carried on the Clark County Tax Rolls, as exempt. Tax account no. 091010000.

The taxes for the current year reflect an exemption for Total Exemption. Any curtailment of the exemption may result in an additional amount being due for the current year and for any re-assessment of land and improvement values.

3. Municipal assessments, if any, levied by the City of Camas.
4. A Certificate of Incorporation for Camas Methodist Church is not currently on file with the Secretary of State, as required by statute.
5. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.
6. Easement, including terms and provisions contained therein:
Recording Information: [G23130](#)
In Favor of: City of Camas
For: Sewer line
7. Easement, including terms and provisions contained therein:
Recording Information: [8310210130](#)
In Favor of: City of Camas
For: pipeline
8. Easement, including terms and provisions contained therein:
Recording Information: [8310210131](#)
In Favor of: City of Camas
For: pipeline

*** END OF SCHEDULE B ***

NOTES:

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE INSURANCE COMPANY'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE INSURANCE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

/SM

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Clark, State of Washington, described as follows:

A PARCEL OF LAND IN THE CITY OF CAMAS, WASHINGTON IN THE H.J.G. MAXON DONATION LAND CLAIM IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE W.M., CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT NORTH 89°54' EAST A DISTANCE OF 270.55 FEET FROM THE NORTHWEST CORNER OF FRACTIONAL BLOCK 16 OF COWAN'S ADDITION TO THE CITY OF CAMAS, CLARK COUNTY, WASHINGTON;
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THENCE SOUTH 0°12' EAST 17.6 FEET TO A POINT;
THENCE SOUTH 64°20' WEST 117.4 FEET TO A POINT;
THENCE SOUTH 74°43' WEST 148.55 FEET TO A POINT;
THENCE NORTH 0°12' WEST 111.7 FEET TO THE POINT OF BEGINNING.

FIRST AMERICAN TITLE INSURANCE COMPANY
Exhibit "A"

Vested Owner: Camas Methodist Church

Real property in the County of Clark, State of Washington, described as follows:

A PARCEL OF LAND IN THE CITY OF CAMAS, WASHINGTON IN THE H.J.G. MAXON DONATION LAND CLAIM IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE W.M., CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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THENCE SOUTH 74°43' WEST 148.55 FEET TO A POINT;
THENCE NORTH 0°12' WEST 111.7 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number: 091010000

Situs Address: 706 NE 14th Ave, Camas, WA 98607

BUYER

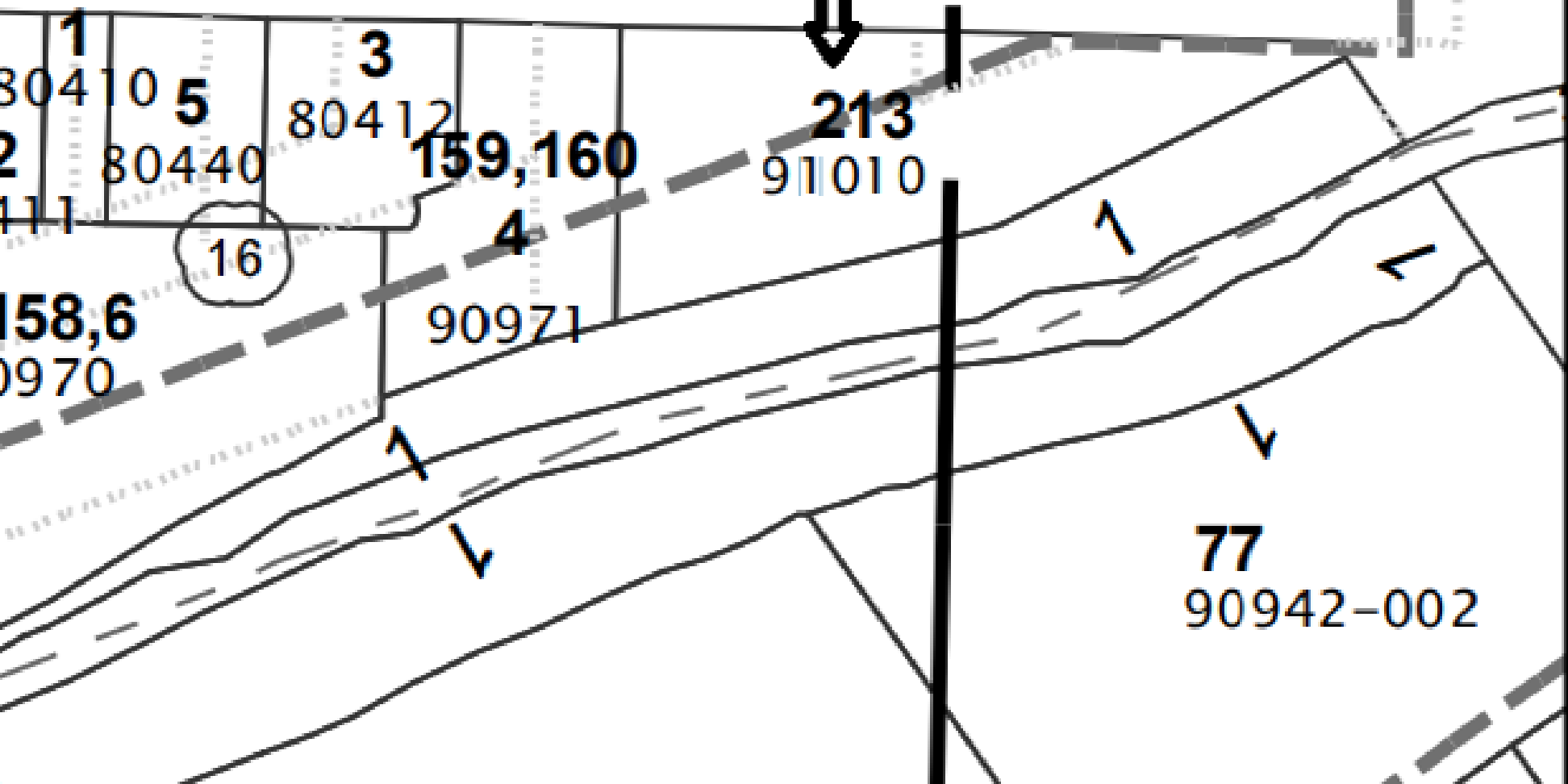
SELLER

BUYER

SELLER

81038	3 81031
81039 27	2 81030
7,8	1 81025
81042	

6	81082	3	81080
1/7,8	28	1,2	81070
81083	2/7,8		81060
	81090		





First American Title™

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.

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First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

023130

Dr. 464,70.000

ASSIGNMENT DEED

THE UNDERSIGNED, CHARLES WALTERS BURKE of OMAHA, Washington, a corporation, for a good and valuable consideration conveys to the City of OMAHA, a Municipal Corporation, an easement for a sewer line with the right to lay, maintain, operate, relay and remove at any time a sewer, and with the right in granted of ingress and egress to and from said sewer, said easement being over the property described as follows:

Beginning at a point which is the south line of Northeast 14th Avenue and the center of Northeast Franklin Street, in the City of OMAHA, Clark County, Washington; thence East 253.55 feet; thence South 15 feet; thence South 74°43' West 270.10 feet; thence North 111.7 feet to the point of beginning.

DATED this 5th day of May, 1948.

CHARLES WALTERS BURKE, of OMAHA, Washington, a corporation,
Charles W. Burke
Chairman of Board of Directors.

CITY OF WASHINGTON)
County of Clark

On this 5th day of May, A. D. 1948, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared George W. Anderson, to me known to be the Chairman of the Board of Directors of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

Thomas Jackson
Notary Public in and for the State of Washington; residing at OMAHA, NEBRASKA.



Recorded May 6, 1948 at 12:28 P.M., by Yvonne Jackson,
City-Recorder, County-Recorder.

83 10210130

EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the Grantors, BUSINESS AND PROFESSIONAL WOMEN'S CLUB, INC., A WASHINGTON CORPORATION, for and in consideration of One Dollar and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell and convey to the CITY OF CAMAS, a municipal corporation of 616 N.E. 4th Avenue, Camas, Washington, its successors and assigns, forever, hereinafter called "Grantee", a perpetual, permanent pipeline easement with the right granted to Grantee to erect; construct, maintain, repair, replace, use, operate, and/or remove an underground sewer pipeline and other underground installations incidental to a sewer line, including connections, for the purpose of conveying sewage over, across, through and under the lands of the Grantor, situate in Clark County, Washington, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein, together with the right to excavate and refill ditches and/or trenches for the location of said pipeline installation, with the right to ingress and egress over adjacent lands of the Grantors, and the further right to remove any trees, bushes, undergrowth and other obstructions on said easement that may interfere with the location, construction, maintenance, repair and use of said pipeline. Grantee shall restore the surface of the soil to substantially the same condition it was in prior to installation of said pipeline.

The permanent pipeline easement granted herein, which shall be ten (10) feet in width, is more particularly described in Exhibit "B" attached hereto and by this reference incorporated herein.

This grant of easement shall constitute a covenant running with the land for the benefit of Grantee, its heirs, successors and assigns, and shall be appurtenant to Grantor's property described in Exhibit "A" attached hereto.

Grantors hereby covenant to and with Grantee the Grantors are lawfully seized and possessed of the real estate above described, and that Grantors have good and lawful right to convey and grant this easement, and that Grantors, their successors and assigns, will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The Grantors, their heirs, personal representatives and assigns shall have the right to utilize the surface of the strip of land described in Exhibit "B" for any purpose that does not interfere with the maintenance or operation of said pipeline. It is understood and agreed that no buildings or other structures shall be erected by Grantors upon said easement. If the Grantee, its successors and assigns, at any time after completion of the original installation of said pipeline, damage or destroy any shrubs, bushes, lawn or other surface improvements while maintaining or repairing said pipeline, then the Grantee shall restore the surface to substantially the same condition it was in prior to such repair.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 27th day of July, 1983.

BUSINESS AND PROFESSIONAL WOMEN'S CLUB, INC.

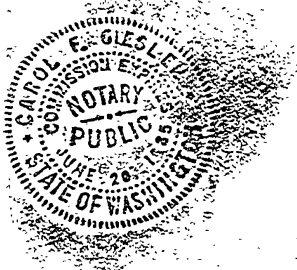
By June E. Duncan
President
By Paul Craig
Treasurer

Easement - Page 2

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this 27th day of July, 1983, before me personally appeared Inez Duncan and Pearl Craig to me known to be the president and Treasurer respectively of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Carol F. Gesler
Notary Public in and for the State
of Washington, Residing at
Washougal

NAME: BUSINESS AND PROFESSIONAL WOMEN'S CLUB, INC.

DATE June 16, 1983

ADDRESS: 642 N.E. 14th Avenue
CAMAS, WA. 98607

LEGAL DESCRIPTION OF PROPERTY:

EXHIBIT "A" LAND OF THE GRANTOR

BEING IN A PORTION OF LAND IN CAMAS BEING UNPLATTED LAND IN HJG MAXSON DONATION OF LAND CLAIM SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST, AND A PORTION OF SAID PROPERTY BEING VACATED PORTION OF COLUMBIA STREET AND VACATED PORTION OF COFFEE STREET IN COWANS ADDITION TO CAMAS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 89 DEGREES 54 MINUTES EAST 197 FEET; THENCE FROM POINT OF BEGINNING NORTH 89 DEGREES 54 MINUTES EAST 73.55 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES EAST 111.70 FEET; THENCE SOUTH 74 DEGREES 43 MINUTES WEST 31.65 FEET; THENCE SOUTH 68 DEGREES 54 MINUTES WEST 58.90 FEET; THENCE NORTH 0 DEGREES 12 MINUTES WEST 60.46 FEET; THENCE NORTH 68 DEGREES 54 MINUTES EAST 4.60 FEET; THENCE IN A NORTHERLY DIRECTION, A 12 FEET RADIUS CURVE TO THE LEFT, THROUGH AN ANGLE OF 69 DEGREES 06 MINUTES 14.48 FEET; THENCE NORTH 0 DEGREES 12 MINUTES WEST 67.80 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B" EASEMENT TO GRANTEE

That portion of Exhibit "A", previously described, which falls within the boundary of the following described easement:

A 10 FOOT WIDE PERMANENT EASEMENT, 5 FEET ON EACH SIDE OF THE DESCRIBED CENTERLINE, TOGETHER WITH A CONSTRUCTION EASEMENT 10 FEET ON EACH SIDE OF THE PERMANENT EASEMENT. THE CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT A EXISTING MANHOLE WHICH IS 200.67 FEET SOUTH AND 39.41 FEET WEST OF THE NORTHWEST CORNER OF BLOCK 16 OF COWANS ADDITION TO CAMAS; THENCE SOUTH 78 DEGREES 06 MINUTES EAST 88.0 FEET TO A EXISTING MANHOLE; THENCE NORTH 62 DEGREES 14 MINUTES EAST 258.80 FEET TO A EXISTING MANHOLE; THENCE NORTH 0 DEGREES 58 MINUTES EAST 98.74 FEET TO THE SOUTH LINE OF NORTHEAST 14TH AVENUE; SAID POINT BEING 0.74 FEET NORTH AND 277.37 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 16 OF COWANS ADDITION. 228

ATTACHED TO EXHIBIT "B" IS CITY OF CAMAS WATER-SEWER DEPARTMENT DRAWING MARKED EXHIBIT "C" SHOWING THE EASEMENT LOCATION.

N. E. EVERETT STREET

N.W. CORNER BLOCK 16
COWANS ADDITION

N. E. 14TH AVENUE

2773'

N 89° 54' E 73.85'

229

FILED FOR RECORD
CLARK CO. WASH
City of Camas
Oct 21 3 25 PM '83
AUDITOR
DAVID MICHENER
6100 E 4th Ave
Camas, WA



WOMEN'S BUSINESS CLUB

PERMANENT EASEMENT

CONSTRUCTION EASEMENT

"EXHIBIT C"

CITY OF CAMAS
CAMAS, WASHINGTON

WATER-SEWER EASEMENT

SANTARY SEWER EASEMENT
WOMEN'S BUSINESS CLUB

DEPARTMENT

SCALE: 1"=40'
DATE: 5-26-83

SHEET 1

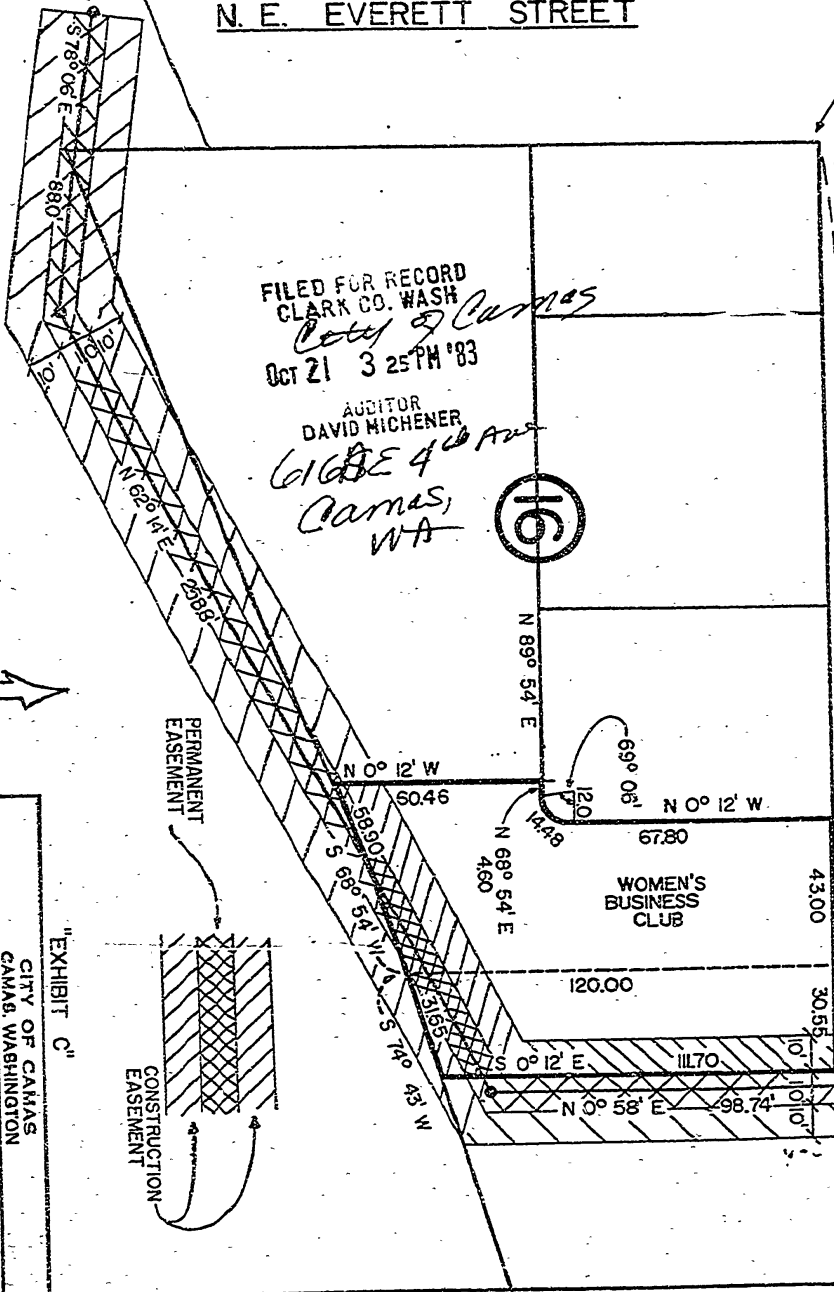
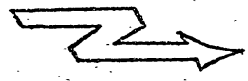
DRAWN BY: MB
PROJECT NO: WS-212

3075

APPROVED BY: RA

POB.
SOUTH 200.67 ft.
AND
WEST 394 ft.
FROM THE N.W. COR.
BLOCK 16 COWANS ADDITION

BLDG. FOOTING PERMITS 16-1-1980-2-1-83



600

82 10210131

EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the Grantors, CAMAS METHODIST CHURCH for and in consideration of One Dollar and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell and convey to the CITY OF CAMAS, a municipal corporation of 616 N.E. 4th Avenue, Camas, Washington, its successors and assigns, forever, hereinafter called "Grantee", a perpetual, permanent pipeline easement with the right granted to Grantee to erect, construct, maintain, repair, replace, use, operate, and/or remove an underground sewer pipeline and other underground installations incidental to a sewer line, including connections, for the purpose of conveying sewage over, across, through and under the lands of the Grantor, situate in Clark County, Washington, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein, together with the right to excavate and refill ditches and/or trenches for the location of said pipeline installation, with the right to ingress and egress over adjacent lands of the Grantors, and the further right to remove any trees, bushes, undergrowth and other obstructions on said easement that may interfere with the location, construction, maintenance, repair and use of said pipeline. Grantee shall restore the surface of the soil to substantially the same condition it was in prior to installation of said pipeline.

The permanent pipeline easement granted herein, which shall be ten (10) feet in width, is more particularly described in Exhibit "B" attached hereto and by this reference incorporated herein.

This grant of easement shall constitute a covenant running with the land for the benefit of Grantee, its heirs, successors and assigns, and shall be appurtenant to Grantor's property described in Exhibit "A" attached hereto.

Grantors hereby covenant to and with Grantee the Grantors are lawfully seized and possessed of the real estate above described, and that Grantors have good and lawful right to convey and grant this easement, and that Grantors, their successors and assigns, will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The Grantors, their heirs, personal representatives and assigns shall have the right to utilize the surface of the strip of land described in Exhibit "B" for any purpose that does not interfere with the maintenance or operation of said pipeline. It is understood and agreed that no buildings or other structures shall be erected by Grantors upon said easement. If the Grantee, its successors and assigns, at any time after completion of the original installation of said pipeline, damage or destroy any shrubs, bushes, lawn or other surface improvements while maintaining or repairing said pipeline, then the Grantee shall restore the surface to substantially the same condition it was in prior to such repair.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 23 day of June, 1983.

CAMAS UNITED METHODIST CHURCH

Paul F. Robinson
Vice Chm. Minister

NAME: CAMAS METHODIST CHURCH

DATE June 16, 1983

ADDRESS: 614 N.E. 14TH AVENUE
CAMAS, WA. 98607

LEGAL DESCRIPTION OF PROPERTY:

EXHIBIT "A" LAND OF THE GRANTOR

#213 OF HJG MAXON DONATION OF LAND CLAIM .42 ACRES A PARCEL OF LAND IN CITY OF CAMAS IN SECTION 11 TOWNSHIP 1 NORTH, RANGE 3 EAST, WM DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 89 DEGREES 54 MINUTES EAST 270.55 FEET FROM NORTHWEST CORNER BLOCK 16 OF COWANS ADDITION TO CAMAS; THENCE FROM SAID BEGINNING POINT NORTH 89 DEGREES 54 MINUTES EAST 236.30 FEET; THENCE SOUTH 71 DEGREES 36 MINUTES EAST 13.90 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES EAST 17.60 FEET; THENCE SOUTH 64 DEGREES 20 MINUTES WEST 17.60 FEET; THENCE SOUTH 64 DEGREES 20 MINUTES WEST 117.40 FEET; THENCE SOUTH 74 DEGREES 43 MINUTES WEST 148.55 FEET; THENCE NORTH 0 DEGREES 12 MINUTES WEST 111.70 FEET TO A POINT OF BEGINNING, INCLUDING PORTION OF VACATED COLUMBIA STREET IN COWANS ADDITION.

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EXHIBIT "B" EASEMENT TO GRANTEE

That portion of Exhibit "A", previously described, which falls within the boundary of the following described easement:

A 10 FOOT WIDE PERMANENT EASEMENT, 5 FEET ON EACH SIDE OF THE DESCRIBED CENTERLINE, TOGETHER WITH A CONSTRUCTION EASEMENT 10 FEET ON EACH SIDE OF THE PERMANENT EASEMENT. THE CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT A EXISTING MANHOLE WHICH IS 200.67 FEET SOUTH AND 39.41 FEET WEST OF THE NORTHWEST CORNER OF BLOCK 16 OF COWANS ADDITION TO CAMAS; THENCE SOUTH 78 DEGREES 06 MINUTES EAST 88.0 FEET TO A EXISTING MANHOLE; THENCE NORTH 62 DEGREES 14 MINUTES EAST 258.80 FEET TO A EXISTING MANHOLE; THENCE NORTH 0 DEGREES 58 MINUTES EAST 98.74 FEET TO THE SOUTH LINE OF NORTHEAST 14TH AVENUE; SAID POINT BEING 0.74 FEET NORTH AND 277.37 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 16 OF COWANS ADDITION.

ATTACHED TO EXHIBIT "B" IS CITY OF CAMAS WATER-SEWER DEPARTMENT DRAWING MARKED EXHIBIT "C" SHOWING THE EASEMENT LOCATION.

N. E. EVERETT STREET

NW CORNER BLOCK 16
COWANS ADDITION

N. E. 14th AVENUE

FILED FOR RECORD
CLARK CO. WASH
Oct 21 3 25 PM '83

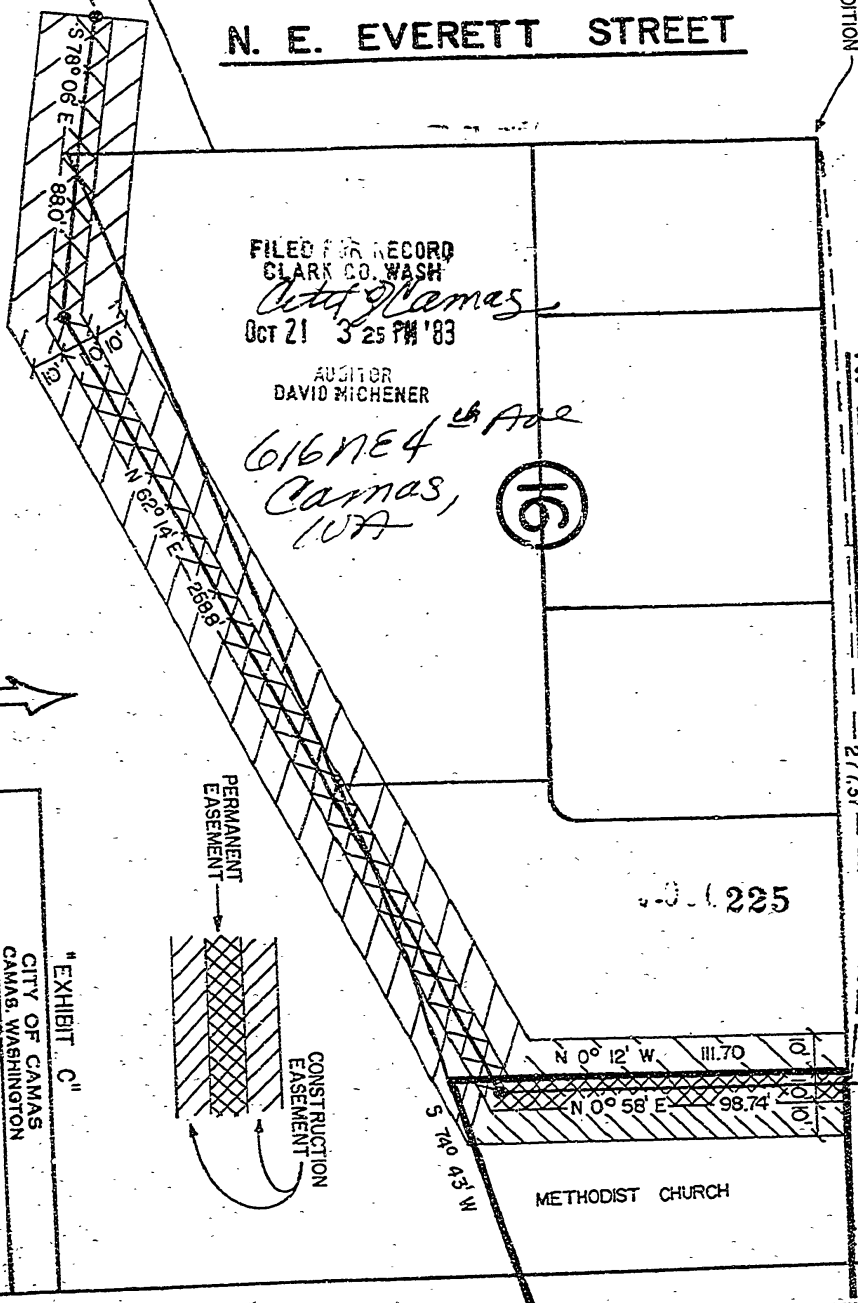
AUDITOR
DAVID MICHENER

City of Camas
616 NE 4th Ave
Camas, WA

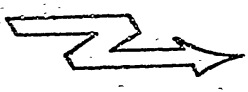


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METHODIST CHURCH



POB.
SOUTH 20067 ft.
AND
WEST 39.41 ft.
FROM THE NW COR.
BLOCK 16 COWANS ADDITION



"EXHIBIT C"

CITY OF CAMAS CAMAS, WASHINGTON		DEPARTMENT	
WATER-SEWER SANITARY SEWER EASEMENT METHODIST CHURCH			
SCALE: 1" = 40'	DATE: 6-9-83	SHEET: 1	
DRAWN BY: MB	PROJECT NO: WS-212	DRAWING NO:	
APPROVED BY: RA			
			3076

0001000

SPECIAL WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That CROWN ZILLERBACH CORPORATION, a corporation of the State of Nevada, in consideration of Ten (\$10.00) Dollars and other good and valuable considerations to it in hand paid, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the CANAS METHODIST CHURCH OF CANAS, WASHINGTON, a Washington Corporation, in trust, that said premises shall be used, kept and maintained as a place of divine worship of the Methodist ministry and members of the Methodist Church; subject to the discipline, usage and ministerial appointments of said church as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated. This provision is solely for the benefit of the Grantee, and the Grantor reserves no right or interest in said premises, which are situate within the corporate limits of the City of Canas, Clark County, Washington, described as follows:

A parcel of land in the City of Canas, Washington in the H.J.G. Maxon Donation Land Claim in Section 11, Township 1 North, Range 3 East of the W.M., Clark County, Washington, more particularly described as follows, to-wit:

Beginning at a point North 99° 54' East a distance of 270.85 feet from the Northwest corner of Fractional Block 15 of Cowen's Addition to the City of Canas, Clark County, Washington; thence

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from said beginning point North 89° 54' East 230.3 feet to a point; thence South 71° 36' East 13.9 feet to a point; thence South 0° 12' East 17.8 feet to a point; thence South 64° 20' West 117.4 feet to a point; thence South 74° 43' West 148.55 feet to a point; thence North 0° 12' West 111.7 feet to the point of beginning and containing .42 of an acre, more or less.

TO HAVE AND TO HOLD the above described real property unto the said Census Methodist Church, its successors and assigns forever. Provided, however, and this conveyance is on the express condition that no septic tanks or cesspools shall be used or constructed on the premises, and that all plumbing subsequently placed upon the premises shall be connected directly with the City of Census sewer system; and provided further, that the Grantee, its successors and assigns, in further consideration for this conveyance, does hereby release and acquit the Grantor, and its successors in title to the Ditch hereinafter described, from any claims now existing or hereafter arising from damages resulting or growing out of any seepage from the Main Ditch of the Grantor beginning at Leckow Lake and extending into Block Six (6) of Cowen's Addition to the said City of Census, and from any other claims of damage now existing or hereafter arising, resulting or growing out of the reconstruction, maintenance and/or operation of said Ditch.

The above premises are subject to any unpaid taxes or assessments lawfully imposed upon said premises on or subsequent to January 1st of the year


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in which this deed is executed and the Grantee by acceptance of this deed hereby assumes and agrees to pay any and all such taxes and/or assessments.

And the said Grantor, for itself, its successors and assigns, does covenant to and with the said Grantee, its successors and assigns, that it is seized with fee simple, unincumbered title to the above described property, and that it will warrant and defend the same against the lawful claims of all persons whatsoever claiming by, through or under the Grantor, save and except as to the incumbrances hereinbefore set forth.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its officers as below subscribed this 27th day of August, 1949.

Witnesses: CROWN ZELLERSBACH CORPORATION

[Signature]
[Signature]
Attest: [Signature]


STATE OF CALIFORNIA }
City and County of San Francisco } ss

On this 27th day of August, 1949, before me appeared _____ and _____, both to me personally known,