



# Trio

1234 NE SOMEWHERE STREET  
VANCOUVER, WA

 **Clark County Title**



Downtown: 1400 Washington Street, Suite 100 Vancouver WA 98660  
 (360) 694-4722 Toll Free (877) 501-9635 Fax (360) 694-4734

Tech Center: 1325 SE Tech Center Drive, Suite 160 Vancouver, WA 98683  
 (360) 882-9088 Fax (360) 882-9272

**PROPERTY PROFILE Clark (WA)**

**OWNERSHIP INFORMATION**

Owner	: Chulich Robert S/Melody Ann	Parcel Number	: 110088 538
CoOwner	:	Ref Parcel #	: T2R2ES21Q2
Site Address	: 2216 NE 109th Ct Vancouver 98684	T: 2N R: 2E S: 21 Q: SE	
Mail Address	: 2309 NE 109th Ct Vancouver Wa 98684	Map Page Grid	: 537 H4
Telephone	:	Census Tract: 413.17	Block: 1

**SALES AND LOAN INFORMATION**

Transferred	: 10/27/1992	Loan Amount	: \$54,000
Document #	: 30	Lender	: Northwest Nat'l Bk
Sale Price	:	Loan Type	: Conventional
Deed Type	: Quit Claim	Interest Rate	: Fixed
% Owned	: 100	Vesting Type	: Married Persons

**PROPERTY DESCRIPTION**

School District : Evergreen  
 Building Name : Conventional  
 Neighborhood : 0120  
 Subdivision/Plat : Suburban Terrace  
 Improvement Type : Residential  
 Zoning : Ua  
 Land Use : 0011 Res,Sgl Family,Non-Shared Structure  
 Legal : SUBURBAN TERRACE LOT 20  
 :  
 :

**ASSESSMENT AND TAX INFORMATION**

Mkt Land : \$66,420  
 Mkt Structure : \$72,864  
 Mkt Total : \$139,284  
 %Improved : 52  
 Taxable Value : \$139,284  
 Levy Code : 114008  
 2010 Taxes : \$1,614.48  
 Millage Rate : 11.59138  
 ExemptMillageRate : 6.70652

**PROPERTY CHARACTERISTICS**

Bedrooms	: 3	1stFloorSF	: 988	Lot Acres	: .14
Bath Full	: 1	2ndFloorSF	:	Lot SF	: 6,363
Bath 3/4	:	AbovGrndSF	: 988	Lot Dimen	: 122 X 52
Bath 1/2	:	BsmtFin SF	:	Qlty Class	: Fair
Pool	:	BsmtUnfr SF	:	Stories	: 1
Patio	: Concrete	BsmtTotlSF	:	Roof Matl	: Composition
Patio SF	: 100	Bsmt Type	:	Wall Matl	: Plywood
FloorCover	: Carpet	BuildingSF	: 988	Bldg Style	: Ranch
Air Cond	: No	GarageType	:	Bldg Cond	: Avg
Heat Type	: Radiant	Garage SF	: 416	EffYearBlt	: 1976
Solar Heat	:	AttchGrgSF	:	Year Built	: 1976
Fireplace	: 1	DtchdGrgSF	:	AvailWater	: Public
1FirSglFlu	: 1	BsmtGrgTyp	:	WaterSourc	: Private
1FirDbFlu	:	BsmtGrgSpC	:	AvailSewer	: Pub\sep
2FirSglFlu	:	BsmtGrg SF	:	Sewer Used	: Public
2FirDbFlu	:	Carport SF	:	Waterfront	: No
WoodStove	:	City View	:	WtrfrntFtg	:
DeckType 1	: Porch-Open	CrkMM View	:	Imp Acre	:
DeckFloor1	: Concrete	Lake View	:	Unimp Acre	:
Deck SF 1	: 110	MounntnView	:	Topography	: Even
DeckType 1	: Porch-Open	River View	:	St Access	: Cul De Sac
DeckFloor1	: Concrete	TerritView	:	RdFrontFtg	: 40
Deck SF 1	: 110	2ndBldgTyp	: Attchd Grg	PavingMatl	: Concrete
DeckType 2	:	2ndBldgCnd	: Avg	Corner Lot	: No
DeckFloor2	:	2ndBldg SF	: 416	Curb/Guttr	: Yes
Deck SF 2	:	2ndBldg SF	: 416		

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# VISTA CREEK PHASE II

A SUBDIVISION IN THE NE 1/4  
NW 1/4 SEC. 23, T3N, R1E, W.M.,  
CLARK COUNTY, WASHINGTON  
#4841 1 OF 2 JUNE 1998

### COUNTY PLANNING DIRECTOR

APPROVED BY MD Merrill 1/12/99  
COUNTY PLANNING DIRECTOR

### CLARK COUNTY PUBLIC WORKS

APPROVED BY Peter Caplan 1/13/99  
CLARK COUNTY ENGINEER

### COUNTY ASSESSOR

THIS PLAN MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS VISTA CREEK PHASE II SUBDIVISION PLAT NO. 310 634 IN THE COUNTY OF CLARK, STATE OF WASHINGTON  
Ben Glossary DAC 1-26-99  
COUNTY ASSESSOR

### COUNTY AUDITOR

ATTESTED BY Greg Kimsey by Karen Updegraff  
COUNTY AUDITOR

### COUNTY COMMISSIONER

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF CLARK, STATE OF WASHINGTON, THIS 5 DAY OF January 1999

ATTEST: Debra Weston CHAIR OF THE BOARD  
Heather Richards CLERK TO THE BOARD

### DISTRICT HEALTH OFFICER

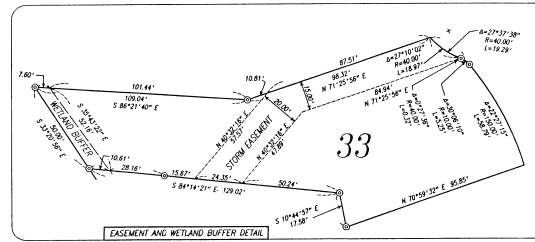
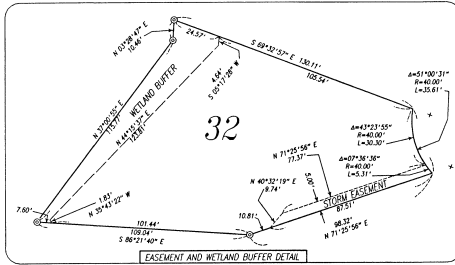
LOTS 27 - 50 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND SANITARY SEWER ARE NECESSARY.  
Carla C. Swider R.D. 10/27/98  
CLARK COUNTY DIST. HEALTH OFFICER

### LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.  
Kurt F. Stonex 10/29/98  
KURT F. STONEX - PROFESSIONAL LAND SURVEYOR NO. 26352

### UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF THE FRONT AND REAR BOUNDARY LINES AND THE EXTERIOR THREE (3) FEET OF THE SIDE BOUNDARY LINES OF ALL LOTS FOR THE PURPOSE OF LAYING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING SANITARY SEWER, STORM SEWER, AND PUBLIC UTILITIES.



### SURVEY REFERENCES

SURVEY BY OLSON ENCS FOR  
GORDON ENGINEERS (1/1/1985)  
REC. SEPTEMBER 1984

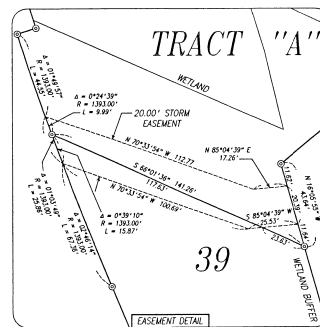
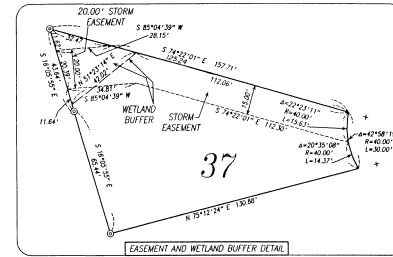
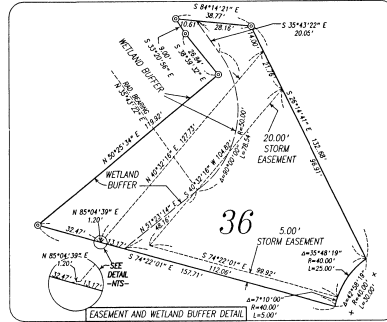
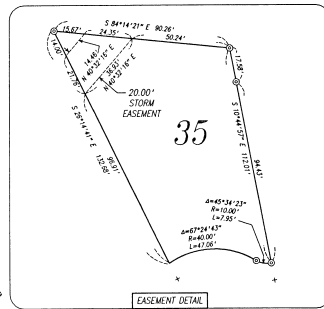
SUBMITTED SHOROT PLAT (2-14-11)  
BY OLSON ENCS FOR GORDON  
REC. NOVEMBER 1991

### DEED REFERENCE

OWNER: C.W. LANTZ  
GRANTEE: V.P. INC.  
A.P. # 84933-20218  
DATE: 05/27/23/1994

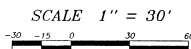
### PROCEDURE

FIELD MEASUREMENTS WERE WITH A WILD  
TC-1610 (1") AND ADJUSTED BY  
COMMONS DATA.



### COUNTY REQUIRED NOTES

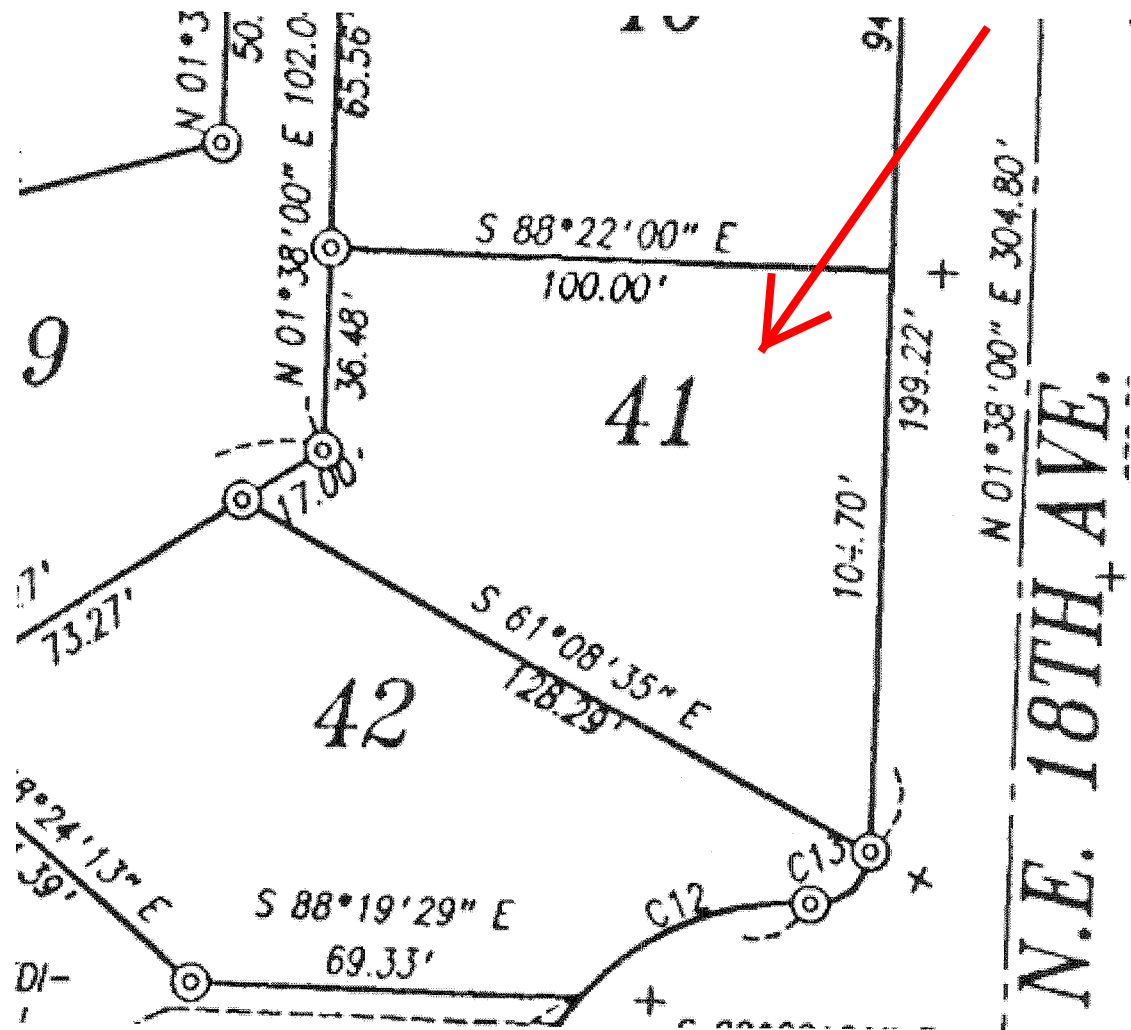
TRACT A BOUNDARIES SHALL BE CONSIDERED PRIOR TO THE GRANTING OF AN OCCUPANCY PERMIT FOR EACH LOT ALONG ALL STREET FRONTAGE.  
MANAGEMENTS SHOWN TO BE SET AFTER THE RECORDING OF THE PLAT ARE GUARANTEED TO BE SET BY A "REVELOPER'S" SURVEYOR FOR "RECORDATION" FILED SIMULTANEOUSLY WITH THE RECORDING OF THE PLAT.  
ALL RESIDENTIAL DRIVEWAYS ENTERING NON-ARTERIAL ROADS SHALL COMPLY WITH CODE 12.03.016.  
NO INDIVIDUAL LOT SHALL HAVE A DRIVEWAY WHICH ENTERS UNDER ROAD.  
CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO ANY SITE AND EACH LOT OWNER HAVING ACCESS TO A PRIVATE ROAD SHALL PARTICIPATE IN A PRIVATE ROAD MAINTENANCE AGREEMENT.  
PURSUANT TO CHAPTER 16.05 OF CLARK COUNTY CODE, THE PARK IMPACT FEE AND TRAFFIC IMPACT FEE FOR EACH SINGLE FAMILY DWELLING FOR THIS SUBDIVISION IS \$600 AND \$1200 RESPECTIVELY. SAID FEES WILL BE RECALCULATED FOR BUILDING PERMIT APPLICATIONS FILED AFTER JANUARY 10, 1998. THESE FEES DO NOT CONSTITUTE LENS AGAINST THE LOTS IN THIS SUBDIVISION, BUT ARE COLLECTED AS A CONSEQUENCE OF HOME BUILDING FRONT ISSUANCE.  
ROOF DRAINS WILL BE DIRECTED TO INDIVIDUAL INFILTRATION SYSTEMS.  
TRACT A IS DEDICATED TO CLARK COUNTY WITH THIS PLAT



OLSON LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660

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4343414 D

RecFee - \$34.00 Pages: 3 - STEWART TITLE  
Clark County, WA 06/27/2007 03:28



WHEN RECORDED RETURN TO:  
Name: KATHLEEN J. LAMBERTY  
Address: 14019 NE 20TH AVENUE Unit 53G  
VANCOUVER, WA 98686

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
\$ 2483.10 has been paid  
Rec.# 612366 Date 6/27/07  
Sec. 61, see Affd. No.  
Doug Lasher  
Clark County Treasurer  
BY MM Deputy

Escrow Number: 147880KF  
Filed for Record at Request of: *Stewart Title of Western Washington*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), VINTAGE OAKS, LLC., who acquired title as HIGHLAND HILLS WEST, LLC, a Washington Limited Liability Company for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to KATHLEEN J. LAMBERTY, an unmarried person the following described real estate, situated in the County of Clark, State of Washington:

Unit G 53, VINTAGE OAKS CONDOMINIUMS, according to the Survey Map and Plans, recorded in Volume "700" of Condominiums, Page 40, and pursuant to the Condominium Declaration recorded under Auditor's File No. 4148455, records of Clark County, Washington.

**SUBJECT TO:** Exceptions as shown on attached Exhibit A.

Tax Parcel Number(s): 117897-274

Dated: JUNE 26, 2007

VINTAGE OAKS, LLC., who acquired title as HIGHLAND HILLS WEST, LLC

BY: *Richard Prather*  
RICHARD PRATHER  
MANGER

BY: *Trent Pietz*  
TRENT PIETZ  
MANAGER

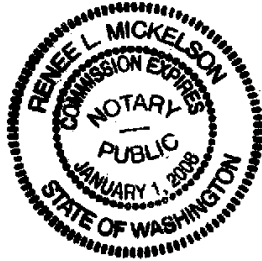
STATE OF Washington

ss.

COUNTY OF Clark

I certify that I know or have satisfactory evidence that RICHARD PRATHER and TRENT PIETZ are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the MANAGERS of VINTAGE OAKS, LLC., who acquired title as HIGHLAND HILLS WEST, LLC to be the free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 24, 2007.



Renee L. Mickelson  
Notary name printed or typed: RENEE MICKELSON  
Notary Public in and for the State of Washington  
Residing at VANCOUVER  
My appointment expires: 1-1-08

Order Number: 147880

**EXHIBIT "A"**

Possible Fence Encroachment as disclosed by survey recorded in Volume 29 of Surveys, Page 184, and also as delineated on the face of the recorded Survey Map and Plans of Vintage Oaks Condominiums, recorded in Volume 700, Page 40.

Easement and the terms and conditions thereof:

Grantee: Northern Star Enterprises, LLC, a Washington Limited  
Liability Company  
Purpose: Constructing, installing, repairing, operating and  
maintaining an underground stormwater conveyance  
Area Affected: A portion of subject property  
Recording No.: 3243556

Transfer of Mitigation Credits, including the terms and conditions thereof, as recorded under Auditor's File No. 3676169.

Conservation Covenant Running with the Land, including the terms and conditions thereof, as recorded under Auditor's File No. 3804087.

Easement and the terms and conditions thereof:

Grantee: Hazel Dell Sewer District  
Purpose: Sanitary Sewer  
Recording No.: 3983819

Regulations and Requirements provided for in that certain "Declaration and Covenants, Conditions and Restrictions and Reservations", recorded under Auditor's File No. 4148455.

Regulations and Requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Washington Condominiums Act", RCW et seq., and amendments thereto.

Taxes and assessments as they are due.