

839990 - \$92055.00 - Fidelity Natio - Kimberly Gray - 03/31/2021

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FIDELITY NATIONAL TITLE VANCOUVER

SIMPLIFILE LC E-RECORDING

When recorded return to:

Modern Dwellings, LLC
8101 NE Gleason St
Portland, OR 97213

Filed for record at the request of:

Fidelity National Title

COMPANY OF WASHINGTON, INC.

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 612872959

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eida WA CA, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Modern Dwellings, LLC, a Washington limited liability company

the following described real estate, situated in the County of Clark, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

#105, #12 and #3, Section 9, Township 1 North, Range 3 East

Tax Parcel Number(s): 127439-000, 127359-000, 127356-000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: March 29, 2021

Elda WA CA, LLC

BY: [Signature]
Marcus Fullard-Leo
Member

~~WASHINGTON~~
State of OREGON
County of ~~CLARK MULTNOMAH~~

I certify that I know or have satisfactory evidence that Marcus Fullard-Leo is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as member of Elda WA CA, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: MARCH 29, 2021

[Signature]
Name: BRANDI MARTIN
Notary Public in and for the State of OREGON
Residing at: GRESHAM OREGON
My appointment expires: APRIL 29, 2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 127439-000, 127359-000 and 127356-000

Parcel I

Beginning at the Northeast corner of the West half of the Northeast quarter of Section 9, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington; thence South 20 feet; thence West 330 feet to the true point of beginning; thence South 660 feet to the South line of the land conveyed to Ray Pierce and Dorothy Pierce by deed recorded September 17, 1949 under Auditor's File No. G 32180, records of Clark County; thence West along said South line 330 feet to the County Road; thence North along said road 660 feet to the County Road; thence East 330 feet to the true point of beginning.

EXCEPT any portion lying within NW 18th Avenue.

Parcel II

Beginning at a point 20 feet South of the Northeast corner of the West half of the Northeast quarter of Section 9, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, and running thence South 330 feet; thence West 660 feet to the County Road; thence North 330 feet to the County Road; thence East 660 feet to the place of beginning.

EXCEPTING THEREFROM any portion lying within the following described property:

That portion of the Northeast quarter of Section 9, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point that is South 0° 15' West 20 feet and South 89° 55' West 20 feet from the Northeast corner of the West half of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section, said point being the most Northerly Northwest corner of the land described in the deed to the City of Camas, recorded under Auditor's File No. G 344999; thence Southerly, parallel to the East line of the West half of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section, a distance of 156 feet; thence South 89° 55' West along the most Westerly North line of the land described in said deed to the City of Camas and the Westerly prolongation thereof, a distance of 356.94 feet; thence Northerly, parallel to the East line of the land herein described, 156 feet to a point 20 feet South of the North line of said Section; thence North 89° 55' East, parallel to the North line to the point of beginning.

ALSO EXCEPT the West 330 feet of the above described.

ALSO EXCEPT any portion lying within NW 18th Avenue.

Parcel III

That portion of the North half of Section 9, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point 350 feet South of the Northeast corner of the West half of the Northeast quarter of Section 9, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington; thence South 330 feet; thence West 660 feet; thence North 330 feet; thence East 660 feet to the point of beginning.

EXCEPT the West 330 feet of the above described.

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
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: 2021
 Tax Account No.: 127439-000
 School District/Levy Code: 117000
 Assessed Total: \$1,291,000.00
 Millage Rate: 12.0239057567
 Location Code: 0602

General and Special Taxes:
 Billed: \$19.18
 Unpaid: \$19.18
 Affects: Parcel I

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. 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: 2021
 Tax Account No.: 127359-000
 School District/Levy Code: 117000
 Assessed Total: \$165,135.00
 Millage Rate: 12.0239057567
 Location Code: 0602

General and Special Taxes:
 Billed: \$1,990.56
 Unpaid: \$1,990.56
 Affects: Parcel II

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.

4. 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: 2021
 Tax Account No.: 127356-000
 School District/Levy Code: 117000
 Assessed Total: \$1,650,795.00
 Millage Rate: 12.0239057567
 Location Code: 0602

General and Special Taxes:
 Billed: \$19,359.67
 Unpaid: \$19,359.67
 Affects: Parcel III

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.

5. Assessments, if any, levied by CITY OF CAMAS.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Clark County
 Purpose: transmission of electric energy, including communication facilities

EXHIBIT "B"

**Exceptions
(continued)**

Recording Date: October 28, 1963
Recording No.: G 369735
Affects: a portion of Parcel I and Parcel II and III

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

Granted to: City of Camas
Purpose: right of entry for installing, maintaining, and operating an pump system, including a force main and electrical service necessary to operate and control the system
Recording Date: December 20, 1988
Recording No.: 8812200092
Affects: Parcel II and III

- 8. Outside Utility Agreement, and the terms and conditions thereof:

Recording Date: March 6, 1989
Recording No.: 8903060152
Affects: Parcel II and III

- 9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, encroachments, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: Survey Book 30, Page 74 and Survey Book 53, Page 140