

39618 NE 216th Ave

Amboy, WA 98601

APN: 276388000 &
276382000



VANCOUVER
WASHINGTON



CHICAGO TITLE **Fidelity National Title**

TWO COMPANIES ONE UNITED TEAM

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Property Information



PROPERTY PROFILE



Parcel ID: 276388000

Site Address: 39618 NE 216th Ave
Amboy, WA 98601

Tax Lot:

Owner: Golden Gate Of Florida LLC

Owner Address: 13660 SE Scenic Ridge Dr
Clackamas, OR 97015 -7537

Owner Occupied: No

Waterfront:



PROPERTY PROFILE

Features

Beds:	
Baths:	
Year Built:	1978
Room Count:	
Air Conditioning:	
Construction Type:	17 - Wood
Stories:	1
Heat Type:	
Exterior Walls:	
Garage:	
Fin Area:	1,920 SqFt
Building Area:	1,920 SqFt
Roof Cover:	
Condition:	Average - Commercial Property
Lot Size:	0.20 Acres (8,712 SqFt)

Tax

2024 Market Value Total:	\$193,800
2024 Assessed Value:	\$193,800
Levy Code (Tax Code Area):	119010
2024 Taxes:	\$1,551
Tax Exempt Amount:	\$0
Tax Exempt Description:	

Land

Land Use:	59 - Other Retail Trade
Land Use Std:	2002 - Store (multi-story)
Zoning:	CR-2 - Rural Comm.-Inside Rur.Centers (Cr-2)
Community Plan/Name:	
Recreation:	
Watershed:	1708000206 - Lower Lewis River
School District:	119 - Battle Ground

Legal

Record Type:	COMMERCIAL	Plat/Subdivision:
Twn/Range/Section:	05N/03E/21	Lot:
Census Tract/Block:	040101/3011	Block:

Legal Description: #31 SEC 21 T5NR3EWM .20A M/L

PROPERTY PROFILE

Sales Information

Recent Sale

Rec Date:	07/31/2019	Sale Price:	\$160,000
Doc Num:	5632211	Doc Type:	Warranty Deed
Owner:	Golden Gate Of Florida LLC	Grantor:	MILLS BARABARA A
Orig Loan Amt:		Title Co:	CHICAGO TITLE VANCOUVER
Finance Type:		Loan Type:	
Lender:			

Clark County Property



Parcel Information	
Parcel Id (APN)	276382000
Tax / Account #	
Site Address	WA 98601 -
Owner	Golden Gate Of Florida LLC 13660 SE Scenic Ridge Dr Clackamas OR 97015 - 7537
Twn Rng Sec Qtr	05N 03E 21 NW
Parcel Size	0.20 Acres (8,712 SqFt)
Plat / Subdivision	
Lot Block	
Map Grid	389-B2
Census Tract Block	040101 3011

Assessment Information	
Market Land Value	\$39,200.00
Market Improv. Value	\$0.00
Market Total Value	\$39,200.00
Assessed Total Value	\$39,200.00 (2024)

Tax Information	
Levy Code	119010
Levy Rate	6.6265 (2025)
Tax Year 1	2024
Tax Total	\$354.47

Legal
#22 SEC 21 T5NR3EWM .20A M/L

Land			
Land Use County	Other Retail Trade	Building Type	
Land Use Standard	Store (multi-story)	Building Use	
Zoning	Rural Comm.-Inside Rur.Centers (Cr-2)	Parcel Type	COMMERCIAL
Neighborhood		School District Name	Battle Ground



Improvements					
Year Built	0	Stories	0.0	Finished SqFt	0
Beds (Baths)	0.0 (0.00)	Garage SqFt	0	Unfinished SqFt	0

Transfer Information					
Sale Date	7/30/2019	Sale Amount	\$160,000.00	Document Number	5632211
Record Date	7/31/2019	Loan Amount	\$0.00	Document Type	71 - Warranty Deed

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report. 05/08/2026

PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 276388000 [MapsOnline](#)  [Fact Sheet](#) 

Property Type: Real



Property Status: Active

Site Address: 39618 NE 216TH AVE, AMBOY, WA 98601 ([Situs Addresses](#))

Abbreviated Description: #31 SEC 21 T5NR3EWM .20A M/L

Tax Status: Regular

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



Property Owner GOLDEN GATE OF FLORIDA LLC	Owner Mailing Address 13660 SE SCENIC RIDGE DR CLACKAMAS OR , 97015	Property Site Address 39618 NE 216TH AVE, AMBOY, WA 98601 Google Maps Street View
Administrative Data Info... Jurisdiction Clark County Land Use Planning Comprehensive Plan Designation RC Comprehensive Plan Overlay(s) none Urban Growth Area County Zoning Designation - Codes Rural Comm.-inside rur.centers (CR-2) Zoning Overlay(s) none Miscellaneous Census Tract 401.01 Drainage District n/a Neighborhood Chelatchie Prairie Park District n/a Public Safety Burning Allowed Yes EMS Response Area North Country EMS Fire District FD 10 Increased Wildfire Danger Area No Police Jurisdiction CCSO Central Schools School District Name Battle Ground Elementary School Yacolt	Electoral Data Board of County Councilors District 5 Camas Council Ward n/a CPU Commissioner District 1 Election Precinct 536 Legislative District 20 Library District Fort Vancouver Regional Library Port District No Port District School District Board Director District 1 Sewer Board District n/a State Weed Board District 5 Land Data Approximate Area Info... 8,712 sq. ft. 0.2 acres Clark County Road Atlas  Page 56 DOR Land Use Code Info... 59 Section-Township-Range NW 1/4,S21,T5N,R3E  PDF Subdivision no data Survey 003133 Sales History Date of Sale 07/30/2019 Document Type D-SWD Document Number 2022 Excise Number 806948 2020 Sale Amount \$160,000.00 2019 <hr/> Date of Sale 08/30/1993	Assessment Data Info... 2025 Values for 2026 Taxes Market Value as of January 1, 2025 Land Value \$41,160.00 Building Value \$162,340.00 Total Property \$203,500.00 Taxable Value Info... Total \$203,500.00 2024 Values for 2025 Taxes Market Value as of January 1, 2024 Land Value \$39,200.00 Building Value \$154,600.00 Total Property \$193,800.00 Taxable Value Info... Total \$193,800.00 General Assessor Neighborhood 9970 Re-valuation Cycle 3 Notice of Value 2025 2024 2023 2022 2020 2019 Property assessment value is valid as of the

Attendance Area		Document Type	CONT	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.
Middle School Attendance Area	Amboy	Document Number		
High School Attendance Area	Battle Ground	Excise Number	355503	
Transportation		Sale Amount	\$30,755.00	
C-TRAN Public Transportation Benefit Area	No	<hr/>		
Traffic Impact Fee (TIF) District	Rural	Date of Sale	01/01/1900	
Transportation Analysis Zone	2136	Document Type	D-FF	
Utilities		Document Number	4069814	
CPU Lighting Utility District	n/a	Excise Number	0	
Last Street Sweeping	n/a	Sale Amount	\$0.00	
Sewer District	Rural/Resource	<hr/>		
Waste Collection Provider	n/a			
Waste Collection Day	n/a			
Water District	Clark Public Utilities			
	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.			

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. [\[Full Disclaimer\]](#)

PROPERTY INFORMATION CENTER

Land & Building Details

Property Identification Number: 276388000 [MapsOnline](#)  [Fact Sheet](#) 

Property Type: Real

Property Status: Active

Site Address: 39618 NE 216TH AVE, AMBOY, WA 98601 ([Situs Addresses](#))

Abbreviated Description: #31 SEC 21 T5NR3EWM .20A M/L

Tax Status: Regular

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

Photos & Imagery

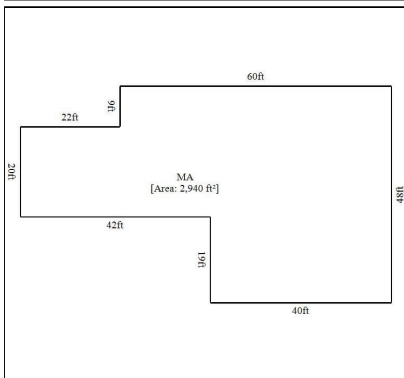
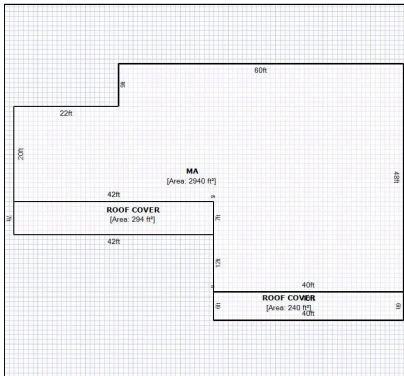
Property Photo

Photo Date: 02/12/2020



Click photo for printable image

Building Sketch



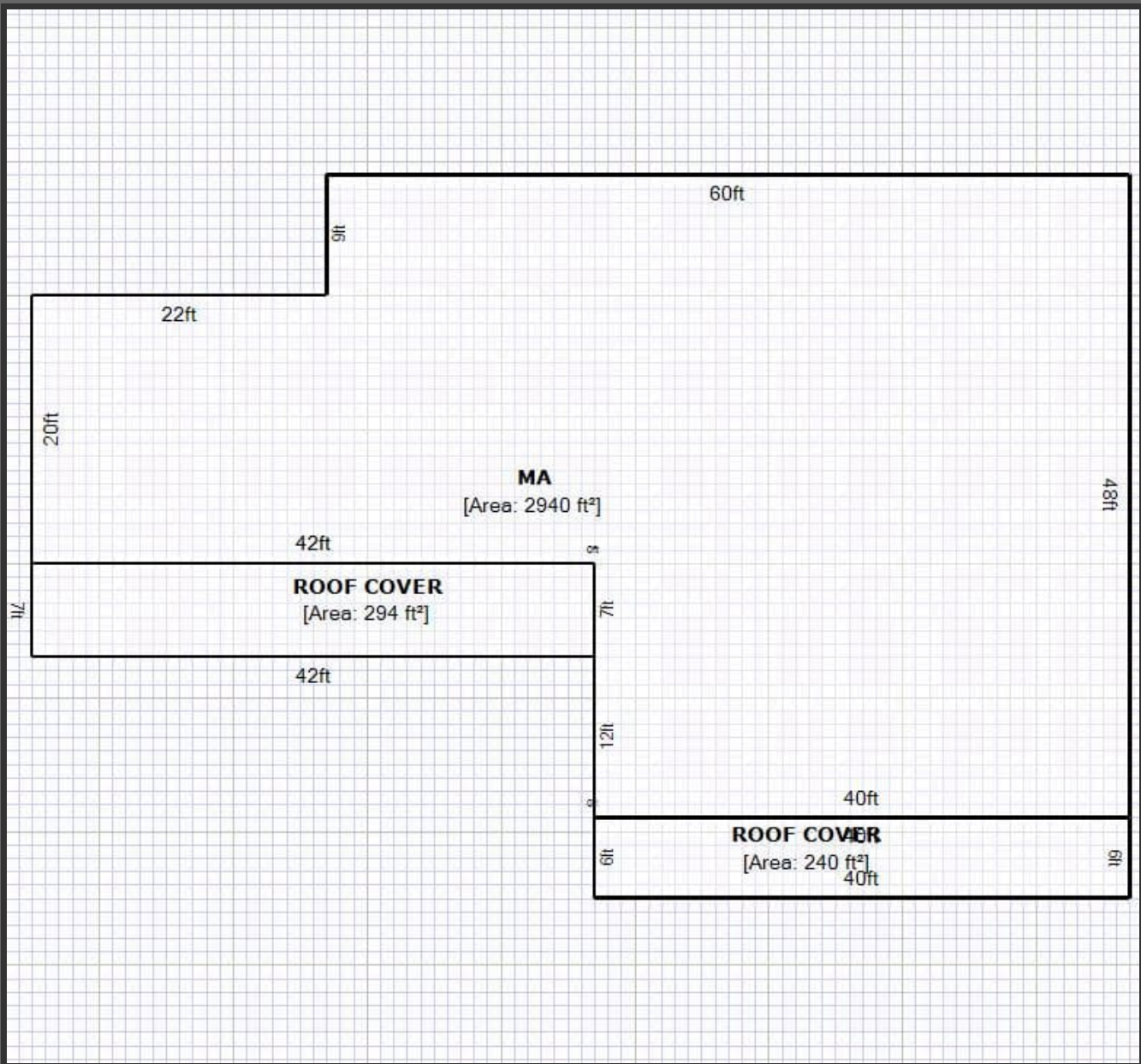
Building 1

Summary Information

Building Style

Details 1

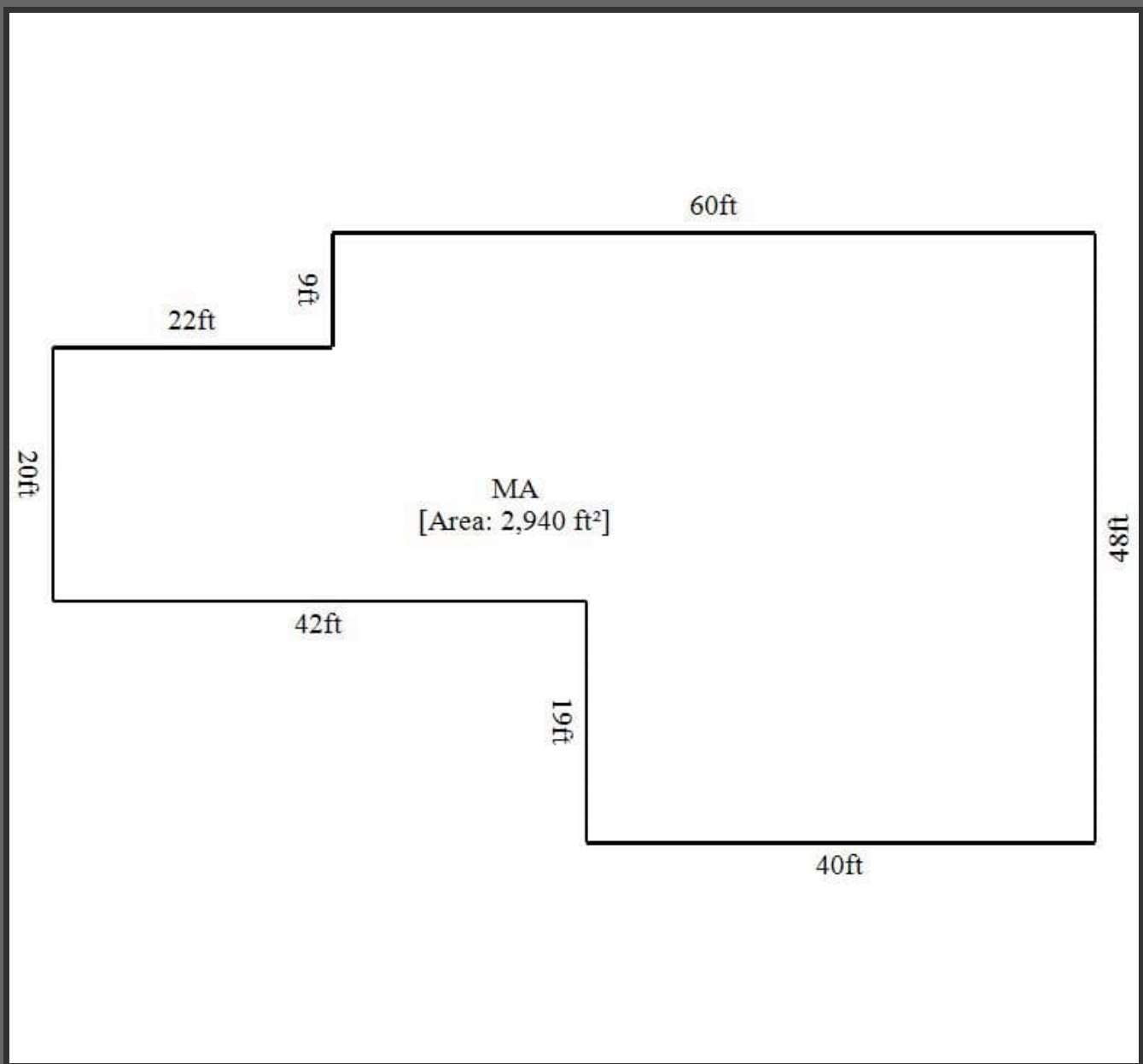
	0 sq. ft.
Effective Year Built	0
Actual Year Built	0
Building Type	no data
Construction Quality	no data
Condition	no data



MA
[Area: 2940 ft²]

ROOF COVER
[Area: 294 ft²]

ROOF COVER
[Area: 240 ft²]
40ft



SKETCH ADDENDUM

File No.: 276388000

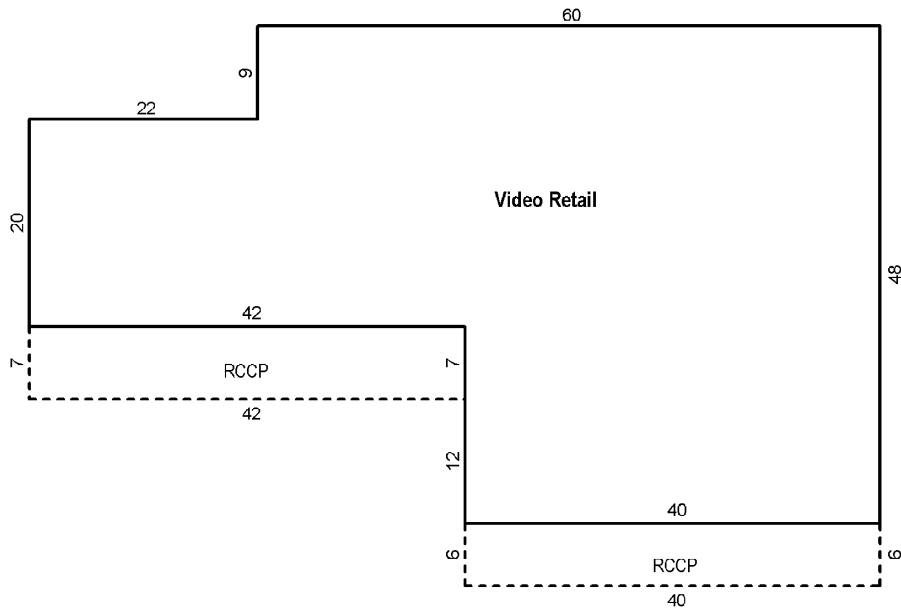
Parcel Number 276388-000 Builder _____

Property Address _____ Tract No. _____ Lot No. _____

City _____ County _____ State _____ Zip Code _____

Drawn By JRU Date 6/3/05 Source _____

Model _____ Remarks _____



Video Retail

9	x	60	=	540	
20	x	82	=	1640	
19	x	40	=	760	
Subtotal				2940	SF

RCCP

7	x	42	=	294	SF
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RCCP

6	x	40	=	240	SF
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Total **3474** **SF**



RCCP

Subtotal		534	SF
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Total OTHER **3474** **SF**

PROPERTY INFORMATION CENTER

Tax Summary

Property Identification Number: 276388000 [MapsOnline](#)  [Fact Sheet](#) 

Property Type: Real

Property Status: Active

Site Address: 39618 NE 216TH AVE, AMBOY, WA 98601 ([Situs Addresses](#))

Abbreviated Description: #31 SEC 21 T5NR3EWM .20A M/L

Tax Status: Regular


If you have any questions concerning the data on this page, please contact Clark County Treasurer's Office. Main Phone: (564) 397-2252 , Email: treasoff@clark.wa.gov

Property Owner GOLDEN GATE OF FLORIDA LLC	Owner Mailing Address 13660 SE SCENIC RIDGE DR CLACKAMAS OR, 97015	Property Location Address 39618 NE 216TH AVE, AMBOY, WA 98601 Google Maps Street View Bing Maps Birds Eye
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2026 Tax Information	
attach_moneyPay Online	Payment service fees: Free E-Check, 2.39% Credit Card, \$3.95 Debit Card Other Payment Options

Tax Code Area: 119010	Tax and Assessment Distribution	Tax Statements
Millage Rate: 6.626486823		

Tax Bill Summary		1st Half Billed - Does not reflect payments	2nd Half Billed - Does not reflect payments
Taxable Value	\$203,500.00	Amount Billed	\$757.10
Tax Amount	\$1,514.11	Payment Due Date	Apr. 30, 2026
Tax Paid	\$757.10		

Tax Years Owning *Interest & Penalty calculates on delinquent taxes						
Tax Year	Statement ID	Amount Billed	Calc Date*	Interest	Penalty	Total Due
2026	153266	\$757.01	05/08/2026 	\$0.00	\$0.00	\$757.01

Tax History					
Tax Year	Statement ID	Billed	Paid	Interest Paid	Penalty Paid
2026	153266	\$1,514.11	\$757.10	\$0.00	\$0.00
2025	153382	\$2,032.04	\$2,032.04	\$0.00	\$0.00
2024	153508	\$1,551.20	\$1,551.20	\$31.01	\$46.48
2023	153608	\$1,520.28	\$1,520.28	\$121.36	\$166.85
2022	153745	\$1,640.65	\$1,640.65	\$114.61	\$2.56
2021	153929	\$1,606.83	\$1,606.83	\$96.35	\$48.18
2020	154116	\$1,687.34	\$1,687.34	\$67.70	\$0.00
2019	154364	\$1,405.68	\$1,405.68	\$0.00	\$0.00
2018	154543	\$2,030.80	\$2,030.80	\$0.00	\$0.00
2017	154691	\$1,663.78	\$1,663.78	\$0.00	\$0.00
2016	154801	\$1,859.60	\$1,859.60	\$0.00	\$0.00
2015	155178	\$2,160.64	\$2,160.64	\$0.00	\$0.00
2014	155336	\$2,062.36	\$2,062.36	\$0.00	\$0.00
2013	155457	\$2,153.11	\$2,153.11	\$0.00	\$0.00
2012	155597	\$2,608.74	\$2,608.74	\$0.00	\$0.00
2011	155727	\$2,292.18	\$2,292.18	\$0.00	\$0.00
2010	155846	\$2,097.48	\$2,097.48	\$0.00	\$0.00
2009	156095	\$1,832.07	\$1,832.07	\$0.00	\$0.00
2008	477201	\$1,197.40	\$1,197.40	\$0.00	\$0.00
2007	314462	\$1,165.39	\$1,165.39	\$0.00	\$0.00

2006	155580	\$1,473.45	\$1,473.45	\$0.00	\$0.00
2005	13344	\$1,374.24	\$1,374.24	\$0.00	\$0.00
2004	5131	\$1,397.30	\$1,397.30	\$0.00	\$0.00
2003	2587	\$1,555.10	\$1,555.10	\$0.00	\$0.00

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5632211 D

Total Pages: 5 Rec Fee: \$107.50
eRecorded in Clark County, WA 07/31/2019 02:35 PM
CHICAGO TITLE VANCOUVER
SIMPLIFILE LC E-RECORDING

When recorded return to:
Mahmoud F. Mohamed
Golden Gate of Florida, LLC
35330 Condominium Boulevard
Zephyrhills, FL 33541

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 622-112664

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barabara A. Mills, as her separate estate, surviving spouse of Frank T. Mills,
deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Golden Gate of Florida, LLC, a Florida 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.)

Tax Lot #31 and #22, Section 21, Township 5 North, Range 3 East

Tax Parcel Number(s): 276388-000, 276382-000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 30, 2019

Barbara A. Mills
Barabara A. Mills

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Barabara A. Mills is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 30, 2019
Dorine Skordahl

Dorine Skordahl
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: June 9, 2022

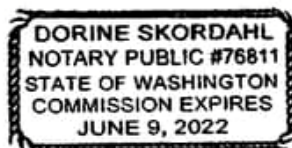


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 276388-000 and 276382-000

That portion of the Northwest quarter of the Northwest quarter of Section 21, Township 5 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point in the center of the County Road which is 544 feet South and South 78°18' East 139.8 feet from the Northwest corner of said Section; thence South 1°58' East 163.51 feet to the South line of the tract conveyed to Lee R. Lamb by deed recorded under Auditor's File No. G 586761; thence West, along the South line of said Lamb tract, 18 feet to the Southwest corner of Tract B-Parcel I as conveyed to John R. Stankovic by deed recorded under Auditor's File No. 9304050060, said point being the TRUE Point of Beginning hereof; thence continuing West, along the South line of said Lamb tract and along the South line of the tract conveyed to Lee R. Lamb by deed recorded under Auditor's File No. G 607715, to the West line of said Northwest quarter of the Northwest quarter; thence North, along said West line, to the center of said County Road; thence South 78°18' East, along the center of said road, to the Northwest corner of said Stankovic Tract; thence South, along the West line of said Stankovic tract, to the True Point of Beginning hereof.

EXCEPT that portion conveyed to Clark County, Washington by deed recorded under Recording No 7807270166.

ALSO EXCEPT any portion lying within N.E. 216th Avenue, also shown as SR 503.

EXHIBIT "B"
Exceptions

1. 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: 2019
Tax Account No.: 276388-000
School District/Levy Code: 119010
Assessed Total: \$149,900.00
Millage Rate: 8.7725420196
Location Code: 0600

General and Special Taxes:
Billed: \$1,405.68
Unpaid: \$0.00
Affects: a portion of said premises

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: 2019
Tax Account No.: 276382-000
School District/Levy Code: 119010
Assessed Total: \$27,405.00
Millage Rate: 8.7725420196
Location Code: 0600

General and Special Taxes:
Billed: \$299.99
Unpaid: \$0.00
Affects: a portion of said premises

3. Agreement to obtain water for domestic uses, including the terms, covenants and provisions thereof;

Recording Date: October 19, 1971
Recording No.: G 586760

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Ridgefield Light & Power Co., a Washington corporation
Purpose: transmission of electric current
Recording Date: October 17, 1929
Recording No.: C 79585, Book 201, Page 92
Affects: blanket in nature

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Clark County, a municipal corporation of the State of Washington
Purpose: transmission of electric energy, including communication facilities
Recording Date: July 31, 1981
Recording No.: 8107310176
Affects: a portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Clark County, a municipal corporation of the State of Washington
Purpose: overhead electric system facilities and appurtenances, including communication and service conductors

EXHIBIT "B"
Exceptions
(continued)

Recording Date: April 8, 1997
Recording No.: 9704080363
Affects: a portion of said premises

7. Covenant Running with the Land, including the terms, covenants and provisions thereof:

Recording Date: May 31, 1978
Recording No.: 7805310010
Affects: a portion of said premises

8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Exhibit "A"

Legal Description

That portion of the Northwest quarter of the Northwest quarter of Section 21, Township 5 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point in the center of the County Road which is 544 feet South and South 78°18' East 139.8 feet from the Northwest corner of said Section; thence South 1°58' East 163.51 feet to the South line of the tract conveyed to Lee R. Lamb by deed recorded under Auditor's File No. G 586761; thence West, along the South line of said Lamb tract, 18 feet to the Southwest corner of Tract B-Parcel I as conveyed to John R. Stankovic by deed recorded under Auditor's File No. 9304050060, said point being the TRUE Point of Beginning hereof; thence continuing West, along the South line of said Lamb tract and along the South line of the tract conveyed to Lee R. Lamb by deed recorded under Auditor's File No. G 607715, to the West line of said Northwest quarter of the Northwest quarter; thence North, along said West line, to the center of said County Road; thence South 78°18' East, along the center of said road, to the Northwest corner of said Stankovic Tract; thence South, along the West line of said Stankovic tract, to the True Point of Beginning hereof.

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ALSO EXCEPT any portion lying within N.E. 216th Avenue, also shown as SR 503.

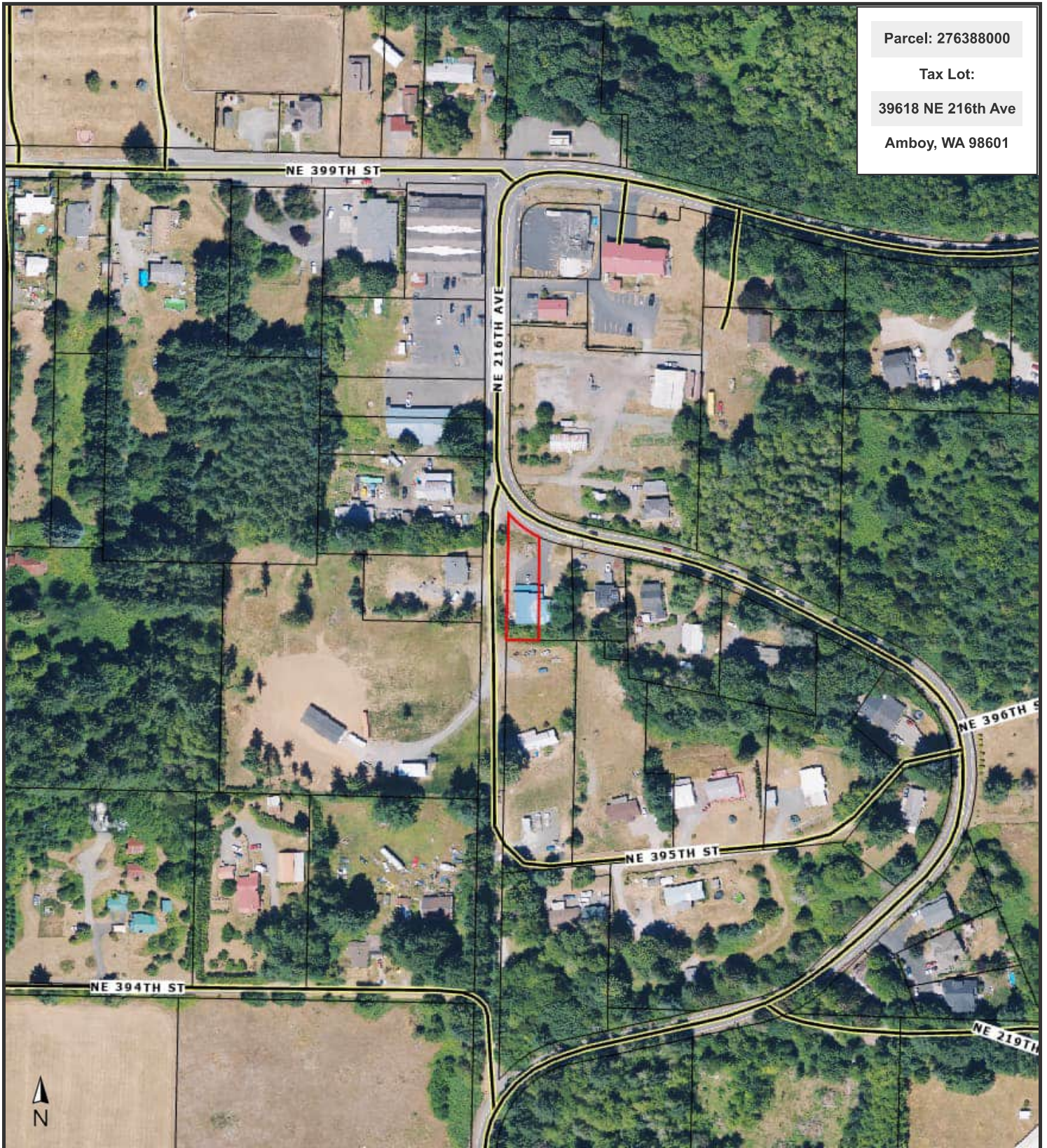
[_____] [_____] _____
Buyer(s) Initials Date

[_____] [_____] _____
Seller(s) Initials Date

Maps



AERIAL MAP



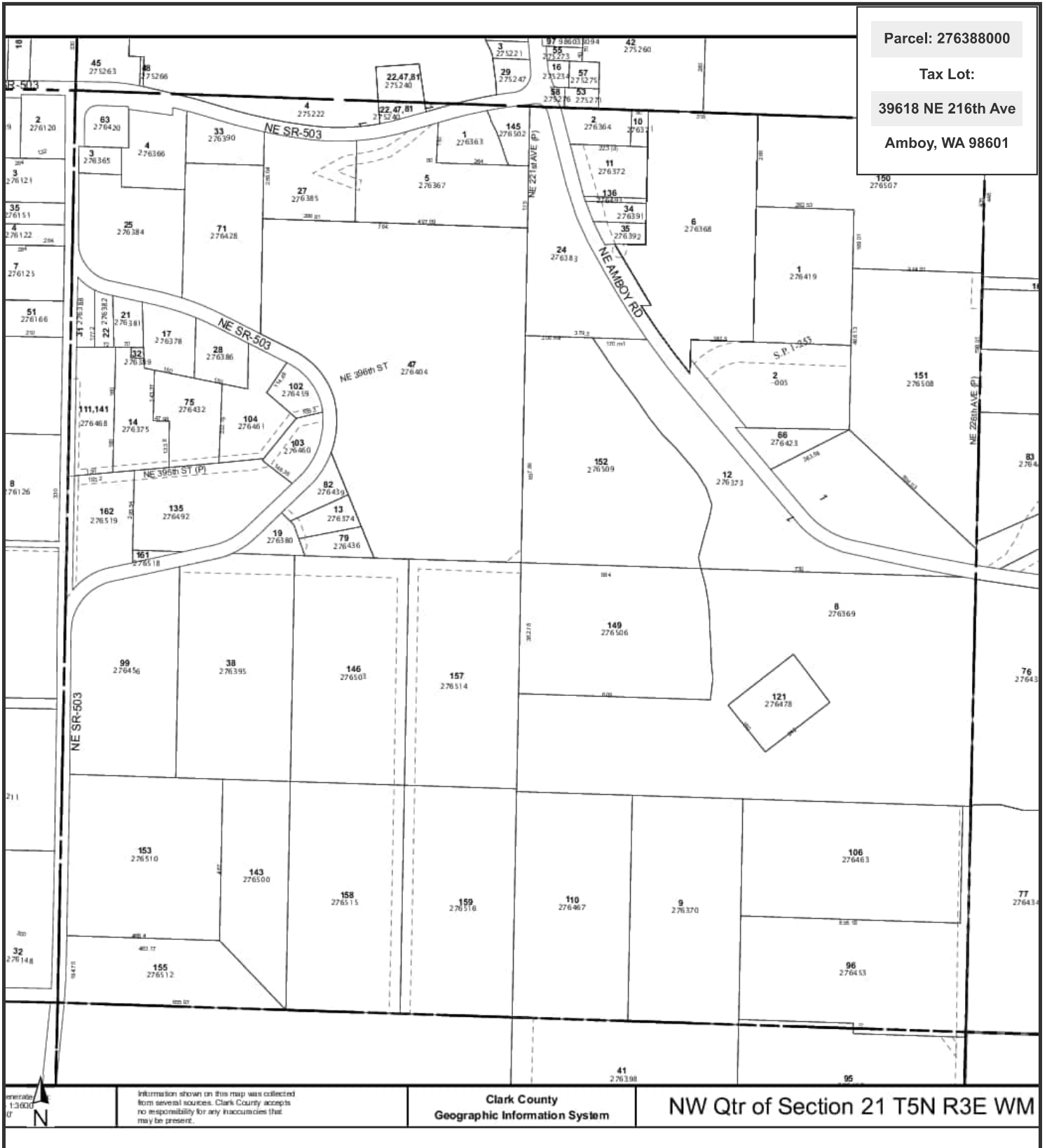
Parcel: 276388000
Tax Lot:
39618 NE 216th Ave
Amboy, WA 98601

ASSESSOR MAP



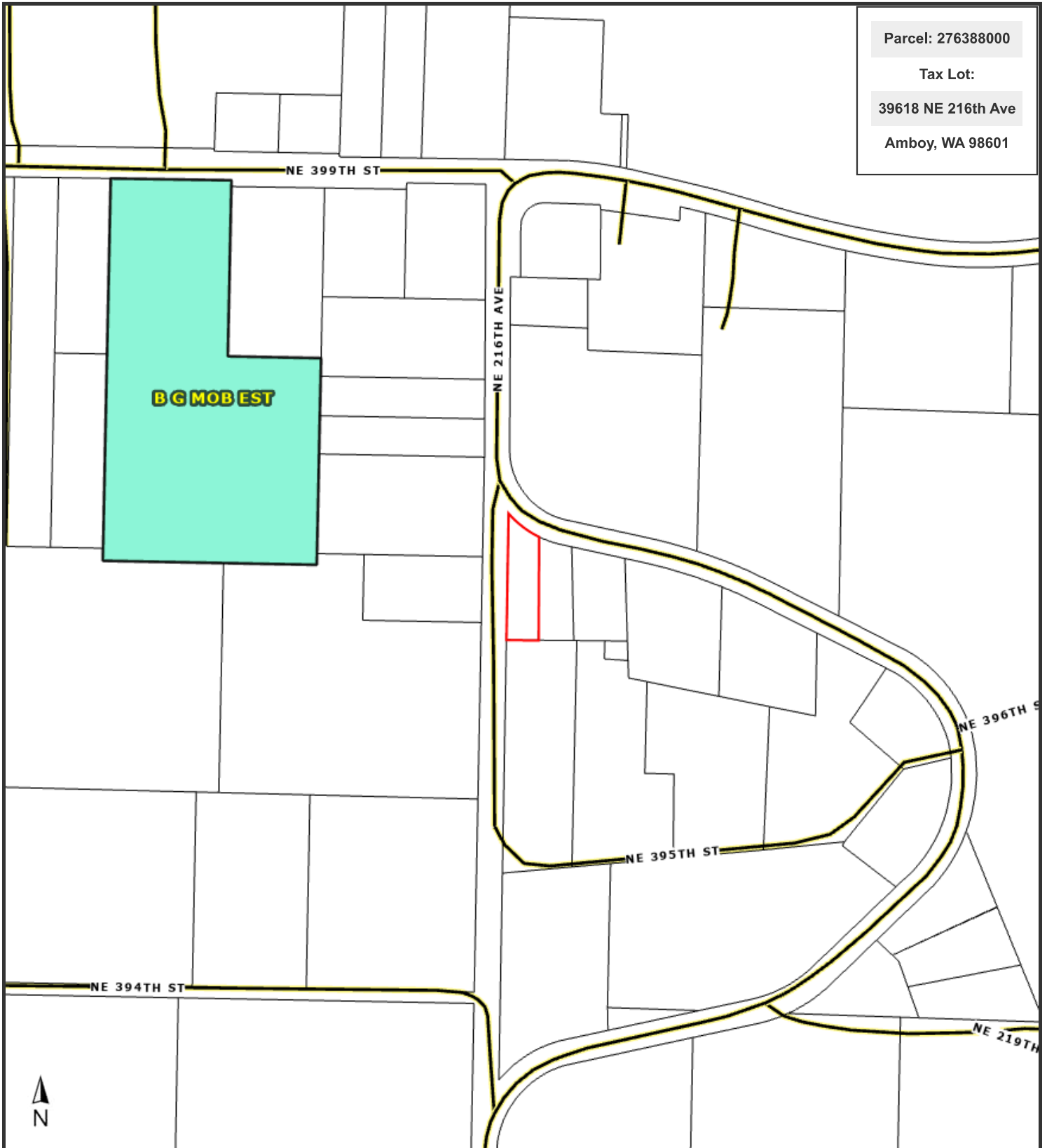
Parcel: 276388000
Tax Lot:
39618 NE 216th Ave
Amboy, WA 98601

FULL ASSESSOR MAP



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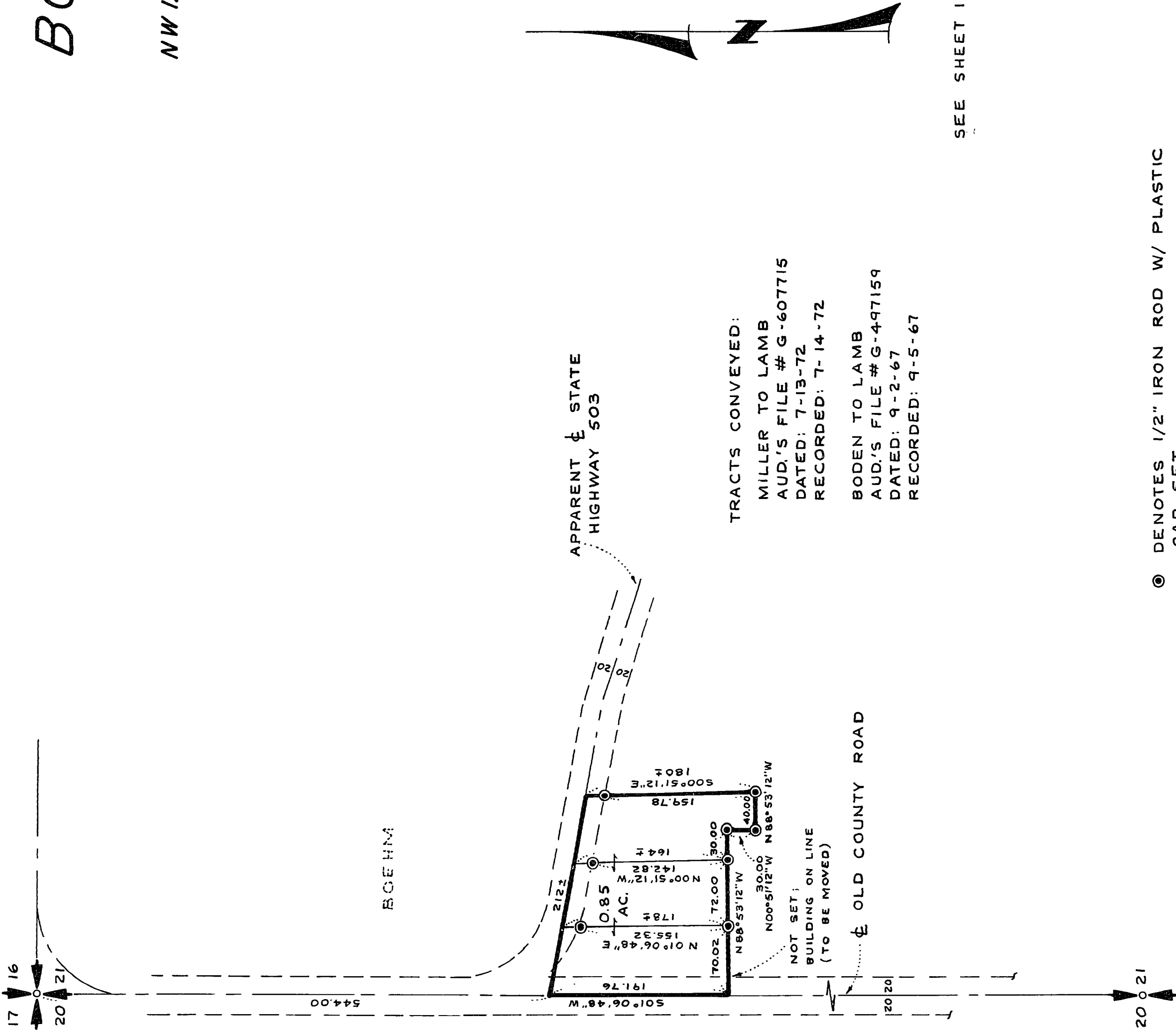
SUBDIVISION MAP



Parcel: 276388000
Tax Lot:
39618 NE 216th Ave
Amboy, WA 98601

BOUNDARY SURVEY

IN A PORTION OF
 NW 1/4 NW 1/4, SECTION 21, T.5N., R.3E., W.M.
 CLARK COUNTY, WASHINGTON



TRACTS CONVEYED:
 MILLER TO LAMB
 AUD.'S FILE # G-607715
 DATED: 7-13-72
 RECORDED: 7-14-72
 BODEN TO LAMB
 AUD.'S FILE # G-497159
 DATED: 9-2-67
 RECORDED: 9-5-67

SEE SHEET 1 OF 10

⊙ DENOTES 1/2" IRON ROD W/ PLASTIC CAP SET

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

R. J. SNOW
 in MARCH, 1975

(Signed & Sealed) _____ Registered Land Surveyor
 Certificate No. 9579



AUDITOR'S CERTIFICATE

Filed for record this 12th day of JUNE, 1975
 at 9:30 A.M. in book 3 of surveys at page 133 at the request
 of Hagedorn, Inc.

(Signed) Thomas H. Rickford
 Deputy County Auditor

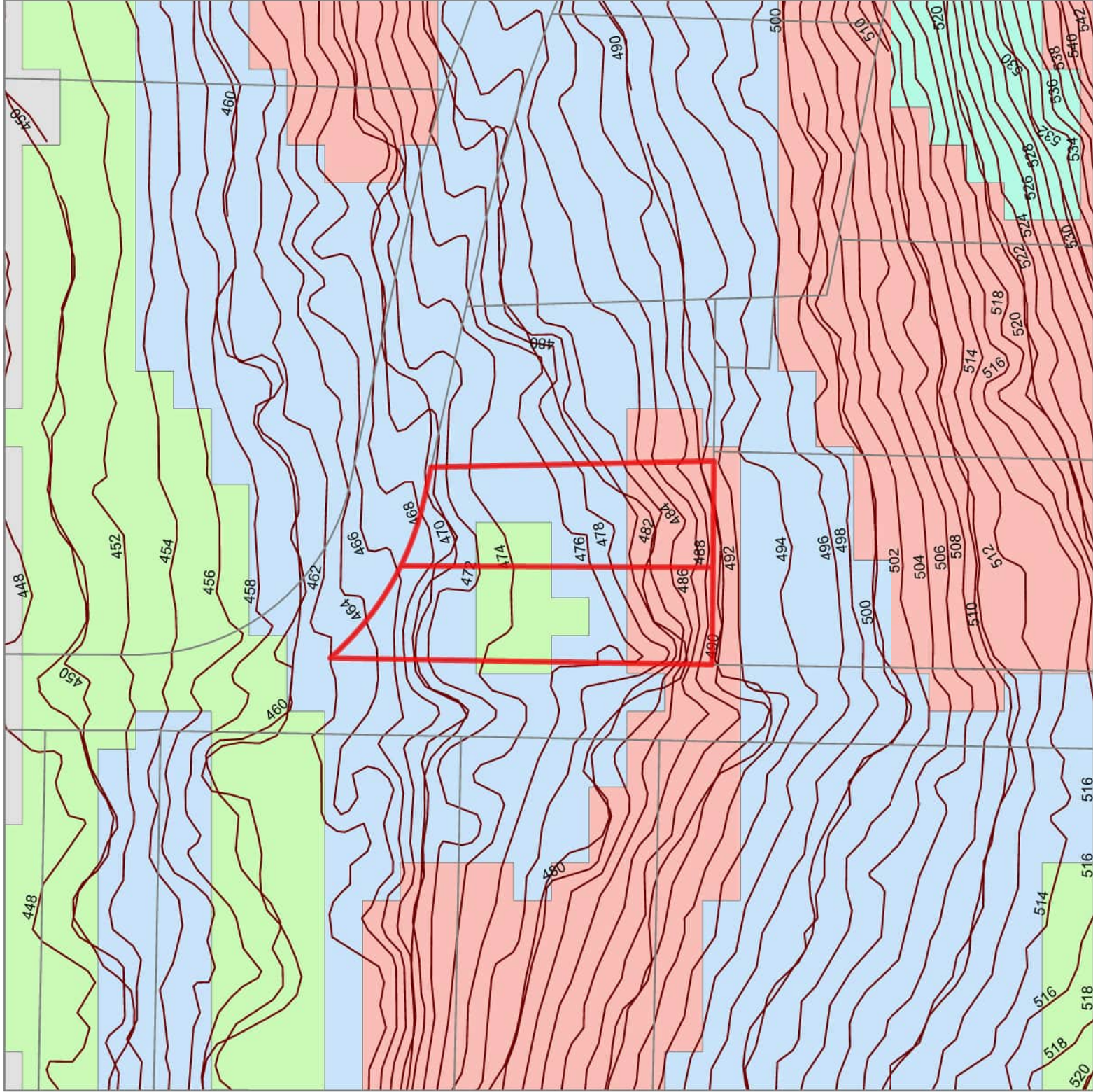
Scale: 1" = 100'
 Date: 4-24-75
 Job No. 75-10
 Calc. By: GH
 Drawn By: D.R.H.
 Checked By: B.C.M.
 Sheet 10 of 10

HAGEDORN, INC.
 1817 Main St. Vancouver, Wash.
 Ph. (206) 696-4428

LAND SURVEYORS
 Subdivisions, Boundaries, Control, Topography,
 Construction, Surveys, & Road Layout

Topography

- Topography - 10'
- Topography - 2'
- 0 - 5 percent
- 5 - 10 percent
- 10 - 15 percent
- 15 - 25 percent
- 25 - 40 percent
- 40 - 100 percent
- greater than 100 percent
- Parcels
- Water Bodies
- Parcels



Schools



School



Elementary Boundary



Junior High Boundary



Senior High Boundary



School Land



Battle Ground



Camas



Evergreen



Green Mountain



Hockinson



La Center



Mount Pleasant



Ridgefield



Vancouver



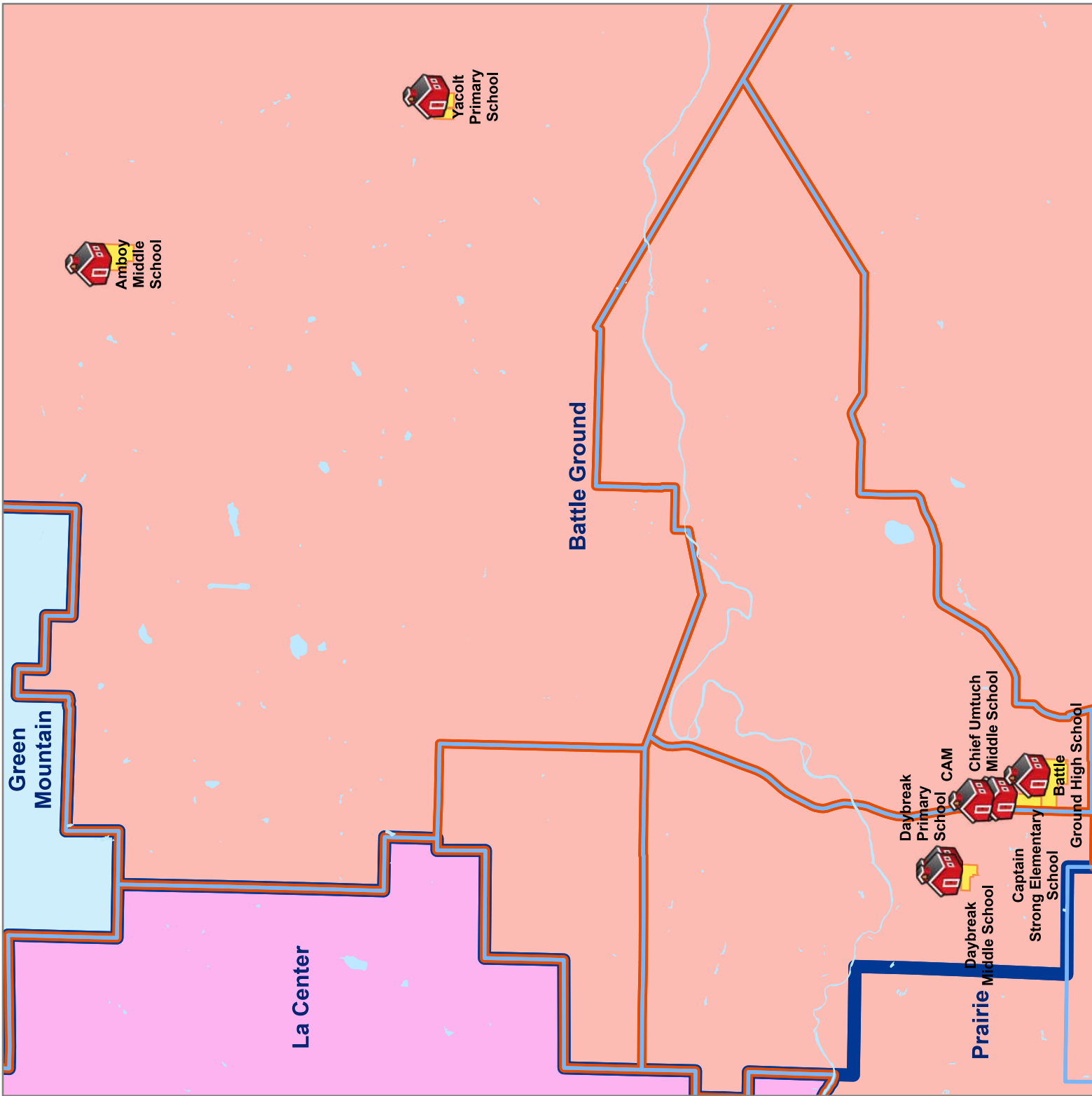
Washougal



Woodland



Water Bodies



Map created: 5/8/2026

By Courtney Ventura, Property Information Specialist

NOTE
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Community Information



LOCAL BUSINESSES

Automotive

Type	Name	Address	Telephone	Distance
Car Repair	EZ Car Care	37415 NE 168th Ct, Yacolt, WA 98675, USA	(307) 391-0253	2.52 miles
Car Repair	Impact Automotive	109 W Yacolt Rd, Yacolt, WA 98675, USA	(360) 686-8677	3.55 miles
Car Repair	Marv's Auto Repair	28017 NE 132nd Ave, Battle Ground, WA 98604, USA	(360) 666-6061	7.02 miles
Car Repair	Battle Ground Auto Repair	212 NE Grace Ave, Battle Ground, WA 98604, USA	(360) 687-9000	9.44 miles
Car Repair	K.A.B. Motors	17 SE 4th Ave, Battle Ground, WA 98604, USA	(360) 687-5253	9.67 miles
Car Wash	Supreme Wash	614W W Main St, Battle Ground, WA 98604, USA	(360) 666-8596	9.87 miles
Car Wash	Clean Machine Car Wash	105 NW 12th Ave B, Battle Ground, WA 98604, USA	(360) 666-1533	9.91 miles
Car Repair	CRS - Construction Repair Services Inc.	919 SE Grace Ave, Battle Ground, WA 98604, USA	(360) 666-9654	9.96 miles
Car Repair	Art Morse Auto Repair	1713 W Main St, Battle Ground, WA 98604, USA	(360) 687-4685	10.18 miles
Car Repair	Nehl's Auto Service	21813 NE Rodda Rd, Battle Ground, WA 98604, USA	(360) 342-8907	11.46 miles

LOCAL BUSINESSES

Businesses

Type	Name	Address	Telephone	Distance
Post Office	United States Postal Service	21501 NE 399th St, Amboy, WA 98601, USA	(800) 275-8777	0.12 miles
Storage	218th Ave Vehicle Storage	37800 NE 218th Ave, Yacolt, WA 98675, USA	(360) 323-6231	0.93 miles
Electrician	Insight Electrical, LLC	37507 NE 198th Ave, Yacolt, WA 98675, USA	(360) 601-8228	1.38 miles
Electrician	West Wire Electric LLC	22694 NE Worthington Rd, Yacolt, WA 98675, USA	(360) 762-7795	1.39 miles
Electrician	Amboy pros Electrician Services	18811 NE 413th Cir, Amboy, WA 98601, USA	(360) 702-3908	1.57 miles
Electrician	Idac Power	18619 NE Beaver Brook Rd, Yacolt, WA 98675, USA	(360) 601-7170	1.92 miles
Plumber	Resolution Plumbing	18209 NE Peg Rd, Yacolt, WA 98675, USA	(360) 702-7769	1.99 miles
Electrician	Dual Serve Electric LLC	38109 NE 172nd Ave, Amboy, WA 98601, USA	(360) 953-4279	2.22 miles
Electrician	Stellar Power Co	25614 NE 350th Way, Yacolt, WA 98675, USA	(564) 653-8081	3.02 miles
Plumber	Platinum Plumbing Services LLC	11900 NE 299th St, Battle Ground, WA 98604, USA	(360) 980-1685	6.68 miles
Plumber	JBM Plumbing And Mechanical	10401 NE 306th St, Battle Ground, WA 98604, USA	(360) 903-6243	7.13 miles

LOCAL BUSINESSES

Medical

Type	Name	Address	Telephone	Distance
Pharmacy	Fred Meyer Pharmacy	401 NW 12th Ave, Battle Ground, WA 98604, USA	(360) 666-5133	9.80 miles
Urgent Care	Sea Mar Battle Ground Medical Clinic	118 S Parkway Ave, Battle Ground, WA 98604, USA	(360) 342-8060	9.84 miles
Pharmacy	Walgreens Pharmacy	808 W Main St Ste 101, Battle Ground, WA 98604, USA	(360) 687-5133	9.85 miles
Pharmacy	Safeway Pharmacy	904 W Main St, Battle Ground, WA 98604, USA	(360) 723-9046	9.88 miles
Urgent Care	Providence Family Medicine and Walk-in Clinic - Battle Ground	101 NW 12th Ave Suite 107, Battle Ground, WA 98604, USA	(360) 687-6650	9.93 miles
Pharmacy	Albertsons Pharmacy	2108 W Main St, Battle Ground, WA 98604, USA	(360) 687-4092	10.21 miles
Pharmacy	Walmart Pharmacy	1201 SW 13th Ave, Battle Ground, WA 98604, USA	(360) 723-9007	10.52 miles
Veterinary Care	VCA Battle Ground Animal Hospital	3314 W Main St, Battle Ground, WA 98604, USA	(360) 687-7151	10.55 miles
Urgent Care	Ridgefield Family Medicine	8507 S 5th St STE 113, Ridgefield, WA 98642, USA	(360) 887-9494	12.10 miles

LOCAL BUSINESSES

Restaurants and Bars

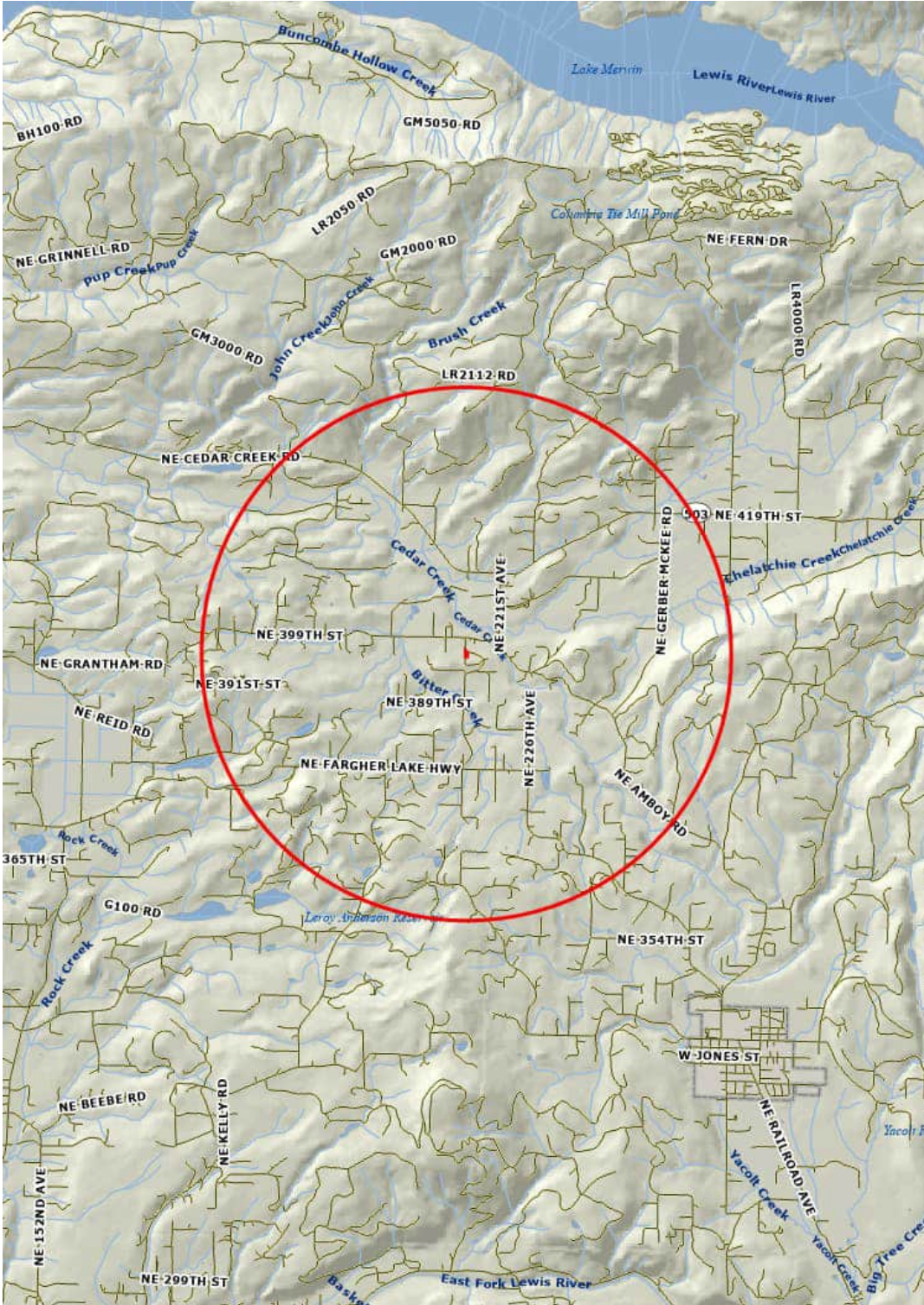
Type	Name	Address	Telephone	Distance
Restaurant	Hasta Ca! Taqueria	39812 NE 216th Ave, Amboy, WA 98601, USA		0.11 miles
Bar	Nick's Bar & Grill	211, NE 399th St, Amboy, WA 98601, USA	(360) 247-9914	0.26 miles
Restaurant	Nick's Bar & Grill	211, NE 399th St, Amboy, WA 98601, USA	(360) 247-9914	0.26 miles
Coffee	Monarch Cafe	39909 NE 221st Ave, Amboy, WA 98601, USA		0.30 miles
Restaurant	Fargher Lakehouse	15519 NE Fargher Lake Hwy, Yacolt, WA 98675, USA	(360) 263-1200	3.20 miles
Coffee	Arrowhead Coffee	301 N Amboy Ave Rd, Yacolt, WA 98675, USA		3.50 miles
Restaurant	Taco's Sensacion	206 N Railroad Ave, Yacolt, WA 98675, USA	(360) 369-2459	3.61 miles
Coffee	North County Coffee	27002 NE Lewisville Hwy, Battle Ground, WA 98604, USA	(516) 729-2101	7.78 miles
Coffee	Devs Coffee Bar Battleground	316 E Main St, Battle Ground, WA 98604, USA	(360) 702-2160	9.63 miles
Restaurant	Margarita Factory Battle Ground	11 N Parkway Ave #103, Battle Ground, WA 98604, USA	(360) 723-5415	9.72 miles
Bar	Playmakers Sports Bar and Grill	15 E Main St, Battle Ground, WA 98604, USA	(360) 687-0418	9.74 miles
Coffee	Blue Castle Coffee	802 SE 14th Ave, Battle Ground, WA 98604, USA	(360) 723-5417	9.85 miles
Bakery	Sugar Pine Bakery	23600 NE 180th St, Brush Prairie, WA 98606, USA	(360) 798-4641	10.81 miles
Coffee	Stonehill Coffee House	209 E 4th St, La Center, WA 98629, USA	(360) 909-1599	10.95 miles
Bakery	Sadie and Josie's Bakery	582 NW Pacific Hwy, La Center, WA 98629, USA	(360) 263-6200	11.12 miles
Restaurant	The Cedars Public House	15001 NE 181st St, Brush Prairie, WA 98606, USA		11.22 miles

LOCAL BUSINESSES

Shopping

Type	Name	Address	Telephone	Distance
Liquor Store	Amboy Market	39812 NE 216th Ave, Amboy, WA 98601, USA	(360) 247-5421	0.11 miles
Liquor Store	Liquor store	319 N Amboy Ave, Yacolt, WA 98675, USA	(360) 686-3201	3.46 miles
Hardware Store	Yacolt Trading Post	315 N Amboy Ave, Yacolt, WA 98675, USA	(360) 686-3201	3.47 miles
Electronics Store	Polos Electronics Inc	20810 NE 267th St, Battle Ground, WA 98604, USA	(360) 687-3543	6.33 miles
Home Improvement	Rusty Glamour	403 E Main St, Battle Ground, WA 98604, USA	(360) 342-8934	9.66 miles
Home Improvement	Urban Basics and Company	209 E Main St, Battle Ground, WA 98604, USA	(360) 666-5331	9.69 miles
Liquor Store	1st Choice Liquor Market	13 E Main St, Battle Ground, WA 98604, USA	(360) 666-3363	9.74 miles
Jewelry Store	Fred Meyer Jewelers	401 NW 12th Ave, Battle Ground, WA 98604, USA	(360) 666-5115	9.79 miles
Home Improvement	Distinctively Home Fine Furnishings	1417 SE Rasmussen Blvd Ste 121, Battle Ground, WA 98604, USA	(360) 723-5570	9.81 miles
Pet Store	Paws Cascadia	720 W Main St Ste 104, Battle Ground, WA 98604, USA	(360) 721-1162	9.85 miles
Book Store	Literary Leftovers	813 W Main St #108, Battle Ground, WA 98604, USA		9.97 miles
Hardware Store	Wilco	Farm Store, 815 W Main St, Battle Ground, WA 98604, USA	(360) 687-3113	10.01 miles
Home Improvement	True Value	815 W Main St, Battle Ground, WA 98604, USA	(360) 687-3113	10.02 miles
Jewelry Store	Rhonda's Forever Jewels.com	410 W E Ave, La Center, WA 98629, USA	(530) 446-0301	11.23 miles
Liquor Store	Merry's Minimart LLC	7216 NE 219th St Ste #A, Battle Ground, WA 98604, USA	(360) 723-5336	11.34 miles

DEMOGRAPHIC REPORT



Report Details

Distance From Parcel:	2 miles
Census Block #:	49
Population:	4,225
Urban:	0
Rural:	4,225

Gender

	%	Total
Male:	49.6	2,097
Female:	50.4	2,128

DEMOGRAPHIC REPORT

Households

Total Households:	1,088
1 - Person household - male:	64
1 - Person household - female:	82
Family households, married:	889
Family households, unmarried:	67
Family households, w/ children under 18 yrs:	1,218

Housing

	%	Total
Total housing units:		1,382
Vacant:	4	55
Owner occupied:	96	1,327
Renter occupied:	0.7	9

Age Distribution

	0-10	10-19	20-29	30-49	50-64	65-79	80+	Median Age
Female	342	376	198	468	379	326	39	36
Male	265	407	193	455	419	302	56	40
Total	607	783	391	923	798	628	95	37
%	14.4	18.5	9.3	21.8	18.9	14.9	2.2	

LOCAL INSIGHTS

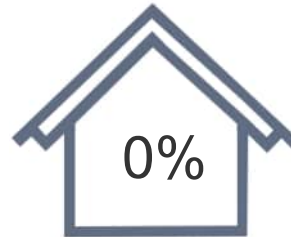
ZIP CODE: 98601



Average Years Owned



Owner Occupancy Rate



Walk Score ®



Transit Score ®



Bike Score ®

Sales statistics are based on a 12-month period.

AREA STATISTICS

Area Profiled: 1 Mile Radius

Report Date: 05/08/2026

Number of Parcels: 2

Average Sale Price by Year: 01/01/2022 - 05/08/2026



* 0 sale(s) are included in the graph

** 0 sale(s) with no sale price are excluded from the graph

Sales Statistics by Year: 01/01/2022 - 05/08/2026

Year	# Sales	Price/SqFt	% Turnover	Avg Sale Price	Min Sale Price	Max Sale Price
2026	0					

* 0 sale(s) are included in the table

** 0 sale(s) with no sale price or building sqft are excluded from the table

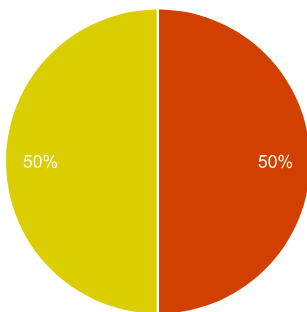
Length of Residence

Ownership Duration	#	% of Homes
0-2 Years	0	0%
2-4 Years	0	0%
4-6 Years	0	0%
6-10 Years	2	100%
10-15 Years	0	0%
15-20 Years	0	0%
20-25 Years	0	0%
25-30 Years	0	0%
30+ Years	0	0%

Age Of Home

Ownership Duration	#	% of Homes
< 5 Years	0	0%
5-10 Years	0	0%
10-15 Years	0	0%
15-20 Years	0	0%
20-25 Years	0	0%
25-30 Years	0	0%
30+ Years	2	100%

Owner Occupancy



Owner Mail	#	% of Homes
Owner Occupied	0	0%
In State Non-Owner Occ	1	50%
Out of State	1	50%

Market Values

Market	#	% of Homes
\$0 - \$250k	1	50%
\$251k - \$500k	0	0%
\$501k - \$750k	0	0%
\$751k - \$1M	0	0%
\$1M - \$2M	1	50%
\$2M - \$3.5M	0	0%
\$3.5M - \$5M	0	0%
\$5M - \$8M	0	0%
\$8M+	0	0%



[North Clark Historical Museum](#) [Amboy Washington](#)

History you can visit

People, Places, and things that have made Clark County what it is.

In the midst of the natural beauties of North Clark County Washington, the Museum delightfully compliments fishing, camping, boating, hiking, and many other attractions. In Yacolt, enjoy a ride on one of the last steam driven railroads in the country. An hour north, you can visit the south rim of Mount St. Helens . Ask at the Museum for directions to marvelous local attractions you can visit.

The Museum in upper Amboy that looks like a church holds many secrets from the past. Once a church built in 1910, it is presently the home of many relics of the northwest. In 1988 a few concerned Amboy residents rescued the church from the wrecking ball and filled it with treasures of the past for all to enjoy. In addition to the inside exhibits a number of

outdoor exhibits have been added. Less than a one-hour drive from I-5 via Vancouver, Battle Ground, or Woodland, the scenic drive is well worth it.

Admission Free – Donations Welcome
Wheelchair accessible

Address: North Clark Historical Museum
21416 NE 399th Street
PO Box 296
Amboy, Washington 98601
360-247-5800 message

Directions: SR 503 to Amboy, turn left on 399th Street, Museum is on your right, across from the Post Office

We collaborate with and support other local museums:

[Clark County Historical Museum](#), [La Center Historical Museum](#), and [Two Rivers Heritage Museum](#)

Contact information: 360-247-5800 and leave message or museumnch88@gmail.com

Mission Statement: To preserve North Clark County's natural and cultural history through collections and exhibits, and to sponsor ed

NCHM's Purpose:

The purpose of the Corporation shall be the collection, preservation, interpretation, and dissemination of knowledge about the history and development of the North Clark County area and the relationship of local history with the development of the North Clark County area and the relationship of local history with the development of Washington State. Special emphasis shall be placed on the history and evolution of logging and farming around the turn of the twentieth century, the history and experiences of pioneer families, and the history and culture of Native Americans.

About Us

The Museum is a Non-Profit, Tax Exempt, 501 (c) (3) organization, and is operated by a Board of Directors.

Bylaws state a minimum of 9 and a maximum of 15 active board members are needed.

Board of Directors:

2022 Board members

Jim Malenowski — President

Debi Zitt — Vice President

Georgine Neal — Secretary

George Weisenborn — Treasurer

April Reichstein

Barbara Hagedorn

Jerry Johnston

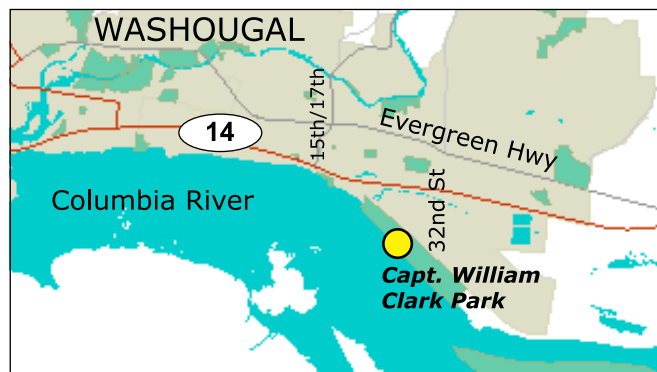
Paul Lecoq

HOST YOUR NEXT EVENT AT ONE OF THESE BEAUTIFUL PARKS.

Capt. William Clark Regional Park at Cottonwood Beach

S. Index St. at S. 32nd St. in Washougal

- Two medium shelters (50 person capacity each)
- Next to the Columbia River and Steigerwald Wildlife Refuge
- Features restrooms, water access from a sandy beach and a multi-use trail



Leverich Community Park

Leverich Park Way at 39th St. in Vancouver

- One large shelter (100 person capacity)
- Next to the Burnt Bridge Creek Greenway
- Features BBQs, restrooms, ball field, playground, multi-use trails and a 12-hole disc golf course

Marshall Community Park

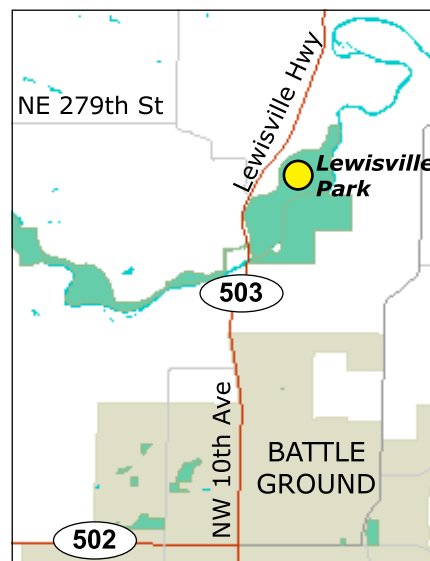
1015 E. McLoughlin Blvd. in Vancouver

- One medium shelter (52 person capacity)
- Next to the Marshall Community Center Pool and Luepke Senior Center
- Features restrooms, ball fields, large playground, Nature Play area, horseshoe pits and a loop walking trail

Lewisville Regional Park

26411 NE Lewisville Hwy. in Battle Ground

- 13 shelters (various sizes, 20-200 person capacity)
- Next to the East Fork Lewis River
- Features BBQs, restrooms, ball fields, sport court, swimming areas, boat launch, playgrounds and multi-use trails



PICNIC SHELTER RESERVATION FEES

Fees of \$25-\$100 per day are charged for reservations, depending on the size of the picnic shelter. The fees help pay for maintenance and operations. If a picnic shelter has not already been reserved, it is available at no charge on a first-come, first-served basis. For more information, please visit this Web page: www.cityofvancouver.us/parks-recreation/parks_trails/reservations.asp.

Salmon Creek Park/Klineline Pond

1112 NE 117th St., Vancouver, WA

- Two medium shelters (50 person capacity)
- Next to Klineline Pond and the Salmon Creek Greenway Trail
- Features playground, restrooms, open lawn, multi-use trails, swimming and fishing

Frenchman's Bar Regional Park

9612 NW Lower River Rd., Vancouver, WA

- One large shelter (100 person capacity)
- One small shelter (50 person capacity)
- Next to the Columbia River and within walking distance of Vancouver Lake
- Features BBQs, restrooms, picnic tables, sand volleyball courts, multi-use trails and playground equipment

Vancouver Lake Regional Park

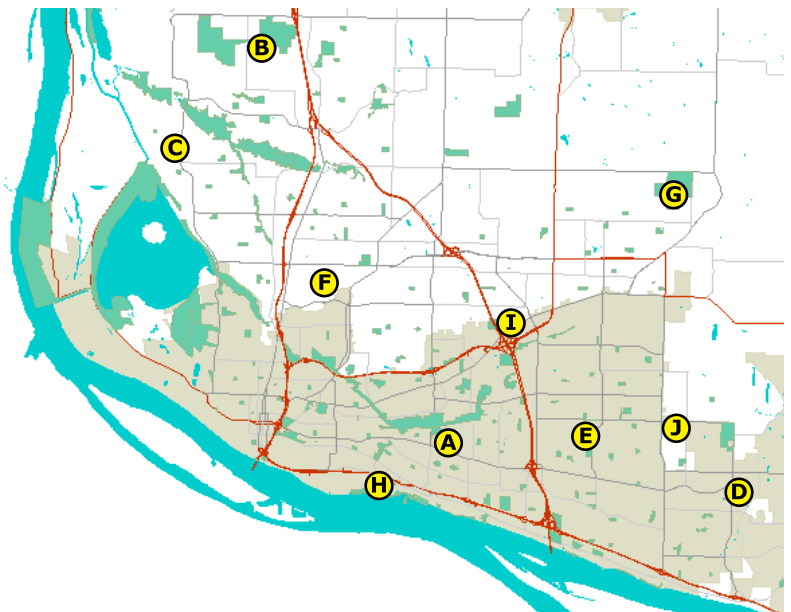
6801 NW Lower River Rd., Vancouver, WA

- Two large shelters (100-125 person capacity each)
- Next to Vancouver Lake and within walking distance of the Columbia River
- Features BBQs, restrooms, playground, open lawn areas, multi-use trails, swimming and boat access



PICNIC SHELTERS AT THE FOLLOWING PARKS ARE ALWAYS AVAILABLE AT NO CHARGE ON A FIRST-COME, FIRST-SERVED BASIS:

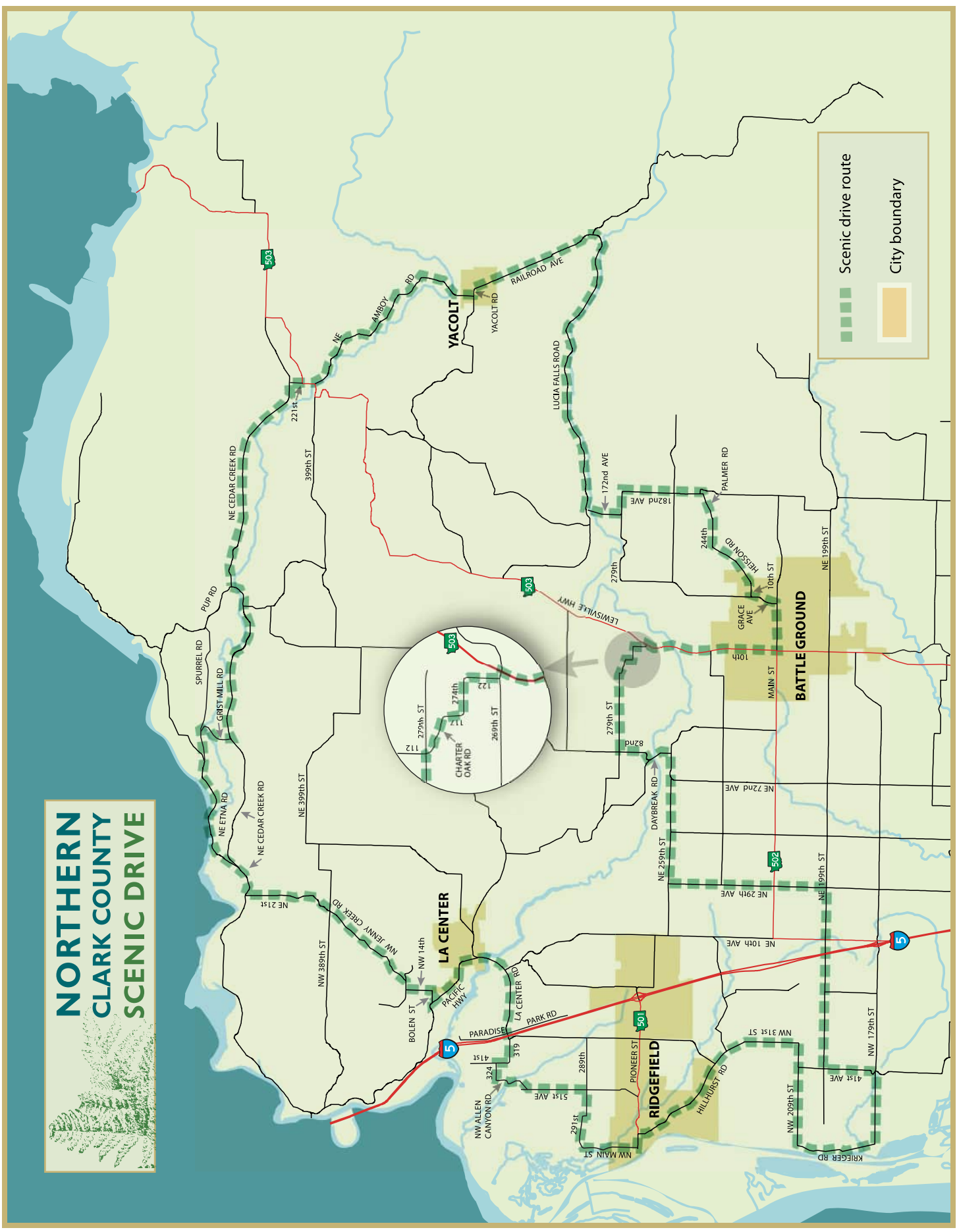
- David Douglas Community Park
- Fairgrounds Community Park
- Felida Community Park
- Fisher Basin Community Park
- LeRoy Haagen Memorial Community Park
- Hazel Dell Community Park
- Hockinson Meadows Community Park
- Marine Community Park
- Orchards Community Park
- Pacific Community Park

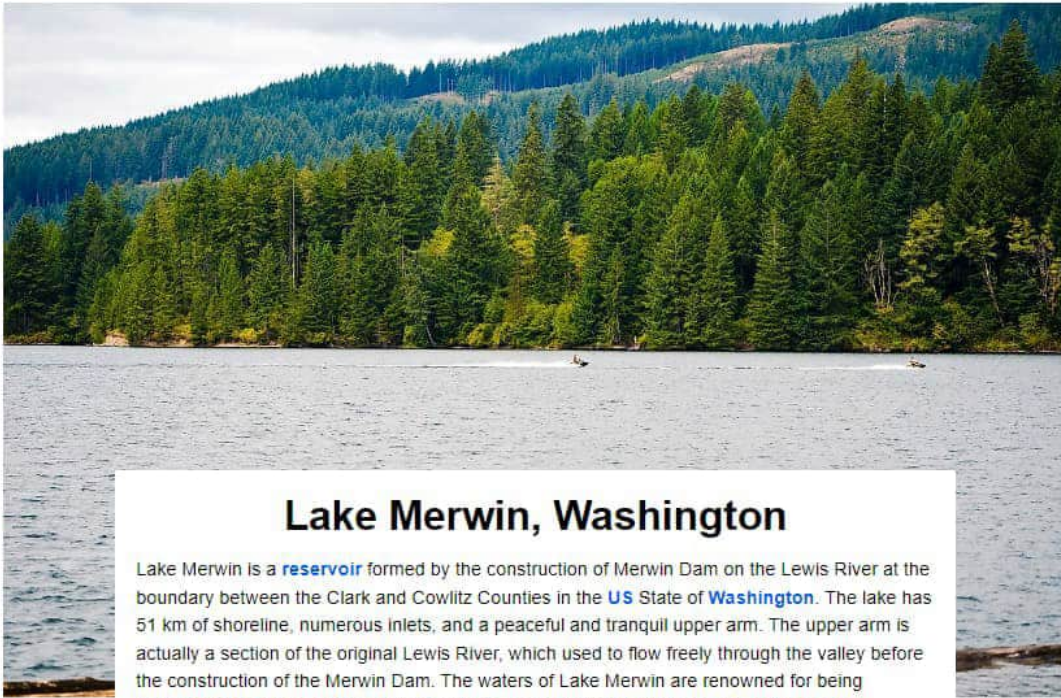


Visit each park's Web page
for more information:
www.vanclarkparks-rec.org



NORTHERN CLARK COUNTY SCENIC DRIVE





Lake Merwin, Washington

Lake Merwin is a **reservoir** formed by the construction of Merwin Dam on the Lewis River at the boundary between the Clark and Cowlitz Counties in the **US** State of **Washington**. The lake has 51 km of shoreline, numerous inlets, and a peaceful and tranquil upper arm. The upper arm is actually a section of the original Lewis River, which used to flow freely through the valley before the construction of the Merwin Dam. The waters of Lake Merwin are renowned for being extraordinarily deep, and the Kokanee fishing here is among the greatest in the **Pacific Northwest**. Being an **oligotrophic lake**, the waters of Lake Merwin have a high concentration of dissolved oxygen and few accumulated nutrients.

Geography Of Lake Merwin



Lake Merwin view in southwest Washington.

Lake Merwin is about a two-hour drive from the state capital Olympia, a three-hour drive from **Seattle**, and roughly an hour from either Vancouver, Washington, or Portland, Oregon. Covering an area of 15.9 sq. km, Lake Merwin is roughly 14.5 miles long and reaches a maximum depth of 190 m. It holds a water volume of 0.521 cubic kilometers and has a catchment area of 1,890 sq. km. The lake receives water not only from the Lewis River but also from Speelyai, Brooks, Buncombe Hollow, and Marble Creeks.

Brief History Of Lake Merwin

The bottom of Lake Merwin used to be rich farmland with pear orchards and old-growth forests. Generations of people have lived in and grown their families in the valley since it was first inhabited in 1870. Families listed their farms for sale as the cities expanded, and the Northwestern Electric Company gradually acquired them. In 1931, the construction of the Merwin Dam was completed leading to the creation of the Merwin Lake. After the valley's old-growth trees were felled and the dam's gates were closed in 1950, the river started to rise. Homes were flooded first, and then the blooming locust trees vanished. The locust trees are claimed to still stand at the lake's bottom today.

Fishing In Lake Merwin



One of the most fantastic spots in Southwest Washington for catching kokanee is Lake Merwin, which is also the only location close to Portland and Vancouver where you can capture a huge tiger muskie. In 1995, tiger muskies were planted to aid squaw fish population management. Kokanee, bull trout, coho, chinook, northern pike, and minnow are among the fish species found in the lake. Early spring is the ideal time to go fishing in Lake Merwin.

Recreational Activities In Lake Merwin



Vacationers begin to arrive for a three day weekend at Lake Merwin in Amboy, Washington. Editorial credit: photomatz / Shutterstock.com



	picnic	camping	accessible	information	wildlife viewing	hiking	playground	restroom	RV waste dump	shower	boat ramp	amphitheater	fishing	fish hatchery	swimming
RIVER ACCESS SITES															
Island River															
Cedar Creek															
Lewis River Fish Hatchery															
Johnson Creek															
Merwin Hatchery															

MERWIN RESERVOIR

Merwin Park															
Speelyai Bay Park															
Cresap Bay Campground															

YALE RESERVOIR

Saddle Dam Park															
Yale Park															
Cougar Campground															
Beaver Bay Campground															

SWIFT RESERVOIR

Swift Forest Campground															
Eagle Cliff Park															

Clark County Legacy Lands

Discover the amazing Legacy Lands of Clark County

Preserving a lasting legacy

Clark County's diverse natural landscape consists of broad river valleys, narrow creek canyons, wetlands, lakes, riparian zones, forests, mountains, meadows, foothills and farms. Clark County's Legacy Lands Program (Conservation Futures Program) is managed by Environmental Services. This program was instituted in October 1985, when the Board of County Commissioners adopted a property tax levy of 6.25 cents per \$1,000 of valuation to protect open space from threats such as urban development and habitat degradation. Protected lands provide a vital green infrastructure that connects our community, protects our water and air, preserves corridors for

wildlife, and provides recreational opportunities. The program's primary county revenue source is the Conservation Futures levy. It has supported more than 45 distinct acquisitions. Local revenues combined with grants and donations purchased these scenic properties.

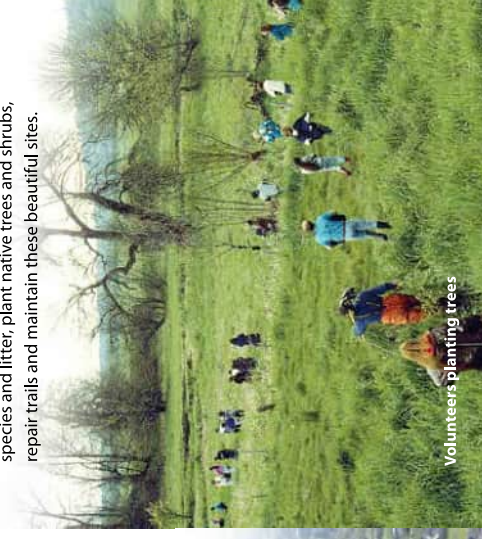
In addition, acquisitions occurred through the state Department of Natural Resources Trust Land Transfer Program and privately owned land donations. The county also coordinates its acquisitions with other land conservation entities such as the U.S. Fish and Wildlife Service, Washington State Department of Fish and Wildlife, cities, towns and private land trusts.

Find out more about the program and properties at www.clark.wa.gov/legacylands.



Stewardship and volunteering

You can play an important role in maximizing the natural value of lands through resource protection, restoration and site stewardship. Volunteer to work with our partner agencies to remove invasive species and litter, plant native trees and shrubs, repair trails and maintain these beautiful sites.



Volunteers planting trees

Find out more about the program and properties at www.clark.wa.gov/legacylands.

Legacy Lands program is coordinated by the Clark County Public Works, Parks and Lands Division
Pat Lee, Manager

1300 Franklin St., Vancouver, WA 98666-9810
(360) 397-2121 patrick.lee@clark.wa.gov



For other formats, contact the Clark County ADA Office:
Voice (360) 397-2322, Relay 711 or (800) 833-6388;
Fax (360)397-6165; E-mail ADA@clark.wa.gov.



Salmon Creek Greenway Trail



Waterfalls and rivers

With over eight major river systems covering more than 1,700 miles, there is scenic beauty throughout the county. From babbling urban streams to gushing forested rivers, Clark County has an exceptional variety of waterways. Local urban streams offer beauty along greenways and habitat for wildlife. Our rivers have iconic views with lots of rocky rapids, dramatic waterfalls and serene pools.



Sunset Falls on the East Fork Lewis River

Natural areas, parks and trails

Conservation properties are great for community recreation. Put on your hiking boots, saddle up your horse or pack a picnic. Plan an adventure and visit over 25 properties that are open for exploring. Many properties are close to home if you only have an hour, while others are great trips for all day adventures. Many conservation properties include amenities such as parking, trails and interpretive signs.



Hiking at Whipple Creek Hollow by GAP Media

Fishing and boating

Clark County's river systems include more than 30 miles of water trails along Lake River and the Lewis. Boat ramps throughout the county allow easy launching for kayaks, canoes and drift boats. Float downstream to enjoy the view, look for wildlife or try your hand at catching steelhead trout or salmon. Protection of these rivers is critical to the health of waterways and fish that call them home.



Kayaking on Lake River

Wildlife viewing

As you walk through forest lands, listen to the tree canopy for bird calls from ravens, owls, warblers and wrens. All sorts of animals wander the properties, from black bear, deer and squirrels, to newts and frogs. When near a river, it is easy to spot American bald eagles or osprey but keep your eyes open for more elusive critters such as otters and beavers. Make sure to bring your binoculars.



Great Horned Owl by Gary Davenport

Explore Legacy Lands

With over 5,000 acres of conservation and natural areas in public ownership, we have wonderful opportunities to explore the great outdoors. The properties fall into two categories:

PASSIVE RECREATION. Enjoy hiking, fishing, birding and boating in beautiful environments that also provide rich habitats for fish and wildlife.

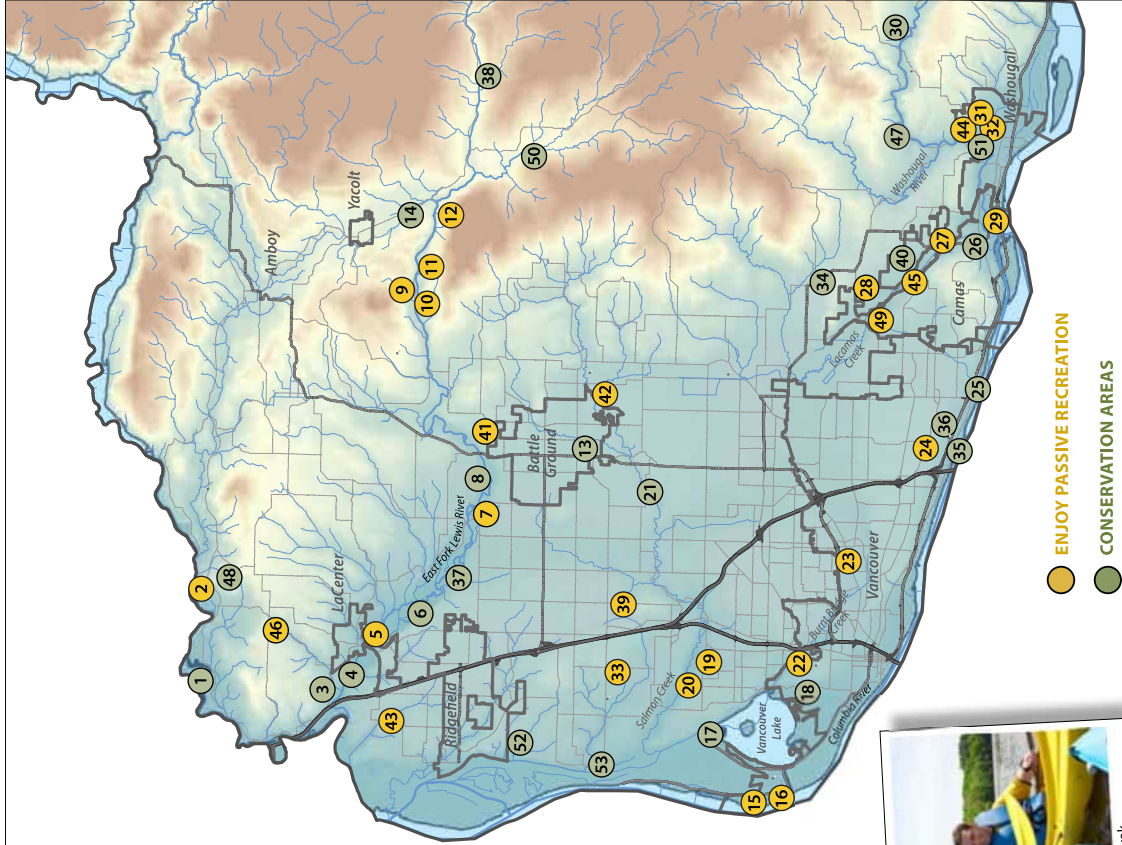
CONSERVATION AREAS. Conservation properties protect critical areas such as river corridors that are vital to the health of protected fish species such as salmon and trout. While not used for recreation, there are volunteer and stewardship opportunities such as native planting and invasive species removal in these areas.

OPEN FOR PASSIVE RECREATION

2. Haapa Boat Launch
5. La Center Bottoms Wetlands
7. Lower Daybreak Park
9. Lucia Falls (North)
10. Lucia Falls (South)
11. Upper East Fork Lewis River Greenway
12. Moulton Falls
15. Frenchman's Bar
16. Frenchman's Bar Trail
19. Cougar Creek Greenway
20. Salmon Creek Greenway
22. Burnt Bridge Creek Greenway
23. Burnt Bridge Creek Lettuce Fields
24. East Biddle Lake at Columbia Springs
27. Fallen Leaf Lake
28. Camp Currie
29. Washougal River Greenway (Lower)
31. Rolling Meadows
32. Campen Creek
33. Whipple Creek Regional Park
39. Whipple Creek Hollow
41. Camp Lewisville Addition (Camp Hope)
42. Salmon-Morgan Creeks Natural Area
43. Lake Rosannah
44. Hartwood Park
45. Lacamas Lake Shoreline
46. Bratton Canyon
49. Lacamas Heritage Trail

CONSERVATION AREAS:

1. Eagle Island
3. Paradise Bluff
4. Lower East Fork Lewis River Greenway
6. Lower East Fork Wildlife Area
8. Lewis River Ranch
13. The Oaks Natural Area
14. Lewis and Clark Regional Trail Corridor
17. Vancouver Lake Urban Wildlife Area
18. Vancouver Lake Lowlands
21. Brush Prairie
25. Columbia Shores at 164th Ave.
26. Ostenson Canyon
30. Washougal River Greenway (Upper)
34. Green Mountain
35. Columbia Grove/Woods Landing
36. Mimsi Marsh
37. Becker-Lower Dean Creek
38. Habersetzer-Upper East Fork Lewis River
40. Lacamas Lake Shoreline - Morris
47. Washougal River Greenway
48. Wilson-Quann Natural Area
50. Rock Creek Natural Area
51. Washougal River Greenway-Schmid
52. Flume Creek Natural Area
53. Green Lake



- ENJOY PASSIVE RECREATION
- CONSERVATION AREAS



Lower East Fork Lewis River



Hike the many trails



Steelhead trout at Lucia Falls



Sandhill Cranes - Tary Davenport



Explore waterways by kayak

Park and Natural Area Highlights

- Bratton Canyon (46)**
 - 80 acres of upland forest with nature trails and amenities
- Burnt Bridge Creek Greenway (22, 23)**
 - Lush greenway along the creek through the center of Vancouver, includes forested areas, wetlands and meadows
 - Eight miles of paved trails, access at several locations
- Camp Currie (28)**
 - 248 acres of forest on the east shore of Lacamas Lake
 - Camp Currie youth camp is managed by a non-profit partner, public access may be limited
- Camp Lewisville/Camp Hope (41)**
 - Forested camp on the bank of the East Fork Lewis River
 - Camp facilities are managed by a non-profit partner
- East Biddle Lake at Columbia Springs (24)**
 - Forested and upland meadows surrounding the lake
 - Excellent wildlife viewing
- Fallen Leaf Lake Park (27)**
 - Reservable picnic shelter for up to 150 people
 - Forested area west of lake with informal nature trails
- Frenchman's Bar Regional Park and Trail (15, 16)**
 - Soft-surface trails throughout as well as paved trail connection to Blu Rock and Vancouver Lake Park
 - Access to Columbia River shoreline, beach and upland forests
 - Reservable picnic shelters; barbecue grills

Enjoy your visit!

- Visit www.clark.wa.gov/legacylands for links to trail maps, access directions and site-specific information.
- Natural areas are open from 7 a.m. to Dusk.
- Plan ahead for your visit. Sites may have limited parking, trash cans, water or restrooms.
- Trails are typically natural surface with easy to moderate slopes and may include trip hazards.
- Pets must be on leashes at all times and owners are required to remove pet waste from the site.
- Camping and fires are not allowed on properties except at designated sites with proper permitting.

- Haapa Boat Launch to East Fork Lewis River (2)**
 - Paved boat launch – flat bottom boat less than 20 feet length with access to North Fork Lewis River
 - Barbecue grill; picnic tables; restroom and parking
- Hartwood Natural Area and Park (31, 32, 44)**
 - Connects the Eldridge Park complex and wooded habitat along Campen Creek
- Lacamas Lake Natural Areas (45, 49)**
 - Lacamas Lake Regional Park with Round Lake has miles of soft-surface trails and scenic views of Lacamas Creek, waterfalls, wildlife and spring flowers (Camas lily fields)
- La Center Bottoms Wetlands Natural Area (5)**
 - Riparian habitat along the East Fork Lewis River and wetlands
 - Interpretive signage including wildlife blind
- Lower Daybreak Park (7)**
 - Boat ramp offers easy access to the East Fork Lewis River
 - 112 acre natural area with trails and wildlife viewing
- Lucia Falls and Moulton Falls Regional Park (9, 10, 11, 12)**
 - Waterfalls viewing, great for watching fish migration
 - Moulton Falls trails (2.5 miles of gravel path) overlooking the East Fork Lewis River and historic bridge
 - Forested canyon with wildlife viewing opportunities
- Lake Rosannah Natural Area (43)**
 - Informal nature trails through woodlands
 - Views of the lake and Allen Creek Canyon
- Salmon Creek Greenway and Trail (19, 20)**
 - Three miles of paved trails through 368 acres of greenway
 - Connects to the Cougar Creek trail
 - Views of Mount Hood and wildlife
 - Fishing/swimming pond at regional park
- Salmon-Morgan Creeks Natural Area (42)**
 - Secondary growth Douglas fir and western red cedar forests
 - Wildlife viewing opportunities along nature trails
- Washougal River Greenway (30)**
 - Over 100 acres of green space along the river including bottomlands and shoreline
 - Excellent opportunities on the river and wildlife viewing
- Whipple Creek Hollow Natural Area (39)**
 - Forested site with diverse wildflowers and nature trails
 - Scenic views of the Whipple Creek corridor
- Whipple Creek Regional Park (33)**
 - Gravel-surface and soft-surface nature trails – 4.3 miles
 - Forested canyons and uplands with wildlife and birding viewing

Legacy Lands	Address	Jurisdiction	Parking	Restrooms	Accessible	Picnic tables	Trails	Biking	Equestrian	Wildlife viewing	Boat launch	Fishing	Camping
Bratton Canyon (Youth camp)	NW 389th St at 14th	Woodland	P				Nature						
Burnt Bridge Creek Greenway	Multiple access points	Vancouver					Paved						
Camp Currie (Youth camp)	618 NE 232 nd Ave.	Camas					Nature						
Camp Lewisville (Youth camp)	12800 NE Roper Rd	Battle Ground					Gravel						
East Biddle Lake at Columbia Springs	12208 SE Evergreen Hwy	Vancouver					Nature						
Fallen Leaf Lake Park	2911 NE Everett	Camas					Nature						
Frenchman's Bar Regional Park and Trail	9612 NW Lower River Rd.	Vancouver					Multiple						
Haapa Boat Launch	43400 NE Haapa Rd.	Clark County					Paved						
Hartwood Natural Area/Park	2551 49 th St.	Washougal					Gravel						
Lacamas Lake Natural Areas	Everett and Lake Roads	Camas					Nature						
La Center Bottoms Wetlands	La Center Rd at 3 rd St. near Aspen Rd.	LaCenter					Gravel						
Lower Daybreak	NE 26th at Daybreak Rd	Battle Ground					Nature						
Lucia Falls and Moulton Falls Regional Parks	21803 and 27781 NE Lucia Falls Rd.	Clark County					Gravel						
Lake Rosannah Natural Area	NW 324 th St. at NW Allen Canyon Rd.	Clark County					Nature						
Salmon Creek Greenway and Natural Area	1112 NE 117 th St.	Clark County					Paved						
Salmon-Morgan Creeks Natural Area	NE 16 th Ave. at NE 183 rd St.	Battle Ground					Nature						
Washougal River Greenway	NE 3 rd Loop	Washougal					Paved						
Whipple Creek Hollow Natural Area	NE 22 nd Ave. at NE 164 th St.	Clark County					Nature						
Whipple Creek Regional Park	17202 NW 21 st Ave.	Clark County					Nature						

¹ On-street parking only

² Restrooms open for permitted events only

³ Available only through youth camp

⁴ Camping by permit only



Moulton Falls Regional Park by GAP Media



Leashed dogs are welcome on trails



Lacamas Lake Natural Areas



Learn to fish

1 Lucia Falls/Moulton Falls

27781 LUCIA FALLS ROAD, YACOLT



escape to the falls

Lucia Falls / Moulton Falls



can be found where Big Tree Creek meets the East Fork of the Lewis River.

Lucia and Moulton Falls Parks are two of Clark County's hidden treasures, encompassing 325 acres of old-growth forest. A 2.3-mile trail leads from the Hartwick Road trail-head at Lucia Falls to beautiful Moulton Falls Park. Volcanic rock formations, historic Native American meeting grounds, and a swing bridge over Big Tree Creek are points of interest. Two waterfalls and an arched bridge rising three stories high



worth noting

The waters at Lucia Falls Park are sensitive spawning grounds for fish. Therefore, no swimming or water contact is allowed. Watch closely! The water is so clear you may see salmon and steelhead leap the falls, returning home to spawn.

bring the camera



From streamside plants and animals to spectacular views of the falls and footbridge, this area is a photographer's dream year-round.



DIRECTIONS Five miles northeast of Battle Ground. From Hwy 503 turn onto NE Lucia Falls Rd. Travel east six miles. The first parking and trailhead will be on the north side. Parking and trailhead available on west side of park from NE Railroad Ave. Accessible by car, bus, bicycle or foot.

PARK FACILITIES Picnic sites, swimming, fishing, viewpoints, children's play area, interpretive jigs, sand volleyball courts, restrooms.

FEES None.

HOURS 7 a.m. to 10 p.m.

Lucia Falls and Moulton Falls Trails

EAST FORK LEWIS RIVER

2.6 miles

EASY **MODERATE** DIFFICULT



27781 LUCIA FALLS ROAD, YACOLT

Moulton Falls and Lucia Falls Parks together encompass 325 acres of older-growth forest, three separate waterfalls and miles of shared use and primitive trail. Other points of interest include volcanic rock formations from early lava flows, a beautiful arch bridge over three stories high. Swimming is not allowed at Lucia Falls, in order to protect sensitive fish habitat. A 2.5-mile, barrier-free trail runs from the Hantwick Road trailhead to Moulton Falls Park. The primitive, 9-mile Bells Mountain Trail also begins here, and will eventually link southward to the Rock Creek Campground and the Tarbell and Larch Mountain Trails.

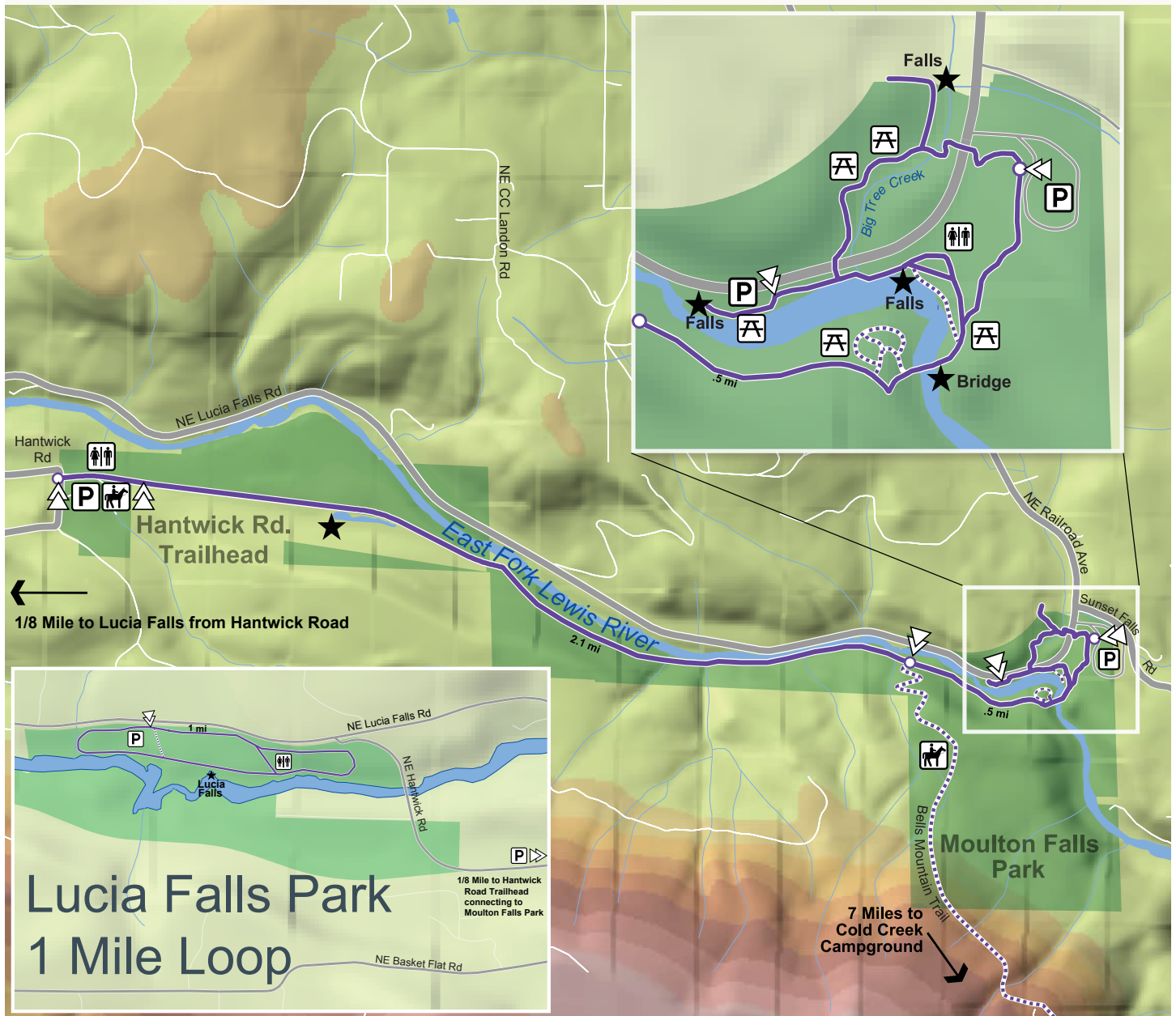
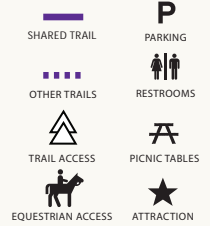
FACILITIES
Picnicking, toilets, swimming, fishing, viewpoints

DIRECTIONS
By car:
5 miles northeast of Battle Ground on Lucia Falls Road

By bus:
No bus service within one mile

FEES
Parking fees were eliminated in 2013.

HOURS
7 a.m. to dusk



Battle Ground Lake State Park

is a beautiful camping park that lies in the foothills of the Cascade Mountains in Southwest Washington. The lake's origin is volcanic and is believed to be a caldera, a basin formed when the cone of a volcano collapses.

This 280-acre camping park is popular with anglers with its spring-fed lake that is stocked annually with rainbow trout for fishing. Other fish found in the lake include cutthroat trout, small-mouth bass and catfish. Visitors may explore 10 miles of trails, including a self-guided interpretive trail. The park also offers a variety of recreational activities, including horseback riding, boating, swimming and scuba diving.

The **Discover Pass** is required for day visits to state parks and access to other state-managed recreation lands. The pass provides access to millions of acres of parks, wildlife areas, trails, natural areas and water-access sites. The annual pass is transferable between two vehicles.

- Annual pass: \$30 • One-day pass: \$10 (transaction and dealer fees may apply)

The Discover Pass can be purchased online, by phone or in person. For details, visit www.discoverpass.wa.gov or call (866) 320-9933.

Thank you for supporting Washington state recreation lands.



Things to remember

- **Park hours** – April 1 to Sept. 30, 6:30 a.m. to dusk
- **Winter schedule** – Oct. 1 to March 31, 8 a.m. to dusk. Although most parks are open year round, some parks or portions of parks are closed during the winter. For a winter schedule and information about seasonal closures, visit www.parks.state.wa.us or call the information center at (360) 902-8844.
- Wildlife, plants and all park buildings, signs, tables and other structures are protected; removal or damage of any kind is prohibited. Hunting, feeding of wildlife and gathering firewood on state park property is prohibited.
- One camping party is allowed per site. Maximum of eight people per campsite.
- Campsites may not be held for other parties.
- Camping check-in time is 2:30 p.m., campsite check out time is 1 p.m. and cabin check out time is 11 a.m.
- Extra vehicle overnight - \$10 per night in designated area for each vehicle in excess of the one allowed per site. Does not apply to vehicle towed by a recreational vehicle.
- Pets must be on leash and under physical control at all times. This includes trail areas and campsites. Pet owners must clean up after pets on all state park lands.
- Quiet hours are 10 p.m. to 6:30 a.m.
- Engine-driven electric generators may be operated only between the hours of 8 a.m. and 9 p.m.

Battle Ground Lake State Park

18002 N.E. 249th Street
Battle Ground, WA 98604
(360) 687-4621
battle.ground@parks.wa.gov



State Parks information:

(360) 902-8844
Reservations: Online at www.parks.state.wa.us or call (888) CAMPOUT or (888) 226-7688

Other state parks located in the general area: Paradise Point and Beacon Rock

Connect with us on social media

- Twitter: [www.twitter.com/WASatePks](https://twitter.com/WASatePks)
 - Facebook: www.facebook.com/WashingtonStateParks
 - YouTube: www.youtube.com/WashingtonStateParks
- Share your stories and photos: Adventure.Awaits.com



If you would like to support Washington State Parks even more, please consider making a donation when renewing your license plate tabs. You also may place a check in a donation box when you visit state parks. Do not place a significant part of the State Parks budget and are needed to keep your state parks open and operating. For more information, visit www.parks.state.wa.us/donations

Washington State Parks and Recreation Commission

P.O. Box 42650
Olympia, WA 98504-2650
(360) 902-8500
www.parks.wa.gov

- Commission members:**
- Ken Bounds Mark O. Brown
 - Patticia T. Lantz Steve S. Milner
 - Douglas Peters Rodger Schmitt
 - Lucinda S. Whaley

Agency director: Don Hoch
All Washington state parks are developed and maintained for the enjoyment of all people.

To request this brochure in an alternative format, please call (360) 902-8844 or the Washington Telecommunications Relay Service at (800) 833-6388. P&R 45-41000-01 (05/17)

Washington State Parks

Battle Ground Lake

State Park



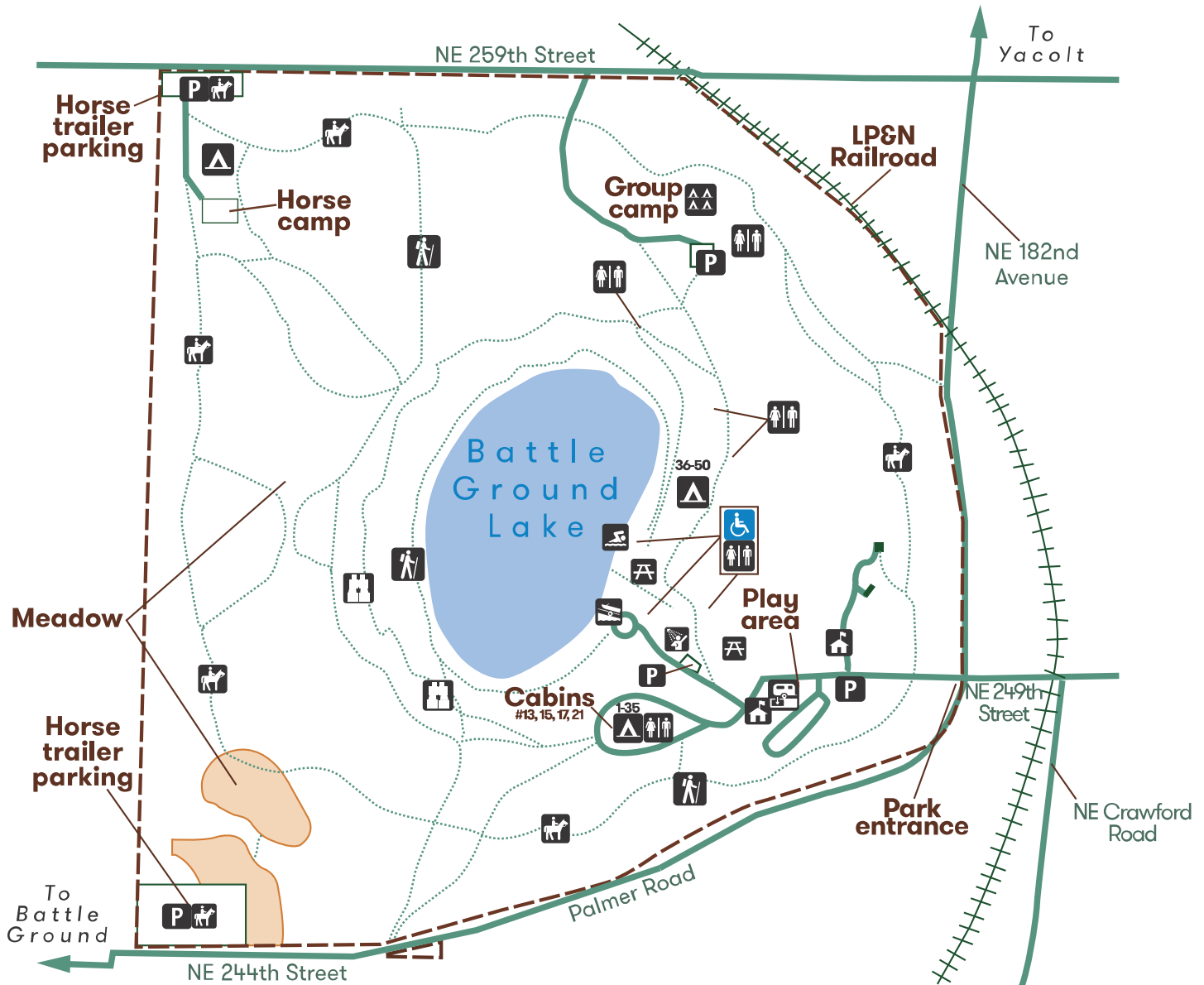
EMBRACE YOUR NATURE

www.parks.state.wa.us



Battle Ground Lake State Park

- Hiking
- Trailer dump
- Group camp
- Parking
- Picnic area
- ADA accessible
- Camping Sites 36-50 = hike-in, no vehicle access
- Park boundary
- Restroom
- Boat launch
- Wildlife viewing
- Swimming area
- Equestrian area
- Ranger station
- Showers



Welcome. Please remember a Discover Pass is required for day visits to a state park or other state-managed recreation lands.

Revenue from Discover Pass replaces general fund tax funding no longer available to cover the cost of operations.



(Revised 06-05-17)

School Information



SCHOOL REPORT

Query Distance From Parcel: 8 miles

Schools in Query Distance: 5

Assigned School

Primary School: Yacolt Primary

Middle School: Amboy Middle School

High School: Battle Ground High School

Primary School

Yacolt Primary **2**

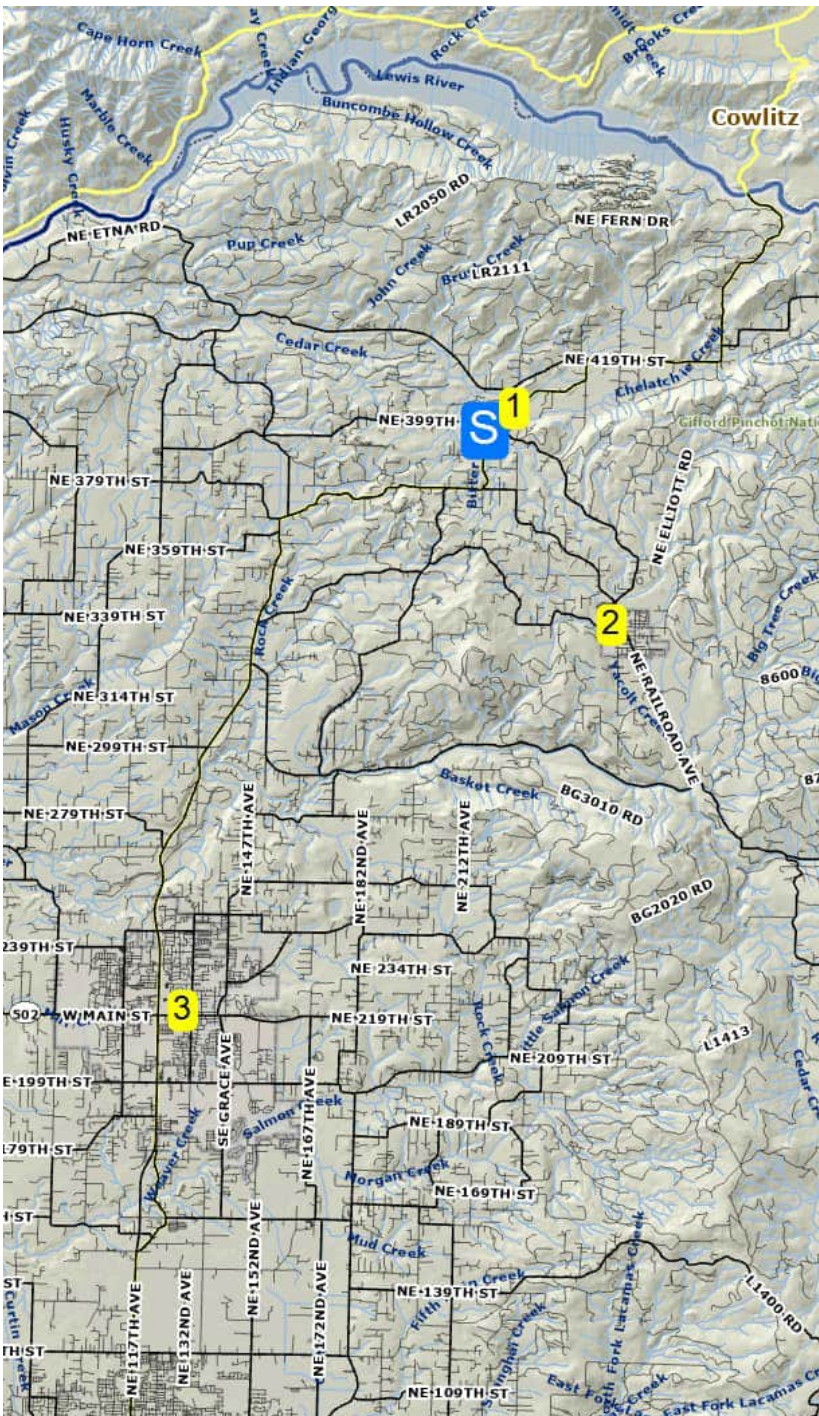
Middle School

Amboy Middle School **1**

High School

Battle Ground High School

3



SCHOOL REPORT

1. Amboy Middle School

Distance: 0.55 mile(s)

Site Address:	22115 Ne Chelatchie Rd Amboy, WA 98601	School District:	Battle Ground School District	Type:	1-Regular school
Charter:	No	Magnet:	No	Students:	511
Title 1 Elig:	1-Yes	Title 1:	1-Title I targeted assistance eligible school-No program	Grade Levels:	5th Grade - 8th Grade
Male / Female:	268 / 243				

2. Yacolt Primary

Distance: 3.45 mile(s)

Site Address:	406 W Yacolt Rd Yacolt, WA 98675	School District:	Battle Ground School District	Type:	1-Regular school
Charter:	No	Magnet:	No	Students:	716
Title 1 Elig:	2-No	Title 1:	6-Not a Title I school	Grade Levels:	Prekindergarten - 4th Grade
Male / Female:	380 / 336				

3. Battle Ground High School

Distance: 9.71 mile(s)

Site Address:	300 W Main St Battle Ground, WA 98604	School District:	Battle Ground School District	Type:	1-Regular school
Charter:	No	Magnet:	No	Students:	1,752
Title 1 Elig:	2-No	Title 1:	6-Not a Title I school	Grade Levels:	9th Grade - 12th Grade
Male / Female:	923 / 825				



Washington Office of Superintendent of
PUBLIC INSTRUCTION

Amboy Middle School

Address and Phone
22115 NE CHELATCHIE RD
AMBOY, WASHINGTON 98601
3608856050

Enrollment

Enrollment
2024-25 School Year

511

Low-Income
2024-25 School Year

44.6%

English Language Learners
2024-25 School Year

3.1%

Finance



Per Pupil Expenditure
2023-24 School Year

\$18,407



Students Attending 90% or
More of School Days in the
2023-24 School Year

72.5%

Attendance

Assessment

Foundational Grade-level Knowledge (and above)

ELA 2024-25 School Year



Math 2024-25 School Year



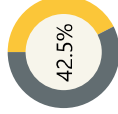
Science 2024-25 School Year



ELA 2024-25 School Year



Math 2024-25 School Year



Science 2024-25 School Year



Consistent Grade-level Knowledge (and above)

Educators

Average Class Size
2023-24 School Year



Teacher Count
2023-24 School Year



Percent Teachers with Master's Degree or
Higher
2023-24 School Year

66.7%

Average Years of Teaching Experience
2023-24 School Year



Some data is not disclosed to protect student privacy and will be represented by a blank for student related measures. Due to reporting cycles, the most recent data for each measure may be from different school years. If a Finance or Educator measure is blank, there is no data for that organization in the currently reported year.

To see more, visit <https://reportcard.osp.k12.wa.us/>. If you have questions or comments, contact ReportCardRedesign@k12.wa.us.



Washington Office of Superintendent of
PUBLIC INSTRUCTION

Battle Ground High School

Address and Phone
300 W MAIN ST
BATTLE GROUND, WASHINGTON 98604
3608856500

Enrollment

Enrollment
2024-25 School Year
1,847

Low-Income
2024-25 School Year
33.3%

English Language Learners
2024-25 School Year
4.9%

Finance

Per Pupil Expenditure
2023-24 School Year
\$19,115



Students Attending 90% or
More of School Days in the
2023-24 School Year
71.0%

Attendance

Assessment

Foundational Grade-level Knowledge (and above)

ELA 2024-25 School Year 77.9%



Math 2024-25 School Year 47.9%



Science 2024-25 School Year 57.4%



ELA 2024-25 School Year 58.0%



Math 2024-25 School Year 26.7%



Science 2024-25 School Year 36.5%



Consistent Grade-level Knowledge (and above)

Educators

Average Class Size
2023-24 School Year
18.0



Teacher Count
2023-24 School Year
106



Percent Teachers with Master's Degree or
Higher
2023-24 School Year
63.2%



Average Years of Teaching Experience
2023-24 School Year
14.6



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Washington Office of Superintendent of
PUBLIC INSTRUCTION

Yacolt Primary

Address and Phone
406 W YACOLT RD
YACOLT, WASHINGTON 98675
3608856000

Enrollment

Enrollment
2024-25 School Year
752

Low-Income
2024-25 School Year
40.7%

English Language Learners
2024-25 School Year
4.3%

Finance

Per Pupil Expenditure
2023-24 School Year
\$16,855



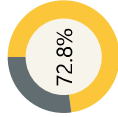
Students Attending 90% or
More of School Days in the
2023-24 School Year
84.6%

Attendance

Assessment

Foundational Grade-level Knowledge (and above)

ELA 2024-25 School Year 72.8%



Math 2024-25 School Year 80.3%



Science 2024-25 School Year 46.9%



ELA 2024-25 School Year 52.9%



Math 2024-25 School Year 12.3

Science 2024-25 School Year

Consistent Grade-level Knowledge (and above)

Educators

Average Class Size
2023-24 School Year
20.4



Teacher Count
2023-24 School Year
46



Percent Teachers with Master's Degree or
Higher
2023-24 School Year
76.1%



Average Years of Teaching Experience
2023-24 School Year
12.3



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Title & Escrow





CHICAGO TITLE® Fidelity National Title®
TWO COMPANIES ONE UNITED TEAM

TITLE & ESCROW

A GUIDE FOR BUYERS AND SELLERS

THE TITLE
COMMITMENT

ESCROW
ESSENTIALS

TOP TIPS



BRANCH LOCATIONS



@ChicagoTitleClarkCountyWa



@FidelityNationalTitleClarkCountyWa



www.ctt-fntvancouver.com

TECH CENTER

1499 SE Tech Center Drive,
Suite 100
Vancouver, WA 98683
Chicago Phone: 360-896-1755
Fidelity Phone: 360-256-1400

VANCOUVER MALL

4601 SE 77th Avenue,
Suite 120
Vancouver, WA 98683
Phone: 360-975-6795

SALMON CREEK

2621 NE 134th Street,
Suite 200
Vancouver, WA 98662
Phone: 360-624-9102

WATERFRONT

655 W. Columbia Way,
Suite 200
Vancouver, WA 98660
Chicago Phone: 360-696-0551
Fidelity Phone: 360-750-3686

LONGVIEW

200 Triangle Shopping
Center
Suite 220
Longview, WA 98632
Phone: 360-828-3000

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WHAT IS TITLE INSURANCE?

Title Insurance provides the basic and essential protection for home ownership. Since a home purchase is usually the largest single financial investment most people make in their lifetime, the importance of fully protecting this investment cannot be overemphasized. As with many other insurance products with which you are probably already familiar, Title Insurance exists to minimize risk to your investment.

Title insurance differs from conventional insurance in the following ways:

- It protects the insured from future losses arising from events of the past.
- The premium is a one time fee paid at issuance.
- The Owner's policy remains in effect for as long as the owner and their heirs retain interest in the property. The Lender's policy expires when the mortgage has been fully satisfied.

There are two main categories of risk Title insurance covers:

- Hidden hazards (forgery, fraud, impersonator, incompetence of grantor or mortgagor, unknown heirs, etc.) which cannot be detected in the examination of title.
- Human error - it's a fact of life that people over time have made errors on documentation that affects title to a property, and with Title insurance you are protected from issues arising from these defects.

The role of the title company is to search for and examine public records. The facts uncovered during the initial search will determine:

- Whether the person selling the property is or is not, in fact, the legal owner of the property.
- That the "estate" or degree of ownership being sold is currently and accurately vested with the seller.
- The presence of any unsatisfied liens which must be satisfied before "clear title" can be conveyed.
- Existing restrictions, easements, rights of way or other rights granted to others who are not owners which may limit the right of ownership.
- The status of property taxes and other public or private assessments.

Chicago Title & Fidelity National Title provide homeowners peace of mind by protecting their interest in the property and the safety of their investment.

These facts will be presented in a preliminary title commitment. This commitment is issued to the mortgage lender, in the case of a lender's policy, or purchaser, in the case of an owner's policy, before the close of escrow.



What if a title search fails to uncover an existing defect?

These are commonly referred to as "hidden risks" and do arise from time to time. They are undiscovered defects which may arise long after you have bought your home. Protection against loss from claims on real estate, which cannot be discovered by examination of the public records, is an important benefit which title insurance provides. The title to the home which you have paid for—and to which you have received a deed—could be seriously threatened or completely lost by circumstances such as forgery, confusion due to similar names, error in the records—to cite just a few hazards.

Title insurance mitigates the risk of loss of title, giving you peace of mind on your investment.

THE IMPORTANCE OF TITLE INSURANCE

Title insurance at its core protects you, the insured, against lawsuits challenging your interest as lawful holder of title. By taking steps to minimize risk at the time of issuance, you will be protected against loss of title. Chicago Title & Fidelity National Title provide you peace of mind knowing that the investment you've made in your home is a safe one. If you have any questions concerning your coverage, please contact your local Chicago Title & Fidelity National Title office.

How does a title insurance policy protect against all these dangers?

If a claim is made against your title as insured, Chicago Title & Fidelity National Title protect you by:

1. Defending your title, in court if necessary, in accordance with the terms of your policy.
2. Bearing the cost of settling the claim if it proves valid, in order to protect your title in accordance with the terms of your policy.

THE BIG 4

KEY ITEMS TO LOOK FOR ON YOUR TITLE COMMITMENT

1

YOUR NAME ON THE TITLE

Is your name reflected appropriately on the commitment for how you, as the buyer, would like to take title (ex - Jane Doe vs Jane T. Doe)?

2

YOUR PURCHASE OR LOAN PRICE

Ensure the purchase price and/or loan amount are reflected accurately on the commitment.

3

RESTRICTIONS

Are there easements, covenants, or other restrictions on the commitment that can impact the way that you, the buyer, intend to use the property?

4

UP-TO-DATE TITLE COMMITMENT

Is the title commitment up to date? Should the report be more than a few weeks old, please contact us to see if there are any changes or supplemental reports that have been issued.

ADDITIONAL TITLE REVIEW

- Confirm your name is formatted appropriately, and ensure spelling is correct.
- Confirm the policy type is accurate for the transaction.
- Confirm the seller's name matches on both the title commitment and the purchase and sale agreement.
- Confirm the purchase price and/or loan amount are reflected accurately on the commitment.
- Review easements, covenants, and any restrictions recorded against the property.
- Promptly address "Red Flags" on your report. Inquire as to the appropriate action needed to ensure a timely closing.
- Make note of "Yellow Flags" on your commitment. Confirm removal, or understand their impact, prior to closing.



LIVELOOK: POINT, CLICK, AND VIEW

At the time of receiving your preliminary title commitment via email, you will also receive a hyperlink that will direct you to your LiveLOOK page, similar to the one displayed below. LiveLOOK converted your .pdf file into a live web page where you can navigate your commitment easily and conveniently. LiveLOOK provides a color code system that will help you identify the items that will likely affect closing.

Yellow Flags:

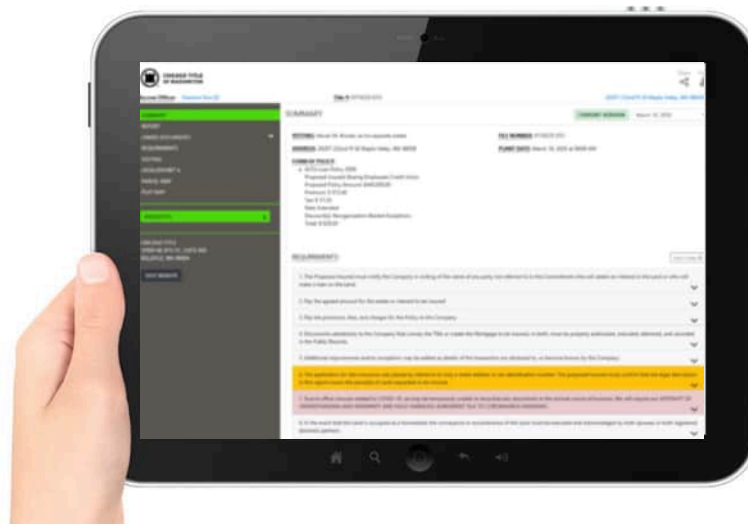
Items you typically expect to see on a title report, which need some action, such as Deeds of Trust or current property taxes. These items likely have to be paid at closing.

Red Flags:

Items you would not necessarily expect to see on a title report, which could impede the closing, such as liens, judgments, delinquencies, uninsured deeds, bankruptcy and other court actions.

Examples of Red Flag items that might impede closing:

- The effect of deeds, including the interest created by Revocable Transfer upon Death Deed
- Any recorded lien, such as unpaid utility or Homeowner's Association dues
- Delinquent taxes
- Notices of Pending Actions, such as zoning or land use violations
- Notice of Trustee's Sale (foreclosure notice)





TYPES OF COVERAGE

Please visit our website at www.ctt-fntvancouver.com for a complete chart showing a deeper comparison of the three forms of coverage below:

1. Homeowner's Title Insurance Policy:

The Homeowner's Policy is only available on single family homes to fourplexes. It must be owned by a "natural person" and not an entity such as a corporation or an LLC. In addition to the protections offered in the Standard Policy, the Homeowner's Policy extends coverage beyond the issue date.

Examples include:

- You cannot use the land because use as a single family residence violates an existing zoning law or regulation.
- You are forced to remove your existing structures which encroach onto an easement or over a building set-back line even if the easement or building set-back line is excepted in your title policy.
- Your neighbor builds any structure after the policy date, other than boundary walls or fences, which encroach onto your land.
- You do not have both actual vehicular and pedestrian access to and from the land based upon a legal right.

2. ALTA Standard Owners Policy:

The Owner's Standard Policy will cover the buyer against issues that could be discovered by an examination of Public Record.

Examples of these would be:

- A document upon which your title is based was not properly filed, recorded or indexed in the Public Records.
- Someone else has a right to limit your use of the land.
- Someone else claims to have rights affecting your title arising out of forgery or impersonation.
- Someone else owns an interest in your title.

3. ALTA Extended Owners Policy:

The Extended Owner's Policy offers the most extensive title insurance as it covers not only matters of Public Record but also insures issues that are revealed as a result of a physical inspection or survey of the property. This is commonly issued for high value residential properties, large parcels of vacant land and commercial properties.

Policy coverage examples include:

- You are forced to remove your existing structures because they encroach onto our neighbor's land.
- Someone else has a legal right to, and does, refuse to perform a contract to purchase the land, lease it or make a mortgage loan on it because your neighbor's existing structures encroach onto the land.

ESCROW & THE CLOSING PROCESS

Escrow is a financial arrangement between two parties that then enlist a neutral third-party to hold money, paperwork, and assets before a transaction is finalized. Escrow is required to follow mutual written instructions from all parties. Escrow will coordinate with the buyer, seller, and lenders, as the middleman, to make sure that the buyer and seller uphold their agreement.



What do closing costs include?

The closing costs will include title premium, taxes, notary fees, loan fees, escrow fees and recording fees.

How do I open escrow?

Typically, your real estate agent will open an escrow account for the transaction, but any parties involved may open the account. To open escrow, respective parties can deliver the Purchase and Sale agreement to the escrow company.

Who sets the closing date?

Both the buyer and seller must mutually agree to a closing date but either can choose.

Who selects the escrow company?

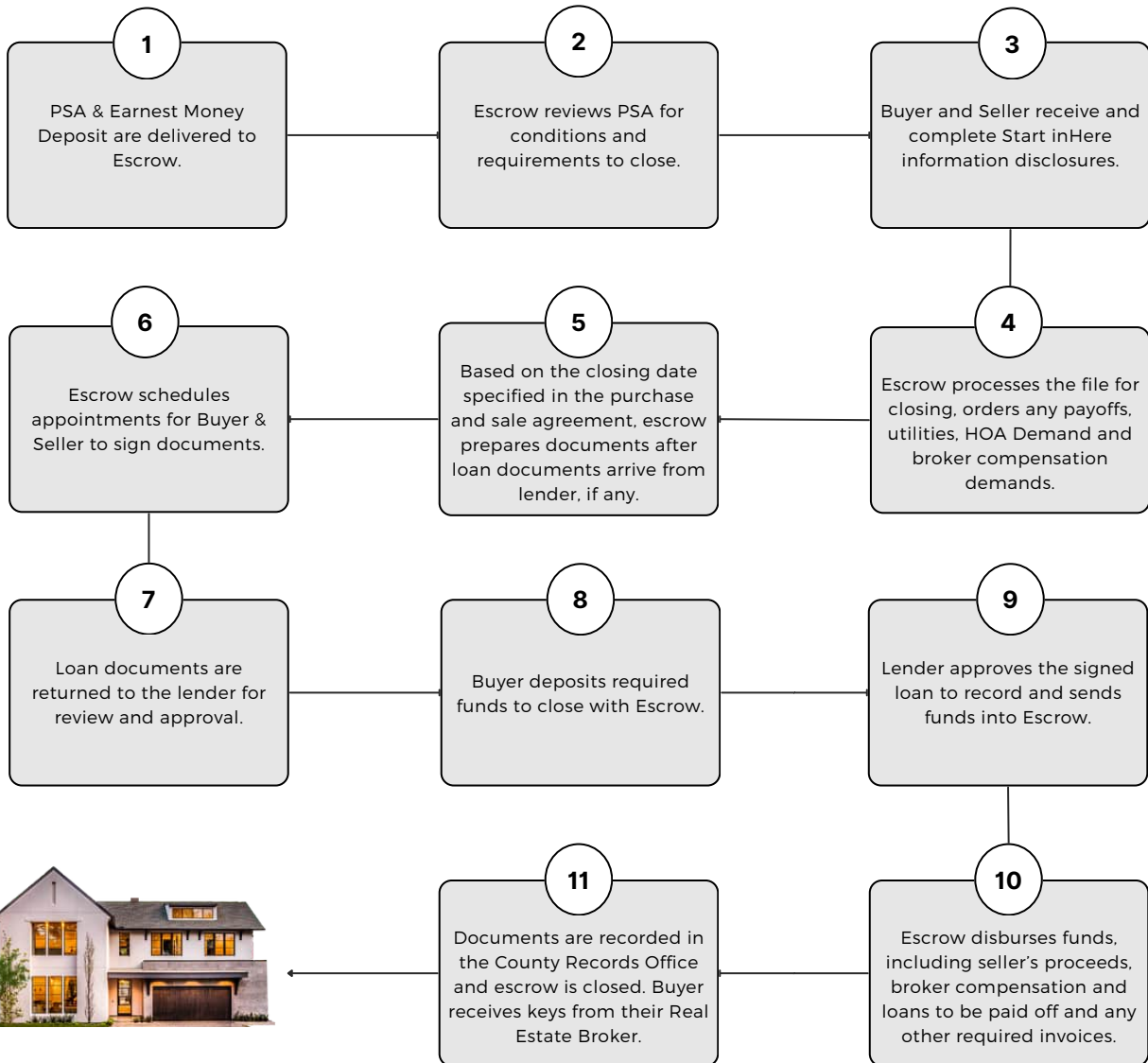
Any party to a transaction may decide which escrow company will close the transaction.

Top tips for a smooth closing:

- Promptly complete and return escrow's disclosure forms upon receipt (typically sent digitally).
- Are the buyers or sellers out of the country? If so, the client must have the documents notarized at an American Consulate or Embassy. As an alternative, your client may opt to appoint another individual as their attorney in fact.
- Out of state buyers or sellers? Let your escrow officer know immediately to allow adequate time for delivery of appropriate documents.

ESCROW FLOW

The role of the Escrow Agent is to act as a neutral third party to fulfill the terms of a Real Estate Purchase & Sale Agreement (PSA) and facilitate the successful transfer of ownership from seller to buyer. Below is a general step-by-step description of the process.





UNDERSTANDING THE SETTLEMENT STATEMENT

Based on the terms of the Purchase and Sale Agreement and instructions from the lender (when financing is applicable), your escrow officer balances the debits and credits for both the buyer and seller for the transaction. Both parties will receive a settlement statement to review and acknowledge all of the debits & credits for their perspective sides of the transaction. When financing from an institutional lender is involved, both buyer and seller will receive not only a settlement statement but also a closing disclosure, as required by the Consumer Financial Protection Bureau (CFPB).

Closing Disclosure

For a buyer, the closing disclosure is a form your lender provides to you, a minimum of three days before your consummation (signing of the loan documents). It outlines the final terms and costs of your mortgage as well as the costs to purchase the property. For a seller the closing disclosure is a form your escrow officer provides to you outlining the final costs of the sale. For both the buyer and seller it is one of the most important pieces of paperwork you'll receive, so be sure to take a few moments to review the details.

Net Proceeds

Net proceeds refers to the amount received by the seller arising from the sale of a property. This is different from the homeowner's equity, or gross proceeds in the home, because it takes into account all costs and expenses that are due from the seller as part of the sale.

Right of Rescission

The right of rescission is a right, set forth by the Truth in Lending Act (TILA) under U.S. Federal Law of a borrower to cancel a home equity loan or line of credit with a new lender, or to cancel a refinance transaction done on a primary residence, within three days of consummation.

Closing Costs

Closing costs are the expenses, over and above the price of the property that buyers and sellers incur to complete a real estate transaction. These costs can include, but are not limited to, any expenses related to obtaining a loan, governmental charges such as property taxes and real estate excise tax, homeowners insurance, title & escrow charges, commissions and Homeowners Association (HOA) charges, to name a few.

UNDERSTANDING THE SETTLEMENT STATEMENT

	BUYER	SELLER
<p>Financial Consideration: This section will reflect the final sales or purchase price of the home as well as any agreed upon credits. This will also reflect the amount of the earnest money deposit and the principal balance of the new loan, if applicable.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Prorations/Adjustments: Common types of proration and/or adjustments that may be found here would be property taxes, HOA dues, capacity charges or other assessments. The prorations adjust for items prepaid or outstanding that have to be split between the parties based on the date of ownership transfer.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p>HOA Charges: Each Homeowners Association specifies certain costs for the buyer and/or seller that are due upon the transfer of ownership. This can be for any property subject to an association and is not limited to condominiums. Some common charges are move-in/move-out fees, demand fees, transfer fees and prepaid dues, just to name a few.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Commissions: Commission amounts due to the real estate brokers as agreed to in the listing agreement, buyer's agency agreement or the Purchase and Sale Agreement.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Title & Escrow Charges: The seller in a real estate transaction pays for the owner's title premium which provides coverage to the buyers. The title premium is based on the sales price of the home and the type of policy called for in the Purchase and Sale Agreement. If there is financing involved the buyer pays for the loan coverage based on the amount of the loan. The buyer and seller each pay a portion of the escrow fee, an amount which is also based upon the sales price.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Government Charges: Real estate excise tax (REET) is a tax on the sale of real estate. The real estate excise tax is typically paid by the seller of the property, based on the sales price. Recording fees can be paid by the buyer or the seller depending on the document that is being recorded as part of the transaction. The buyer typically pays to record the Deed (transfer of ownership) and the Deed of Trust (security document for the loan). If the seller is using a Power of Attorney for the sale, this is an example of a document the seller would pay to record.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p>New Loan Charges: New loan charges are all applicable charges associated with the financing. Some common line items may be an origination fee, application fee, appraisal, credit report, tax service fee, flood certification, per diem interest, homeowner's insurance or reserve account deposits for taxes, and insurance. Depending on your specific loan type, the fees may vary.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Payoffs: Existing loan(s) or lien(s) secured by the property will be paid off through closing. Escrow will work with the sellers to obtain the necessary account information, to order demands for any loans or liens secured by the property, and these amounts will be reflected accordingly on the settlement statement.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Miscellaneous: This section will reflect any costs that are not allocated to an earlier section of the statement, yet are necessary costs of the transaction. Things you may see in this section are utility estimates and mobile notary fees, or any other costs that are specific or unique to the transaction.</p>	<input type="checkbox"/>	<input type="checkbox"/>

inHere®

**TRACK MORE.
KNOW MORE.
DO MORE.**

Designed for everyone involved in the home closing experience, inHere™ keeps you informed and gives you access to track important milestones, documents, and messages related to your real estate transactions.

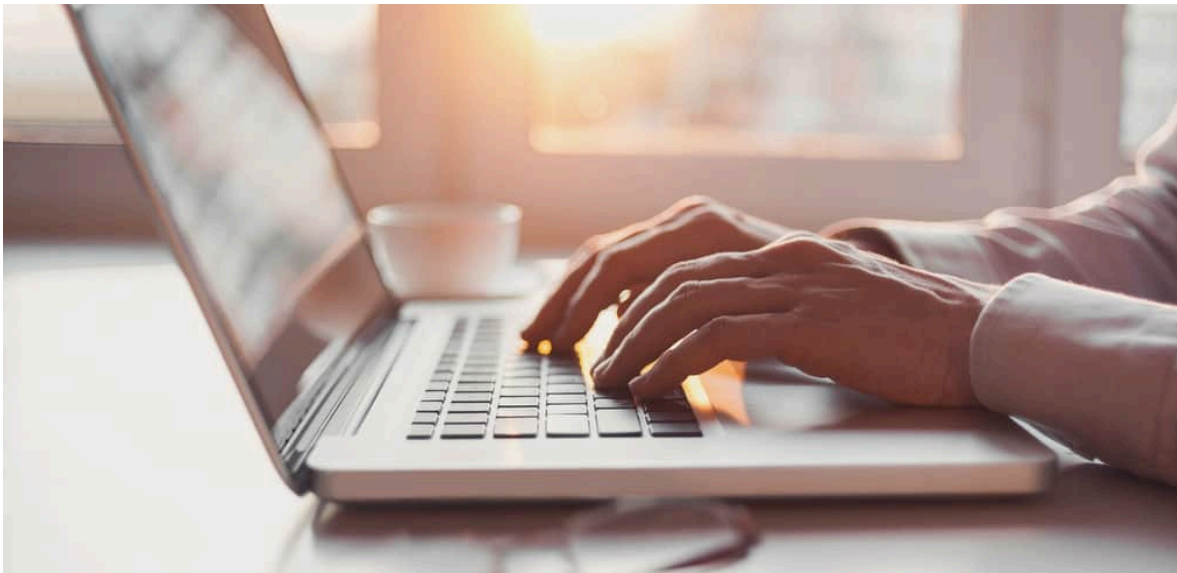
Start inHere®



inHere®



Close inHere®





StartinHere

MOBILE EARNEST MONEY DEPOSIT

DELIVER EARNEST MONEY IN SECONDS

StartinHere is a secure, digital workspace for home buyers and sellers to engage with Chicago Title & Fidelity National Title as they begin their real estate transaction in a more secure and intuitive digital consumer experience.

StartinHere Mobile Deposit is a contact-free and safe way to deliver earnest money.

What are the benefits of Mobile Deposit?

StartinHere Mobile Deposit allows buyers to enjoy the safety and simplicity of depositing their earnest money from the convenience of their smartphone.

How does Mobile Deposit work?

With just a few clicks, StartinHere Mobile Deposit makes delivering earnest money as easy as taking a picture of the front and back of a check. Deposits can be made as the buyer completes the startinHere questionnaire process or as a separate initial step.

FEES: WHO PAYS FOR WHAT?

Closing costs may be confusing. Let's break it down by buyer and seller cost.

THE SELLER PAYS FOR:

- Real Estate Compensation
- Half of Escrow Fee
- Excise Tax
- Payoff of all loans in seller's name
- Interest accrued to lender being paid off
- Statement fees, reconveyance fees and any prepayment penalties
- Property tax proration
- Any judgments, tax liens, etc. against the seller
- Any unpaid homeowner's dues
- Assessments if negotiated
- Any and all delinquent taxes
- Mobile notary fees, if any
- Title insurance premium for owner's policy
- Resale certificate (Condo)
- Utility charges





THE BUYER PAYS FOR:

- Title insurance premium for lender's policy, if a purchase money loan is secured
- Half of Escrow fee
- Real Estate Compensation
- Mobile notary fees, if any
- Recording charges for all documents in buyer's name
- Property tax proration from date of acquisition
- All new loan charges (except those required by lender for seller to pay)
- Interest on new loan from date of funding to end of the month
- Fire insurance premium for first year
- Homeowner's Association transfer fees
- Sewer scope



A WORD OF CAUTION: WIRE FRAUD ALERT

INQUIRE BEFORE YOU WIRE.

Realtors, closing attorneys, buyers and sellers may all be targets of wire fraud. This has caused the loss of hundreds of thousands of dollars in some transactions, simply because respective parties relied on the wire instructions received via e-mail.

How it happens:

A fraudster will hack into a participant's e-mail account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain new wiring instructions and will request that the buyer send funds to a fraudulent account.

We urge everyone to inquire before you wire and to never rely solely on e-mail communication. Always follow the simple steps below:

*Inquire before you wire.
Call your escrow officer
to confirm.*

Step 1: Obtain the phone number of your realtor, closing attorney, and escrow officer as soon as escrow is open.

Step 2: Prior to wiring funds, call your escrow officer at the trusted phone number to confirm the wire instructions. If at any time you receive a change in wiring instructions, **BE SUSPICIOUS**, as Chicago Title & Fidelity National Title rarely change wiring instructions.

74%

of homebuyers believed their title company or bank could recover funds that are wired to the wrong account

(Retrieved from Alta.org, May 2020)

52%

of homebuyers are completely unaware of wire fraud in real estate

(Retrieved from Notarize.com, May 2020)

\$3.5 B

was attempted to be diverted and wired to “criminally controlled” accounts in 2019

(Retrieved from fbi.gov, May 2020)

REMOTE ONLINE NOTARY (R.O.N.)

What is R.O.N.?

At the time of notarization the signers appear using audio-visual technology via the internet instead of being physically present in the same room. The notary MUST have an electronic endorsement in addition to standard notary license.

Is R.O.N. the same as electronic notarization?

No, e-notarization deals with digital documents. All elements of a traditional paper notarization apply to electronic notarization. This includes the requirement for the signer to physically appear before the notary.

Note:

There are lenders who do not allow for R.O.N. Please check with your lender.

What are the requirements for a R.O.N. notary?

The notary must be in a state with R.O.N. law in effect. The notary must have the appropriate notarial endorsement. In Washington, this includes an electronic endorsement as well as a R.O.N. endorsement.

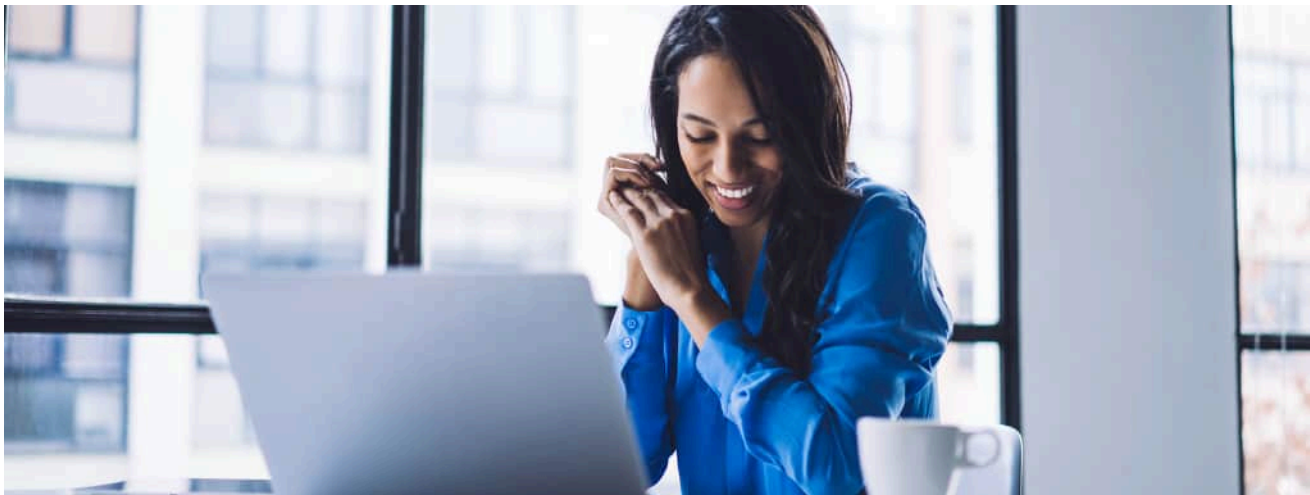
How does a signer prepare for a remote online notary (R.O.N.)?

They will need the following:

- A desktop, laptop, personal computer, or tablet
- The latest version of Google Chrome
- A webcam
- A headset (recommended)
- A valid state issued ID, driver's license or passport
- Phone with camera and the ability to send/receive email on phone

What's next?

Knowledge Based Authentication (KBA) - Signers will be asked a series of 5 knowledge-based questions that are specific to them. They will have 2 minutes and 2 chances to complete 4 out of 5 questions correctly. If they fail to do so, R.O.N. will not be available to them.





THE CLOSING DAY

You've made it through to the end. Let's make sure you are prepared for your signing appointment. When closing documents are ready for you to sign, we will contact you to schedule an appointment with a notary. Make sure to bring the following items to your appointment:

Identification

There are several forms of identification that are acceptable to use during the escrow process.

- A current driver's license
- A valid passport
- A government issued identification card

Some lenders require two forms of identification at signing. When this is the case, you will be provided with a list of additional identification options acceptable to your lender.

Depositing Funds to Close Escrow

In order to prevent possible delays in the escrow closing, be prepared to deposit into escrow the amount requested by your escrow officer. Wire instructions will be provided.

Lender's Requirements

Make sure you have satisfied your lender's requirements before coming to the escrow company to sign papers.

CHANGE OF ADDRESS CHECKLIST

UTILITIES & SERVICES

- Electric
- Cellphone
- Internet
- Cable
- Gas
- Water
- Sewer
- Garbage
- Recycle
- Home security

FAMILY/PERSONAL

- Employer/benefits/401K
- Schools & alumni associations
- Children's organizations
- Clubs (athletic, miscellaneous)
- Relative, friends, business
- Child care provider

GOVERNMENT

- Department of licensing
- Post office
- Voter registration
- IRS
- Veterans affairs

FINANCIAL INSTITUTIONS

- Banks/credit unions
- Finance company
- Credit cards
- Charities
- Financial advisor/investments

INSURANCE AGENCIES

- Life
- Home
- Auto
- Health

NOTES

ONLINE RESOURCES

MAIL

USPS Online: www.usps.com

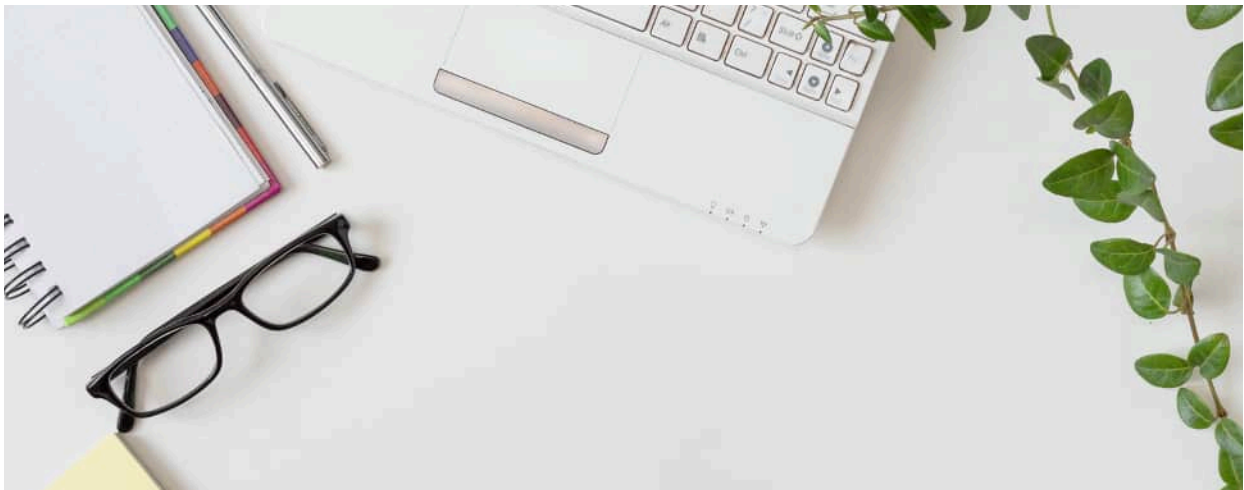
- Safe and secure - safeguard your information with ID verification for a simple \$1 charge to your credit or debit card.
- Speed and convenience - save a trip to the post office.
- Email confirmation - receive an immediate email confirmation of your change of address.

A credit card is required to complete the form online. You can also go to any post office and request a Mover's Guide packet to fill out a printed form you can submit back to them.

DRIVER'S LICENSE AND VEHICLE REGISTRATION

Department of Licensing: <https://www.dol.wa.gov/>

- You have 10 days after you move to change your address on your driver's license.
- There is no cost to update your address. There is an additional fee for getting a new card with your updated address on it.
- Updating your address on your driver's license doesn't change your address on your vehicle registration, you need to do that separately.



BRANCH LOCATIONS



@ChicagoTitleClarkCountyWa



@FidelityNationalTitleClarkCountyWa



www.ctt-fntvancouver.com

TECH CENTER

1499 SE Tech Center Drive,
Suite 100
Vancouver, WA 98683
Chicago Phone: 360-896-1755
Fidelity Phone: 360-256-1400

VANCOUVER MALL

4601 SE 77th Avenue,
Suite 120
Vancouver, WA 98683
Phone: 360-975-6795

SALMON CREEK

2621 NE 134th Street,
Suite 200
Vancouver, WA 98662
Phone: 360-624-9102

WATERFRONT

655 W. Columbia Way,
Suite 200
Vancouver, WA 98660
Chicago Phone: 360-696-0551
Fidelity Phone: 360-750-3686

LONGVIEW

200 Triangle Shopping
Center
Suite 220
Longview, WA 98632
Phone: 360-828-3000

CHICAGO TITLE & FIDELITY NATIONAL TITLE

MOVING GUIDE

FOR BUYERS AND SELLERS

**MOVING
CHECKLIST**

**ONLINE
RESOURCES**

**UTILITY
GUIDES**





MOVING CHECKLIST

Congratulations on your upcoming move! Whether you're relocating across town or to a new city we have your checklists to ensure a seamless transition and no detail is overlooked.

8-9 Weeks Prior

- Create a realistic budget for moving expenses. If you're hiring professional movers, remember small things add up like tape, boxes, transportation, storage, etc.
- Request time off work for moving day. Give yourself ample time to get everything moved and settled, without the stress of work responsibilities sitting in the back of your mind.
- Get started on home renovations. If there is painting or major remodeling, you will want to get a head start on this sooner than later.
- Purge time! Go through every room of your house and begin getting rid of items you know you won't keep and identify any items that can be donated to charity.
- If you have children, make sure you reach out to their new school(s) for information on registration and transfer records if necessary.

6-7 Weeks Prior

- Make sure to measure rooms and doorways and confirm all furniture will fit correctly.
- Create an excel spreadsheet of family members, friends, and colleagues who will need your new address and share it with them via email.
- Contact your doctor, dentist, and veterinarian to get copies of all records and arrange to transfer files to new health care providers. You can do this online if you have access to a patient portal.



4-5 Weeks Prior

- Pack items that you need easy access to in an “essentials” box, such as toilet paper, soap, trash bags, chargers, box cutters, tape, tools, paper plates, snacks, towels, etc.
- Contact utility companies and transfer or cancel service. Make sure they’re aware of your move date and arrange for service and installation as needed.

2-4 Weeks Prior

- Change your address with important service providers, such as your bank(s), credit card companies, subscriptions, and others. Don’t forget to submit your address change to USPS.com.
- Update/transfer your insurance; homeowner, vehicle, any any other insurance you may have. Make sure coverage is in all areas. Moving insurance usually only covers the items they transport for you.

1-2 Weeks Prior

- Unplug, disassemble, and clean out appliances.
- Ensure all essential utilities like gas, electricity, water, and internet services are ready at your new home.
- Empty your safe deposit box if you have one.
- Clean stovetop and oven.
- Defrost freezer.



MOVING WITH CHILDREN

Embarking on the journey of moving with your family can be exciting but also comes with a lot of change. These can be hard changes as it is new surroundings, away from familiar friends and schools. Here are some suggestions when navigating the moving process that can help ensure a more positive experience for the whole family.

Talking About The Move:

- Communication is key: knowing the details and honest communication gives them ease and a sense of understanding.
- Include them in the process: giving them tasks, having them help with the packing, giving them a sense of control and involvement in the process.
- Make it fun and upbeat: it will give them a sense of excitement and looking forward to it in a positive light.
- Create familiarity: have favorite snacks on hand, activities to keep them occupied, set up their new space with recognizable items. Try to maintain routines to provide a sense of continuity in the new environment.

Keep In Mind:

- Children feed off your energy: Moving can be stressful and exhausting, which the little one might read into as you being upset with them.
- Safety first: emphasize safety by explaining to kids it is crucial to avoid certain areas where movers are working or carrying heavy items. Stairs should be avoided or secured to avoid any spills down them.
- Be aware of new surroundings and people: have a check in system or meeting spot if split up or an emergency.
- Have a First Aid Kit on hand: always be prepared in case an accident does happen. Know your new local emergency numbers and locations or have a list handy.

MOVING WITH PETS

Moving with our beloved pets adds an extra layer of consideration and care to the journey. From preparation and travel considerations to settling into a new environment, discover how to navigate the challenges of moving with pets while maintaining their health, happiness, and a sense of security throughout the entire process.

Prepare

Gradually acclimate your pet with their carrier or travel crate before moving day to help ease stress the day of the move. Have familiar toys and treats on hand as well as leashes and baggies ready to grab on the go.

Safe Travel & Transportation

Ensure that you have a secure method for transporting your pet, whether it's in a properly fastened travel crate, secured with a pet safety belt, or positioned in an area where they can travel without stress, ensuring their safety throughout the journey.

Find Their Spot

Identify their designated space by arranging their bed, water, and food, allowing them to gradually acclimate and create a comfortable zone of their own.



Maintain Routine

While moving can be chaotic, aim to maintain your pet's schedule. Quickly re-establish their regular feeding, walking, and potty break routine.

Explore The New Space

Upon arrival, allow your pet some time to adapt and explore their new environment. Ensure the security of gates and doors, stow away any potentially hazardous items, and create a welcoming atmosphere for them to feel at home.

Update All Information

Ensure all information is current by updating your pet's microchip and ID tags with the new address and phone number.

Find a Local Vet

Be prepared if you need to make a trip to the vet in case of an emergency. Have the address and phone number on hand.

CHANGE OF ADDRESS CHECKLIST

INSURANCE AGENCIES

- Life
- Home
- Auto
- Health

GOVERNMENT

- Department of licensing
- Post office
- Voter registration
- IRS
- Veterans affairs

UTILITIES & SERVICES

- Electric
- Cellphone
- Internet
- Cable
- Gas
- Water
- Sewer
- Garbage
- Recycle
- Home security

FAMILY / PERSONAL

- Employer/benefits/401K
- Schools & alumni associations
- Children's organizations
- Clubs (athletic, miscellaneous)
- Relative, friends, business
- Child care provider

FINANCIAL INSTITUTIONS

- Banks/credit unions
- Finance company
- Credit cards
- Charities
- Financial advisor/investments

REMINDERS

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-
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-
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-



THE EVERGREEN STATE: EMBRACING YOUR NEW HOME

Life in Washington State boasts unique lifestyle opportunities given our diverse geography, climate, customs and regulations. Here are some helpful insights:

Local Regulations

- Some cities may have specific regulations or require permits for moving trucks, especially if you're moving to an apartment or a condo with limited access or parking restrictions

Recycling and Waste Disposal Laws

- Washington is environmentally conscious. Familiarize yourself with local recycling rules and disposal regulations in your new area to avoid fines.

Wildlife

- Especially in rural areas, be aware of local wildlife like deer, bears, and raccoons, which can impact your pets and how you manage your trash.

Change of Address and Driver's License

- Washington requires new residents to update their driver's license within 30 days of moving. Plan a visit to the Department of Licensing early on.

Earthquake Preparedness

- Washington is in an earthquake-prone area. Consider securing furniture and having an earthquake readiness kit in your new home.

UTILITIES GUIDE

CLARK COUNTY

Clark County

Customer Service.....	564-397-2000
Mail Services.....	800-275-8777
Vehicle Licensing.....	564-397-2288
Voter Registration.....	564-397-2345
Sheriff's Office.....	564-397-2211
Fire Marshal.....	564-397-2186
Animal Control.....	360-397-2488
Tax Assessor.....	564-397-2391
Parks.....	564-397-2285

Utilities

Water & Sewer.....	360-992-3000
Clark Public Utilities.....	360-992-3000
Waste Connections of WA.....	360-892-5370

Schools

WA Superintendent.....	360-725-6000
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City Hall

Vancouver.....	360-487-8600
Ridgefield.....	360-887-3557
Battleground.....	360-342-5000
Camas.....	360-834-6864
La Center.....	360-263-2782



AMENITIES & ATTRACTIONS CLARK COUNTY

Seasonal Events

- **Vancouver Farmers Market**
 - Esther Street, Vancouver, WA
- **Summerfest**
 - Fort Vancouver National Historic Site, Vancouver, WA
- **4 Days of Aloha**
 - Clark College & Esther Short Park, Vancouver, WA
- **Clark County Fair**
 - Clark County Fairgrounds, Ridgefield, WA
- **Appletree Marathon**
 - Officers Row, Vancouver, WA
- **Dine the Couve**
 - Vancouver, WA



Scan here for
restaurant
recommendations

Best Parks

- **Esther Short Park**
 - Vancouver, WA
- **Vancouver Landing**
 - Vancouver, WA
- **Discovery Historic Park**
 - Vancouver, WA
- **Moulton Falls Regional Park**
 - Battleground, WA
- **Battle Ground Lake State Park**
 - Battleground, WA

UTILITIES GUIDE

COWLITZ COUNTY

Cowlitz County

Customer Service.....	360-577-3065
Mail Services.....	800-275-8777
Vehicle Licensing.....	360-577-3065
Voter Registration.....	360-577-3005
Sheriff's Office.....	360-577-3092
Fire Marshal.....	360-577-3052
Animal Control.....	360-577-0151
Tax Assessor.....	360-577-3010
Parks.....	360-577-3030

Utilities

Water & Sewer.....	360-577-3030
Public Utility District.....	360-423-2210
Waste Management.....	360-577-3030

Schools

WA Superintendent.....	360-725-6000
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City Hall

Longview.....	360-442-5000
Castle Rock.....	360-274-8181
Kalama.....	360-673-4562
Woodland.....	360-225-8281
Kelso.....	360-423-1719



AMENITIES & ATTRACTIONS COWLITZ COUNTY

Seasonal Events

- **Cowlitz Community Farmers Market**
 - Longview, WA
- **Crafted Brewfest**
 - Civic Circle Park, Longview, WA
- **Go 4th Festival**
 - Longview, WA
- **Squirrel Fest**
 - Longview, WA
- **Highlander Festival**
 - Kelso, WA
- **Hot Summer Nights**
 - Woodland, WA



Scan here for
restaurant
recommendations

Best Parks

- **Riverside Park**
 - Kelso, WA
- **Harry Gardner Park**
 - Toutle, WA
- **Cook Ferry Trail System**
 - Castle Rock, WA
- **Lake Sacajawea Park**
 - Longview, WA
- **Victoria Freeman Park**
 - Longview, WA

ONLINE RESOURCES

MAIL

USPS Informed Delivery: www.usps.com

Start your mornings with a preview of your day's USPS® mail and packages with Informed Delivery® notifications:

- Get Daily Digest emails that preview your mail and packages scheduled to arrive soon.
- See images of your incoming letter-sized mail (grayscale, address side only).
- Track and manage your packages in one convenient place.

DRIVER'S LICENSE AND VEHICLE REGISTRATION

Department of Licensing: <https://www.dol.wa.gov/>

- You have 10 days after you move to change your address on your driver's license.
- There is no cost to update your address. There is an additional fee for getting a new card with your updated address on it.
- Updating your address on your driver's license doesn't change your address on your vehicle registration, you need to do that separately.

ELECTIONS AND VOTING

Clark County Elections and Voter Registration:
clark.wa.gov/elections/registering-vote

1408 Franklin Street, | Vancouver, WA 98660
564.397.2345 | elections@clark.wa.gov

Cowlitz County Elections and Voter Registration:
www.co.cowlitz.wa.us/2357/Elections

207 N 4th Avenue Room 205 | Kelso, WA 98626
360.577.3005 | elections@cowlitzwa.gov

BRANCH LOCATIONS



[ChicagoTitleClarkCountyWa](#)



[FidelityNationalTitleClarkandCowlitzCountiesWa](#)



[www.CTT-FNTVancouver.com](#)

LONGVIEW

200 Triangle Shopping
Center
Ste. 220
Longview, WA 98632
Phone: 360-828-3000

VANCOUVER MALL

4601 NE 77th Avenue
Ste. 120
Vancouver, WA 98662
Phone: 360-975-6795

SALMON CREEK

2621 NE 134th Street
Ste. 200
Vancouver, WA 98686
Phone: 360-624-9102

FISHER'S LANDING

1499 SE Tech Center
Drive Ste. 100
Vancouver, WA 98683
Phone: 360-896-1755

WATERFRONT

655 W Columbia Way
Ste. 200
Vancouver, WA 98660
Chicago Title: 360-696-0551
Fidelity Title: 360-750-3686

THE LIFE OF AN ESCROW

THE BUYER(S)

Mutual acceptance - Buyer and Seller mutually agree on the terms and Earnest Money.

Loan pre-approval (when applicable) - Applies for new loan and completing all required forms.

Review title report, and any property disclosure or inspection reports called for by the Purchase Contract.

Complete a Statement of Information if required by the title company.

Signing - signs loan documents and fulfills conditions contained in the Purchase Contract, lender's instructions and/or the escrow instructions to complete the transaction.

Deposit funds necessary to close the escrow.

THE LENDER

WHEN APPLICABLE

Accepts the new loan application and other related documents from the Buyer(s) and begins the qualification process.

Sends the Loan Estimate disclosing loan repayment terms and approximate closing costs to buyer.

Orders and reviews the property appraisal, credit report, verification of employment, verification of income and assets, preliminary title report and other related information.

Submits the entire package to the loan underwriter for approval. When approved, loan conditions and title insurance requirements are established.

Informs Buyer(s) of loan approval, conditions, lock expiration date and provides a Closing Disclosure 3 days prior to Signing.

Deposits the new loan documents and instructions with the Escrow Officer for Buyer's approval and signature.

Reviews and approves the executed loan package and coordinates the loan funding with the Escrow Officer.

THE ESCROW OFFICER

Receives a fully executed copy of the Purchase Contract.

Orders the title search and examination on the subject property.

Acts as the neutral third party in a fiduciary capacity, for all documents and monies required to complete the transaction per written instructions of the principals.

Reviews documents received in the escrow: preliminary report, payoff, new loan package and other related instruments. Reviews the conditions in the lender's instructions.

Escrow Officer prepares the escrow instructions and required documents in accordance with the terms of the Purchase Contract.

Delivers Seller's Closing Disclosure, when required.

Signing - presents the documents, loan package(s), Settlement Statement and other related documents to the parties for signature, and requests the balance of the buyer's funds.

Escrow Officer reviews the signed instructions and documents, returns the loan package and requests funding.

Receives the funds of the loan(s) from the lender(s).

Releases to the Title Officer the Deed, Deed of Trust and all other signed documents required to complete the transaction.

Closes the escrow by preparing the final Settlement Statement, disbursing the funds to the Seller, paying off the existing encumbrances and other obligations. Then deliver the appropriate statements, funds the loan as well as distributing all remaining documents to all parties including brokers and/or lenders.

THE SELLER(S)

Accepts Buyer's Offer to purchase accompanied by a good faith deposit to open escrow.

Submits information to the Escrow Officer such as: payoff, utilities, leased equipment, homeowner's association, rental agreements, etc.

Fulfills any remaining conditions specified in the purchase and sale agreement.

Complete a Statement of Information if required by the title company.

Signs the escrow instructions, deed and other related documents required to complete the transaction.

TITLE OFFICER

Receives a request for title report.

Examines the title to the real property and issues a title report.

Submits a title report to all parties.

Determines the requirements and documents needed to complete the transaction and advises the Escrow Officer.

Upon receipt of the Deed, Deed of Trust and other signed documents, title officer will record the signed documents with the County Recorder's office.

Issues the title insurance policies.

THE REAL ESTATE BROKER

Provides to Escrow Officer a fully executed copy of the Purchase Contract with complete property address including zip code and property profile (if available).

All Amendments, Counter Offers, and any Addendums.



VANCOUVER
WASHINGTON



CHICAGO TITLE Fidelity National Title
T W O C O M P A N I E S O N E U N I T E D T E A M

DISCLAIMER

This property profile is provided “as is” without warranty of any kind, either expressed or implied, including without limitations any warranties of merchantability or fitness for a particular purpose, from all involved parties. The information herein is deemed reliable but there is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property profile.

This report is provided by your local Chicago Title and Fidelity National Title team and we remind you that you have the right as a consumer to compare services, products and fees for your Title and Escrow needs and then choose accordingly. It is our goal to ensure that your investment in real property is secure and protected, and that you are provided with the highest level of service and the highest quality real estate products available. We let our reputation and history of superior service, unmatched financial strength, industry expertise and unwavering integrity speak for itself.

Prepared by the Property Information Dept.

Serving Chicago Title & Fidelity National Title in Southwest Washington

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

Phone: (360) 906-6911 | Email: VancouverCS@fnf.com

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