

## Litigation or Trustee's Sale Guarantee

ZB 224167



SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a corporation, herein called the Company, for the fee paid for this Guarantee, the number, amount and effective date of which are shown herein, hereby Guarantees the parties herein called the Assured, against loss not exceeding the liability amount stated herein which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public record on the effective date stated herein,

1. The title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessarily shown in the order of their priority.

This Guarantee is issued with the expectation that, within 60 days and based upon the facts set forth herein, a Notice of Trustee's Sale will be prepared and recorded or an action will be commenced in a Court of competent jurisdiction. If a Notice of Sale is not recorded or such action is not commenced, all liability and obligation of the Company hereunder shall cease and terminate 60 days after the effective date shown herein or as may have been extended by endorsement hereto.

This Guarantee shall not be valid or binding until countersigned below by an authorized officer or agent of the Company.

### OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

*A Stock Company*

*400 Second Avenue South, Minneapolis, Minnesota 55401*

*(612) 371-1111*

*S. Kelly McDonald*

*Authorized Officer or Licensed Agent*

By

*President*

Attest

*Secretary*

**LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE**

**SCHEDULE A**

Office File Number <b>CL5061</b> Ref. No.: <b>986029-721</b>	Policy Number <b>ZB 224167</b>	Date of Policy <b>August 10, 2016</b> at 8:00 AM	Amount of Insurance <b>\$419.00</b>	Premium <b>\$419.00</b>
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1. Assured:

**CLARK COUNTY, WASHINGTON**

2. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

**Fee Simple**

3. Title to the estate or interest in the land is vested in:

**GARY CAIRNS AND JODEE CAIRNS, AS TENANTS IN COMMON**

4. The land referred to in this Guarantee is situated in the State of **WASHINGTON**, County of **Clark**, and is described as follows:

**SEE ATTACHED EXHIBIT "A"**

## **LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE**

### **INFORMATION FOR THE ASSURED**

1. THIS GUARANTEE IS RESTRICTED TO THE USE OF THE ASSURED SOLELY FOR THE PURPOSE OF PROVIDING INFORMATION TO FACILITATE THE COMMENCEMENT OF A SUIT AT LAW, THE FORFEITURE OF A REAL ESTATE CONTRACT PURSUANT TO RCW 61.30, OR FORECLOSURE PURSUANT TO RCW 61.24 OF A MORTGAGE DESCRIBED IN SCHEDULE B, AFFECTING THE LAND DESCRIBED IN SCHEDULE A. THE COMPANY SHALL HAVE NO LIABILITY FOR ANY RELIANCE HEREON EXCEPT FOR THE PURPOSE FOR WHICH THIS GUARANTEE IS ISSUED. THIS GUARANTEE IS NOT A COMMITMENT NOR AN OBLIGATION BY THE COMPANY TO ISSUE ANY POLICY OR POLICIES OF TITLE INSURANCE INSURING SAID LAND, AND IT IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID LAND.
2. UPON REQUEST WITHIN 60 DAYS FROM THE EFFECTIVE DATE OF THIS GUARANTEE, THE COMPANY WILL EXTEND THE EFFECTIVE DATE OF THIS GUARANTEE BY ENDORSEMENT TO INCLUDE THE FILING OF ANY COMPLAINT AND RECORDING OF NOTICE OF LIS PENDENS, RECORDING OF NOTICE OF INTENT TO FORFEIT REAL ESTATE CONTRACT, OR RECORDING OF NOTICE OF TRUSTEE'S SALE. SUCH AN ENDORSEMENT WILL SHOW AS ADDITIONAL EXCEPTIONS, AND THEREFORE EXCLUDE FROM COVERAGE, THOSE MATTERS ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE OF THE GUARANTEE BUT PRIOR TO THE ISSUANCE OF THE ENDORSEMENT.
3. UPON REQUEST ON THE 30TH DAY PRECEDING THE DATE SET FOR THE FORFEITURE OF REAL ESTATE CONTRACT, OR TRUSTEE'S SALE, THE COMPANY WILL ISSUE AN ENDORSEMENT IDENTIFYING FEDERAL TAX LIENS, IF ANY, AFFECTING THE LAND DESCRIBED IN SCHEDULE A. THE RESPONSIBILITY, HOWEVER, FOR DETERMINING THE 30TH DAY BEFORE THE SALE OR FORFEITURE, AND FOR MAKING THE REQUEST ON THAT SAME DAY, IS BORNE BY THE ASSURED.
4. THE COMPANY MAY, BUT IS NOT OBLIGATED TO, ISSUE ADDITIONAL ENDORSEMENTS EXTENDING THE EFFECTIVE DATE OF THE GUARANTEE AT THE REQUEST OF THE ASSURED. THE FEE FOR SUCH ENDORSEMENTS WILL BE CHARGED ACCORDING TO THE COMPANY'S FILED RATE SCHEDULE FOR SUCH ENDORSEMENTS. THE COMPANY WILL NOT, AND ACCEPTS NO OBLIGATION TO, ISSUE AN ENDORSEMENT EXTENDING THE EFFECTIVE DATE TO, OR BEYOND, THE DATE OF ANY SALE OF THE PREMISES, RECORDING OF A DECLARATION OF FORFEITURE OF A REAL ESTATE CONTRACT, TRUSTEE'S SALE OR DEED IN LIEU THEREOF.
5. ATTENTION IS CALLED TO SOLDIERS' AND SAILORS' CIVIL RELIEF ACT OF 1940 AND AMENDMENTS THERETO WHICH CONTAIN LIMITATIONS AGAINST THE FORFEITURE OF LAND UNDER A REAL ESTATE CONTRACT OR THE SALE OF LAND UNDER A DEED OF TRUST IF THE OWNER IS ENTITLED TO THE BENEFITS OF SAID ACT.
6. ATTENTION IS CALLED TO THE FEDERAL TAX LIEN ACT OF 1966 AND AMENDMENTS THERETO WHICH, AMONG OTHER THINGS, PROVIDES FOR THE GIVING OF WRITTEN NOTICE OF SALE OR FORFEITURE IN A SPECIFIED MANNER TO THE SECRETARY OF THE TREASURY OR HIS DELEGATE AS A REQUIREMENT FOR THE DISCHARGE OR DIVESTMENT OF A FEDERAL TAX LIEN IN A NON-JUDICIAL SALE OR FORFEITURE, AND ESTABLISHES WITH RESPECT TO SUCH LIEN A RIGHT IN THE UNITED STATES TO REDEEM THE PROPERTY WITHIN A PERIOD OF 120 DAYS FROM THE DATE OF ANY SUCH SALE OR FORFEITURE.

## **SCHEDULE B**

File Number: **CL5061**

Policy Number: **ZB 224167**

### **GENERAL EXCEPTIONS FROM COVERAGE**

- A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- B. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES AND OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- C. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
- D. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- E. LIENS UNDER THE WORKMEN'S COMPENSATION ACT NOT SHOWN BY THE PUBLIC RECORDS.
- F. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, OR CONSTRUCTION CHARGES FOR SEWER, WATER, ELECTRICITY OR GARBAGE REMOVAL.
- G. (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.
- H. INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING, BUT NOT LIMITED TO, EASEMENTS OR EQUITABLE SERVITUDES.
- I. GENERAL TAXES, SPECIAL ASSESSMENTS AND SPECIAL LEVIES.

**SPECIAL EXCEPTIONS FROM COVERAGE**

1. **REAL PROPERTY TAXES - TOTAL DUE MAY INCLUDE FIRE PATROL ASSESSMENT, R.I.D. ASSESSMENT AND/OR CLEAN WATER PROJECT ASSESSMENT, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:**

<b>YEAR</b>	<b>AMOUNT</b>	<b>PAID</b>	<b>OWING</b>
2016	\$31.08	\$0.00	\$31.08
2015	\$32.17	\$0.00	\$32.17
2014	\$33.97	\$0.00	\$33.97
2013	\$71.57	\$0.00	\$71.57

**TAX ACCOUNT NO: 986029-721**      **SCHOOL DISTRICT CODE NO: 114037**

**REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.**

**JURISDICTION: CLARK COUNTY**

**NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:**

**CLARK COUNTY TREASURER  
PO BOX 5000  
VANCOUVER, WA 98666  
360-397-2252**

2. **UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF VANCOUVER.**
3. **RESOLUTION NO. 1993-06-02 AND THE TERMS AND CONDITIONS THEREOF, RECORDED June 3, 1993 UNDER AUDITOR'S FILE NO. 9306030127, REGARDING TRAFFIC IMPACT FEES.**
4. **UTILITY SERVICE COVENANT AND THE TERMS AND CONDITIONS THEREOF:**  
**REGARDING: FURNISHING WATER AND/OR SEWER SERVICE AND**  
**AGREEMENT REGARDING ANNEXATION TO THE CITY OF**  
**VANCOUVER**  
**RECORDED: May 09, 2000**  
**AUDITOR'S FILE 3217401**  
**NO.:**
5. **DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.**

**End of Schedule B Exceptions.**

NOTES:

At the request of the assured the following information is provided:

- a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

#2 LOT 4 SP3-351  
, WA

- b. ACCORDING TO THE RECORDS OF CLARK COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.:	986029-721
LAND:	\$2,520.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$2,520.00

- c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION: LOT 2, SP3/351



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Authorized Signatory

## **Clark County Title Company**

### **Privacy Policy Notice**

#### **PURPOSE OF THIS NOTICE**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Clark County Title Company**

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from [our affiliates or] others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates as permitted by law.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

EXHIBIT "A"

THAT PORTION OF LOT 4 OF SHORT PLAT RECORDED IN BOOK 3, PAGE 351, OF RECORDS OF THE CLARK COUNTY AUDITOR, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID SHORT PLAT RECORDED IN BOOK 3 PAGE 351 OF RECORDS WITH CLARK COUNTY, WASHINGTON; THENCE SOUTH 88°06'32" EAST A DISTANCE OF 101 FEET; THENCE NORTH 01°53'28" EAST A DISTANCE OF 29.77 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID SHORT PLAT; THENCE NORTH 88°06'32" WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 101 FEET; THENCE SOUTH 01°53'28" WEST A DISTANCE OF 29.77 FEET TO THE TRUE POINT OF BEGINNING.



CALCULATED N.W. CORNER OF THE  
THE JOHN BIRD D.L.C., SEE L.C.R.  
BOOK 2 PAGE 10

FOUND 1 1/2" IRON PIPE AT THE  
N.E. CORNER OF THE JOHN BIRD D.L.C.  
SEE I.C.B. BOOK 6 PAGE 12

# SHORT PLAT

IN A PORTION OF THE JOHN BIRD D.L.C.  
IN A PORTION OF THE SW 1/4, NE 1/4, OF SECTION 10  
T. 2 N. R. 2 E. W.M. CLARK COUNTY, WASHINGTON  
ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT 74X LOT 65  
SERIAL NO. 156393  
SHORT PLAT THE SW 96-024-10222  
SOUTHWEST WASHINGTON  
HEALTH DISTRICT:

*This short plot is approved in general only, all land-uses must comply with the rules and regulations in effect at the time of implementation and/or permit application.*

An approved municipal public water supply system is required. An approved small public water supply system is required. Lots in the plat may be served by individual water systems, subject to local district approval.

Lots in this plot may be served by individual on-site sewage treatment systems, subject to Health District approval.

Carl C. Souder, R.D.  
DISTRICT HEALTH OFFICER  
5/6/20  
DATE

**PUBLIC WORKS:**  
Approved: \_\_\_\_\_

DATE 5/4/00  
COUNTY ENGINEER Paula Olson  
ASSFESSOR.

This plot meets the requirements of R.C.W 58.17.170. Laws of Washington, to be known as Short Plot No. \_\_\_\_\_ in the County of Clark, State of Washington.

Benjamin F. Davis  
COUNTY ASSESSOR  
5/12/2001  
(DATE)

COMMUNITY DEVELOPMENT:  
Approved: *[Signature]* E-3-a

PLANNING DIRECTOR \_\_\_\_\_ DATE 8-20

AUDITOR: \_\_\_\_\_

Filed for record this 12 day of March, 2002.  
in Book 3 of Short Plats, at page 351, at the  
request of BRIDGE NEIL

Auditor's Receiving No. 3218224

DEPT. COUNTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS 11 DAY OF May, 2020.

Chair of the Board of County Commissioners  
John D. Henderson  
 Attention: Mr. Henderson

APPROVED BY: William J. McInnis  
CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

This map is a true and correct representation of lands actually surveyed by me or under my direction in conformance with the provisions of R.C.W. 58.17 laws of Washington.

4/3/02

**BOLTON & MINSTER, PROFESSIONAL LAND SURVEYORS** PLS NO. 12563

APRIL 3, 2001

TAMPA AND CLARK COUNTY PLANNING DIVISION SHOULD BE NOTIFIED. FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY SUBJECT TO PRISONMENT AND/OR FINES.

THE COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN ANY OF THE PAVED ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO A PROPERTY DESCRIBED ON THIS PLAT. EACH LOT OWNER HAS THE DUTY TO MAINTAIN AND IMPROVE THE PAVED ROADS AND PRIVATE ROADS TO A DRIVEWAY ROAD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY ROAD.

TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT SHALL PAY OF  
 ALL NEARBY ENTRANCES A MINIMUM OF 20 FEET BACK OF  
 TO A PRIVATE ROAD SHALL PARTICIPATE IN A PRIVATE ROAD  
 AGREEMENT.

WALK BY 12 TO 35 FEET WIDE.  
TO ISSUANCE OF BUILDING PERMITS THE APPLICANT SHALL SUBMIT  
A WATER PLAN.

12/13 0251

2018-12-18

### IMPACT FEES:

PAYMENT TO CHAPTER 163 OF THE CLARK COUNTY CODE. THE IMPACT FEES FOR SUD PROJECT SHALL BE FILED FOR A PERIOD OF THREE YEARS BEGINNING FROM THE DATE OF REGULATORY PLAN APPROVAL OR SITE PLAN APPROVAL. DATED: 07/11-12/28/89

THE FOLLOWING SUD EXPOSURE DRAFT SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEE SCHEDULE. FEES SHALL BE AMOUNTED ON A PER LOT/JOB BASIS AT THE TIME OF BUILDING PERMIT APPLICATION. THESE FEES DO NOT CONSTITUTE A LENS AGAINST THE LOTS, BUT ARE COLLECTED AS A CONDITION OF INITIAL BUILDING PERMIT BUILDING PERMIT ISSUANCE.

IMPACT FEES APPLICABLE TO THIS PROJECT ARE AS FOLLOWS:

**SCHOOLS:**

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (MINISTER 12563) CAP SET

**INDICATES ABANDONED WELL**

INDICATES ABANDONED SEPTIC TANK

TRAFFIC: TRAFFIC DISTRICT ORCHARDS WITH A CURRENT PER TRAFFIC  
PER OF \$ 180.00

PARK: PARK DISTRICT URBAN DISTRICT NO. 5 WITH A CURRENT FEE OF  
\$53.00 PER SINGLE FAMILY UNIT, AND \$ 1,087.00 FOR  
DUPLICATE STRUCTURES.

### MAINTENANCE OF PRIVATE ROADS

ALL CORNERS NOTED AS FOUND WERE VISITED ON 6-28-68.


**MAINTENANCE OF PRIVATE ROADS**

The owners of this plot shall be responsible for maintenance of all PRIVATE ROADS within this plot for a period of two (2) years from the date of recording of this plot; therefore, each lot owner having access to a private road shall participate on an equal basis. NO PRIVATE ROAD will be maintained by the COUNTRY until improved to COUNTRY STANDARDS and accepted.

ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.

**SPECIAL CONDITIONS:**

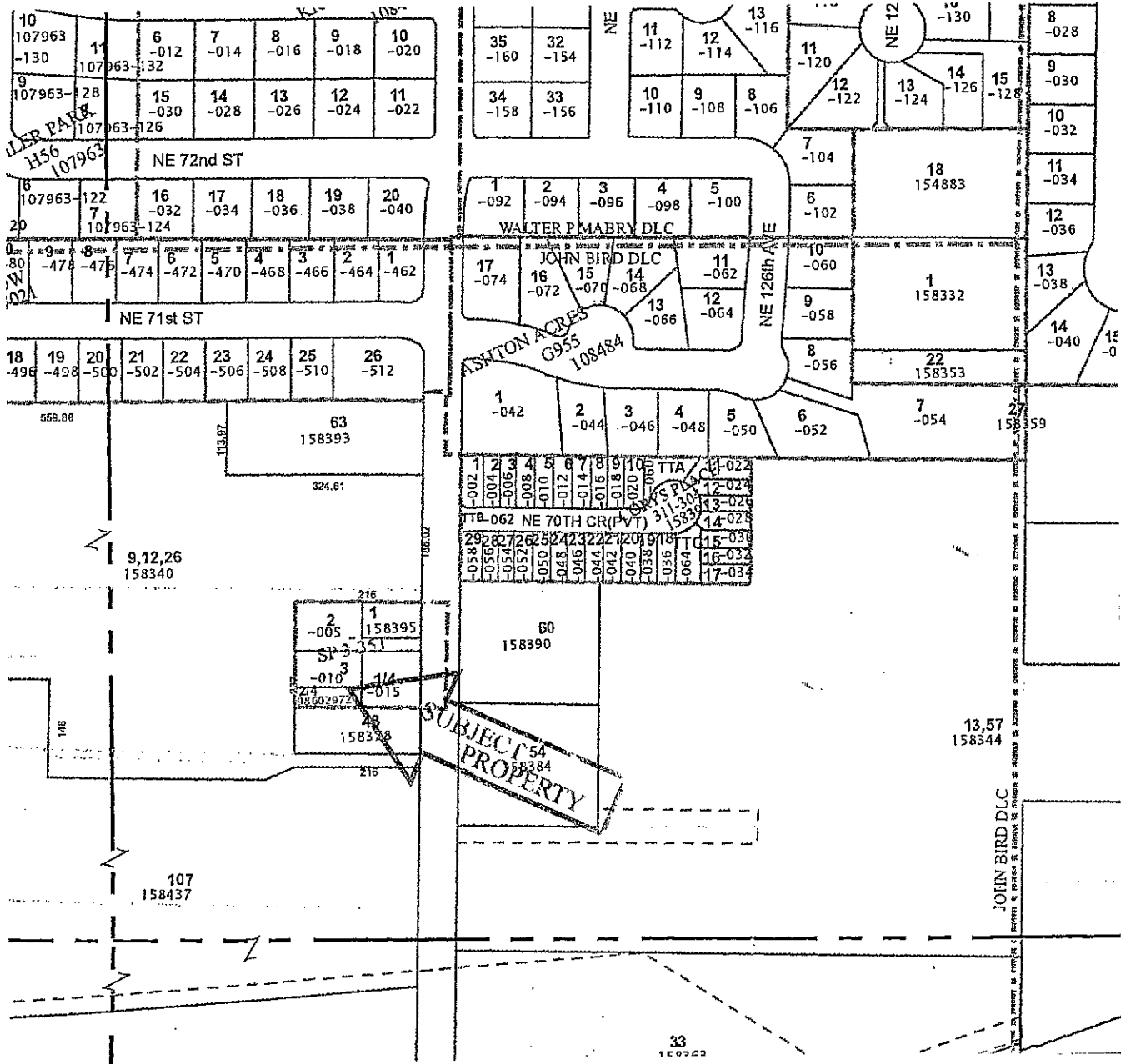
- 1) IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERMINATION OF THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OKLAHOMA AND CLARK COUNTY PLANNING DIVISION SHOULD BE NOTIFIED, FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY SUBJECT TO IMPRISONMENT AND/OR FINES.
- 2) CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN ANY PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED ON THIS PLAT. EACH LOT OWNER HAVING ACCESS TO A PRIVATE ROAD SHALL PARTICIPATE IN A PRIVATE ROAD MAINTENANCE AGREEMENT.
- 3) PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT SHALL PAVE OR CONCRETE ALL DRIVEWAY ENTRANCES A MINIMUM OF 20 FEET BACK OF SIDEWALK BY 12 INCHES TO 15 FEET WIDE.
- 4) PRIOR TO ISSUANCE OF BUILDING PERMITS THE APPLICANT SHALL SUBMIT A STORM WATER PLAN.

REFER TO THE BOARD OF CLARK COUNTY COMMISSIONERS  
 SURVEYOR'S CERTIFICATE:  
 This map is a true and correct representation of lands actually  
 surveyed by me and under my direction in conformity with the  
 provisions of R.C.M. Sec. 17, Laws of Washington.  
  
 4/3/00  
 DATE  
 BOLTON & MINSTER PROFESSIONAL LAND  
 SURVEYOR P.L.S. NO. 12963

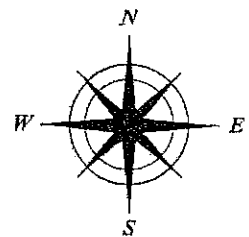
Box P 351

# Clark County Title

1400 Washington St., Suite 100  
P.O. Box 1308 • Vancouver, WA 98660  
Telephone (360) 694-4722 • Fax (360) 694-4734 • [www.clarkcountytitle.com](http://www.clarkcountytitle.com)



THIS SKETCH IS PROVIDED, WITHOUT CHARGE FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY, INCLUDING BUT NOT LIMITED TO AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS OR LOCATIONS OF BOUNDARIES. IT IS NOT A PART OF, NOR DOES IT MODIFY, THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH, UNLESS SUCH COVERAGE IS SPECIFICALLY PROVIDED BY THE COVERED RISKS OF THE POLICY. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION



"Service Is The Difference"



1400 Washington St., Suite 100  
P.O. Box 1308 • Vancouver, WA 98660  
Telephone (360) 694-4722 • Fax (360) 694-4734 • [www.clarkcountyttitle.com](http://www.clarkcountyttitle.com)

ORDER NO: CL5061

A COPY OF THE TITLE EXCEPTIONS ARE  
ATTACHED FOR YOUR REVIEW

\_\_\_ ESCROW OFFICER

\_\_\_ LISTING AGENT

\_\_\_ SELLING AGENT

\_\_\_ LENDER

\_\_\_ ATTORNEY

\_\_\_ SELLER

\_\_\_ PURCHASER

\_\_\_

*"Service is the Difference"*



3792335

Page: 1 of 2  
02/24/2004 04:48P

BRUCE NEILL

D

20.00 Clark County, WA

536697

Real Estate Excise Tax

Ch. 11 Rev. Laws 1951

\$ 133.50 has been paid

Recp.# \_\_\_\_\_ Date 2-24-04

Sec. 61, see Affd. No. \_\_\_\_\_

Doug Lasher  
Clark County Treasurer

By \_\_\_\_\_ Deputy

**AFTER RECORDING MAIL TO:**Name GARY CAIRNS  
Address 4207 NE 117th St.  
City/State VANCOUVER, WA 98686**Quit Claim Deed****THE GRANTOR**Bruce A. Neill and Roberta E. Neillfor and in consideration of seven thousand Five  
Hundred Dollars (\$7,500.00)conveys and quit claims to  
Gary Cairns and Jodee Cairns**First American Title  
Insurance Company**

(this space for title company use only)

the following described real estate, situated in the County of CLARK, State of Washington,  
together with all after acquired title of the grantor(s) therein:That portion of Lot 4 of Short Plat recorded in Book 3, Page 351  
of records of the Clark County Auditor, State of Washington,  
described as follows:Beginning at the southwest corner of Lot 4 of said Short  
Plat recorded in Book 3 Page 351 of records with Clark  
County, Washington,thence south  $88^{\circ}06'32''$  east a distance of 101 feet  
thence north  $01^{\circ}53'28''$  east a distance of 29.77 feet  
to the southwest corner of Lot 3 of said Short Plat,  
thence north  $88^{\circ}06'32''$  west along the south line of  
said Lot 3 a distance of 101 feet,  
thence south  $01^{\circ}53'28''$  west a distance of 29.77 feet  
to the True Point of BEGINNING.Assessor's Property Tax Parcel/Account Number(s): A portion of #158395-015.0  
Real Estate being conveyed to become part of Assessor's parcel  
#158378-000 as approved by Clark County (CASE # BLA 2004-00003).

Dated FEB. 24, 2004

Bruce A. NeillRoberta E. Neill  
(Individual)

By \_\_\_\_\_

(President)

By \_\_\_\_\_

(Secretary)

STATE OF WASHINGTON )  
County of Clark ) :ss.

I certify that I know or have satisfactory evidence that Bruce A. Neill and Roberta E. Neill are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 24<sup>th</sup> day of February, 2004.



Barbara J. Ramsey  
NOTARY PUBLIC in and for the State of Washington,  
residing at Vanouver, WA  
My Appointment Expires: Feb 1, 2005

9306030127

## CLARK COUNTY, WASHINGTON

RESOLUTION NO. 1993-06-02

A RESOLUTION relating to an amendment to the Clark County Comprehensive Plan Vol. 3; approving a new "NE 121st Avenue" overlay zone for the collection of traffic impact fees.

WHEREAS, a request has been submitted requesting an amendment to the capital facilities element of the comprehensive plan for a new subarea set forth in the attached Exhibit "A" and more generally located in Section 10, Township 2 North, Range 2 East of the Willamette Meridian, Clark County, Washington; and

WHEREAS, the County Engineer initiated an amendment to the comprehensive plan based on an initial underestimation of development impacts; and prepared a staff report for review by the Clark County Planning Commission on March 24, 1993 in which he recommended that there be a new traffic impact fee subarea if the Planning Commission finds that significant new information is now available; and

WHEREAS, the Clark County Planning Commission conducted a public hearing on Thursday, April 1, 1993 at which hearing, the Planning Commission voted to recommend that the Board of County Commissioners approve the new subarea requested by the County Engineer and the relevant projects set forth in the attached Exhibit "B"; and

WHEREAS, this case was forwarded to the Board of Commissioners, and the Board considered this matter at a duly advertised public hearing on Wednesday, the 2nd day of June, 1993, at which hearing the Board invited public testimony, and received the written record; and

WHEREAS, the Board concludes that it is appropriate to approve the request and incorporate the recommendations embodied in the April 7, 1993 staff report which upholds the Planning Commission recommendation; now, therefore,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF WASHINGTON, as follows:

Section 1. Findings and conclusions. The findings and recommendations of the Clark County Board of Commissioners contained in the public works staff report dated April 7, 1993 are incorporated as set forth in their entirety. In addition, the findings and conclusions of the Clark County Planning Commission entered April 1, 1993 are adopted and incorporated in their entirety.

Section 2. Request for Comprehensive Plan Vol. 3 amendment approved. The County Engineer's request to amend the Clark County Comprehensive Plan Vol. 3. and Clark

6-3-93

County Code, Chapter 18.65.080(2) Table A to include a new "NE 121st Avenue" subarea, within the "Orchards" subarea, for the collection of traffic impact fees at a rate of \$181.00 per trip generated by new development and further set forth in the attached Exhibit "B". The proposed overlay zone located in Section 10, Township 2 North, Range 2 East, and more fully set forth in the attached map, Exhibit "A", and further described as that area generally bounded by NE 117th Avenue (SR 503) to the west, NE Fourth Plain (SR 500) to the south, NE 124th Avenue to the east, and property lines south of NE 72nd Street to the north, is hereby approved.

Section 3. Document to be recorded. The Clerk is hereby directed to record a certified copy of this document with the Auditor.

ADOPTED by the Board of County Commissioners of Clark County, Washington, at a regular open public meeting thereof, this 2nd day of June, 1993.

ATTEST:

*Janice Richards*  
Clerk of the Board

BOARD OF COUNTY COMMISSIONERS  
FOR CLARK COUNTY, WASHINGTON

By *David W. Sturdevant*  
DAVID W. STURDEVANT, Chair of the Board

APPROVED AS TO FORM ONLY:

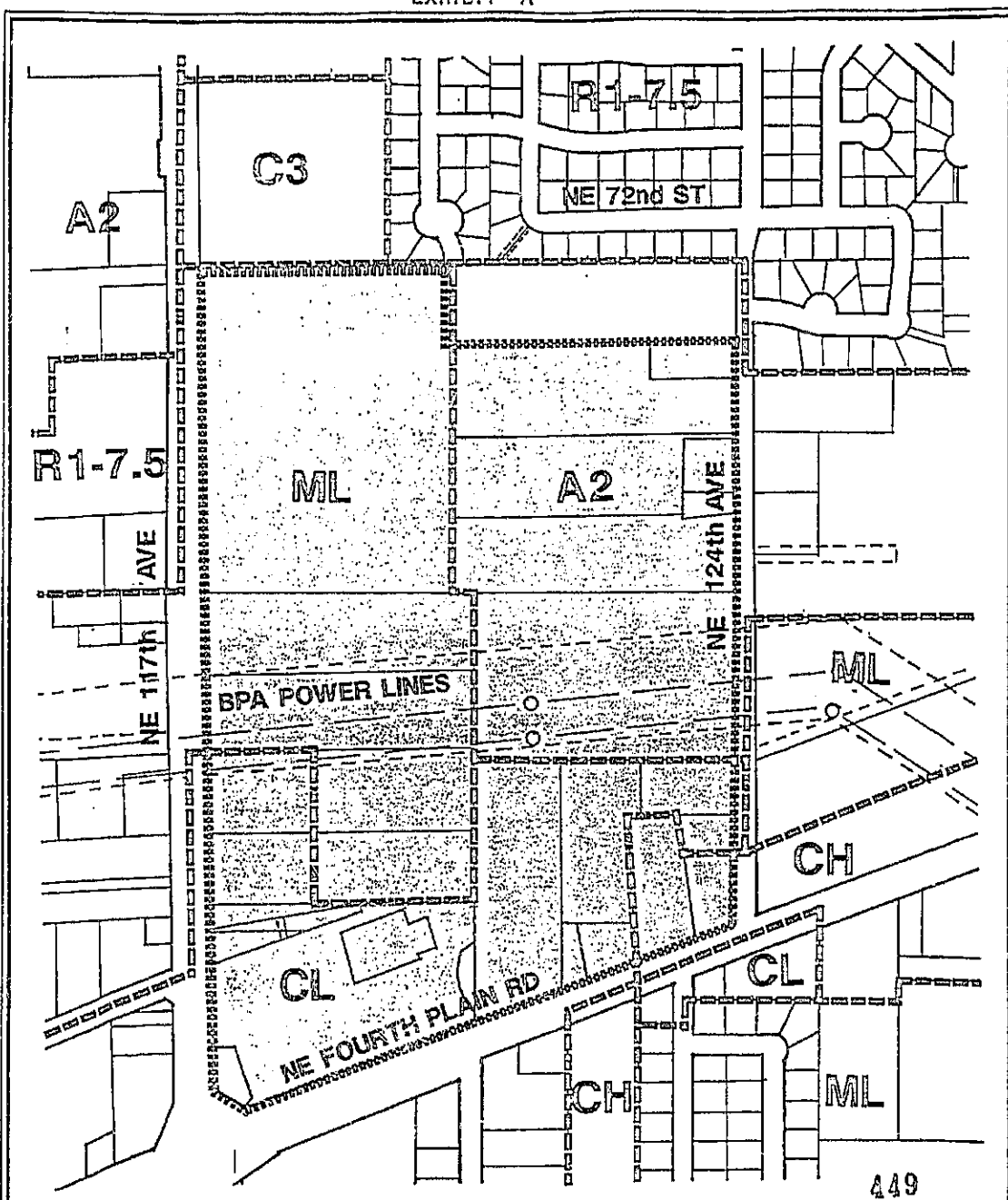
ARTHUR D. CURTIS  
Prosecuting Attorney

By *Richard S. Lowry*  
RICHARD S. LOWRY  
Deputy Prosecuting Attorney

By \_\_\_\_\_  
BUSSE NUTLEY, Commissioner

By \_\_\_\_\_  
JOHN C. MAGNANO, Commissioner

## EXHIBIT "A"



CLARK COUNTY DEPARTMENT OF PUBLIC SERVICES

*Planning with the future in mind*

PLANNING &amp; DEVELOPMENT REVIEW DIVISION

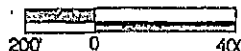
FILE # NE 121st AVE LOOP TIF SUBAREA

LOCATION: T2N R2E SEC 10

REQUEST: COMPREHENSIVE PLAN VOLUME 3 AMENDMENT

TIF SUBAREA BOUNDARY —————

ZONING BOUNDARY: ————



449

6-3-93



6-3-70

EXHIBIT "B"

CLARK COUNTY  
PRIVATE / PUBLIC FUNDED PROJECTS

NE 121st Avenue Overlay

Project	From	To	Private Funding	Federal	- PUBLIC FUNDS -	Local	Total Project Cost
NE 121st Ave / NE 71st Street	Fourth Plain (SR 500)	NE 117th Ave (SR 503)	\$1,221,679			\$101,000	\$1,651,583
NE 66th Street	NE 117th Ave (SR 503)	NE 121st Ave (proposed)	\$429,904		\$343,082		\$429,904
		Total cost	\$1,651,583		\$0	\$101,000	\$2,005,655

Estimated public cost = \$444,082  
Estimated private cost = \$1,651,583  
Estimated public share = 21%  
Estimated private share = 79%

Traffic Impact Fee Calculation

Estimated traffic growth =	9,100
Estimated growth related improvement cost =	\$1,651,583
Traffic Impact Fee per Trip =	\$181

6-3-93

STATE OF WASHINGTON  
COUNTY OF CLARK

I, Louise Richards, Clerk of the Board of County Commissioners,  
hereby certify that the attached is a true and correct copy of RESOLUTION  
1993-06-02 adopted by the Board of Commissioners on June 2, 1993.

*Louise Richards*  
Clerk of the Board

Date: June 2, 1993

FILED FOR RECORD  
CLARK CO. WASH  
COUNTY COMMISSIONERS  
JUN 3 1 10 PM '93

AUDITOR  
ELIZABETH A. LUCE

451

6-3-93

When Recorded Return To:  
City of Vancouver  
City Clerks Office  
PO Box 1995  
Vancouver, WA 98668-1995

Do not write, stamp or sign outside the double line.

Section: \_\_\_\_\_

**UTILITY SERVICE COVENANT**

WHEREAS, the undersigned persons own real property which is outside the present city limits of Vancouver and have requested for such property to be served with City of Vancouver water and /or sewer; and,

WHEREAS, it is understood by the undersigned that the provision of city water and/or sewer to the land and improvements of the owners must be consistent with policies of the City of Vancouver relative to such utility service and annexation; and,

WHEREAS, it is recognized that such land as will be served by city water or sewer is presently intended to ultimately become part of the City of Vancouver through annexation,

NOW, THEREFORE, the undersigned warrant that the signatures subscribed hereon are those of all legal and equitable owners of and of all persons having a real property interest in the property commonly known as:

Legal/Parcel #: NE 1/4 Sect. 10 T2N R2E Wm/158395-000

Address: 3904 NE 124TH AVE

Project: \_\_\_\_\_

The County of Clark, State of Washington.

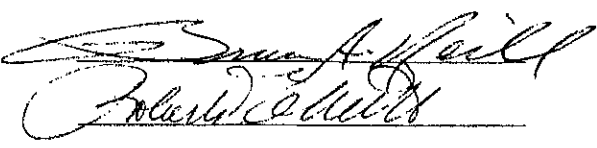
In the event the City of Vancouver, in its discretion, furnishes water and/or sewer to the above-described land, then in consideration of this agreement and as a condition of and in consideration of such furnishing of water and/or sewer services, the undersigned and each of them, for himself or herself and for his or her successors in interest, hereby covenant to the City of Vancouver, and also to the present and future owners of any property affected by the furnishing of city water or sewer to which this covenant relates, that all or any of them will, whenever so requested, sign any letter, notice, petition or other instrument addressed to the city under chapter 35.13, RCW, initiating, further or accomplishing the annexation to the City of Vancouver of the area contiguous to the city in which the above-described land to the City of Vancouver is located. It is understood that the covenant will apply whether or not such annexation involves the assumption by the area to be annexed of the existing City of Vancouver indebtedness and other lawful conditions as the city will lawfully impose.

Nothing in this covenant will be deemed to enlarge, diminish or qualify the exercise of rights and powers of the City of Vancouver in the premises.

The undersigned further agree that this covenant will run with their above-described land and may be, at city expense, filed by the city in the real estate records of the Auditor of Clark County.

This covenant is signed to secure the benefit of such city utility service.

Dated this 14<sup>th</sup> day of April, 192000

  
\_\_\_\_\_  
\_\_\_\_\_



STATE OF WASHINGTON )  
 ) SS.  
 COUNTY OF CLARK )

On this 5<sup>th</sup> day of April, A.D. 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Bruce A and Robert E Neill to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that They signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

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



Leah K. Bailey  
 (Signature of Notary)  
Leah K. Bailey  
 (Printed Name of Notary)

Notary Public in and for the State of  
 Washington  
 Title: Notary Public  
 My Appointment Expires: 5/5/2002

STATE OF WASHINGTON )  
 ) SS.  
 COUNTY OF CLARK )

On this \_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ to me sworn to be the \_\_\_\_\_ of \_\_\_\_\_ who executed the foregoing instrument, and acknowledged the said instrument to a free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_ he is authorized to execute the said instrument.

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

\_\_\_\_\_  
 (Signature of Notary)

\_\_\_\_\_  
 (Printed Name of Notary)

Notary Public in and for the State of  
 Washington  
 Title: Notary Public  
 My Appointment Expires: \_\_\_\_\_