

Property Detail Report

Owner: NW Realty Pro LLC
 Site: 950 Walnut St Kelso WA 98626
 Mail: 5342 Clark Rd Pmb 108 Sarasota FL 34233



Location and Site Information

County:	Cowlitz	Lot SqFt:	7,492
Legal Description:	595 (WALLACE AC TR 2) 35 -8N -2W	Lot Acres:	0.17
APN:	KE18133 LOT 4 FKA -94, 93A-2	Land Use:	102 - Duplex/Triplex
Tax Lot:	2364701	Land Use STD:	Multi-Family Dwellings (Generic, 2+)
TwN-Rng-Sec:	08N / 02W / 35	County Bldg Use:	1110 - DUPLEX/TRIPLEX
Neighborhood:		# Dwellings:	
Subdivision:	Wallace Ac Tr 02	Map Page/Grid:	
Legal Lot/Block:	4	Zoning:	UR
Census Tract/Block:	001100 / 7038	Watershed:	Coweeman River
Elementary School:	Wallace Elementary	High School:	Kelso High School
Middle School:	Coweeman Middle School	School District:	Kelso

Property Characteristics

Total Living Area:	1,264	Bedrooms:	6	Year Built/Eff:	2023
First Floor SqFt:	1,264	Bathrooms Total:	5	Heating:	Ductless Heat Pump
Second Floor SqFt:		Bathrooms Full/Half:	4 / 2	Cooling:	Yes
Basement Fin/Unfin:		Stories:	2	Fireplace:	
Attic Fin/Unfin:		Foundation:		Pool:	
Garage SqFt:		Roof Material:	DIM_COMP AVG	Kitchen:	

Assessment and Tax Information

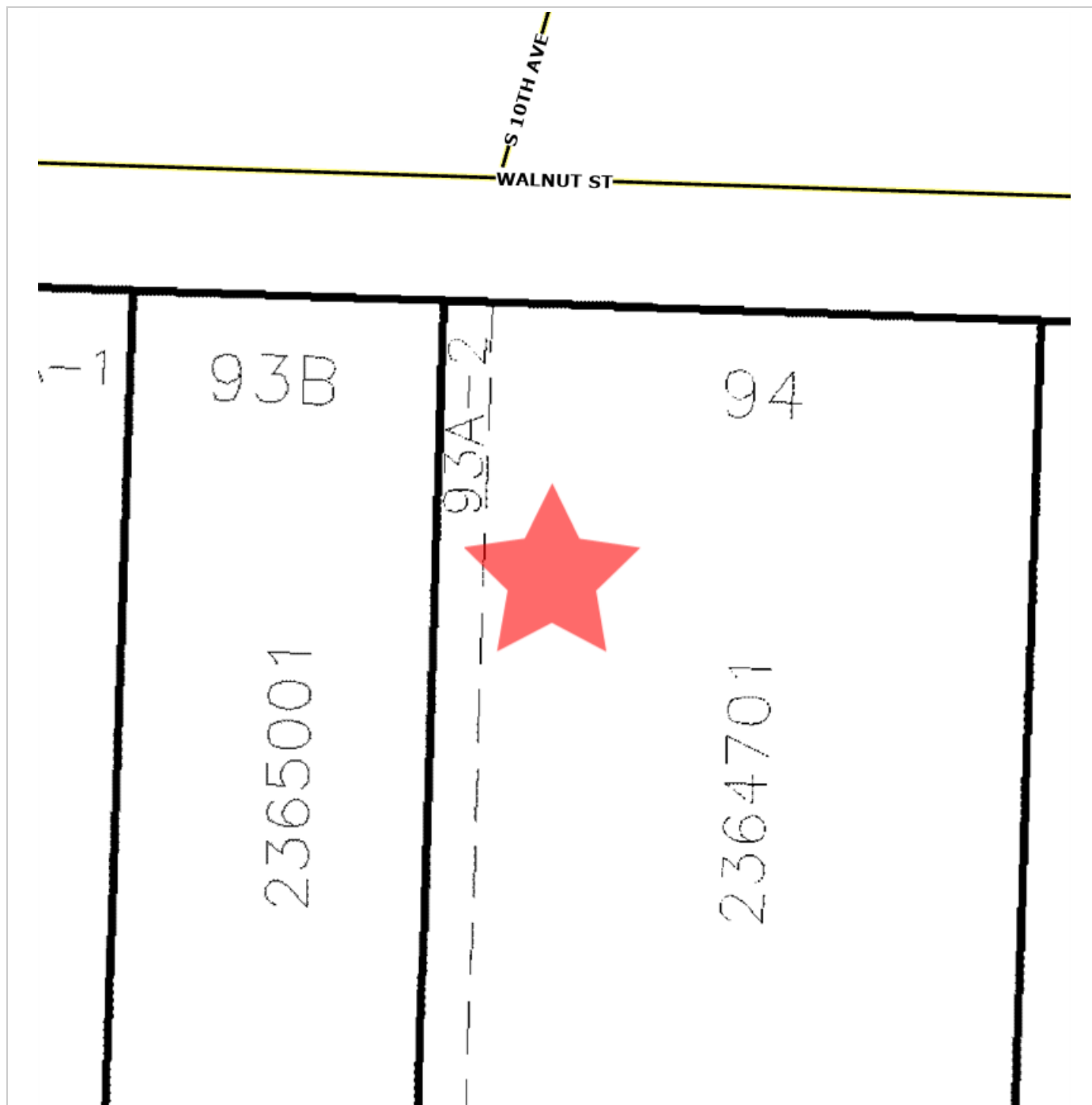
Market Total:	\$573,300.00	Property Tax:	\$7,071.23
Market Land:	\$29,820.00	Exemption:	
Market Structure:	\$543,480.00	Market Improved %:	95.00%
Assessment Year:	2025	Levy Code:	830
Assessed Total:	\$573,300.00	Mill Rate:	10.0831

Sale and Loan Information

Sale Date:	03/31/2022	Lender:	
Sale Amount:	\$5,548.00	Loan Amount:	\$0.00
Document #:	3711423	Loan Type:	
Deed Type:	Warranty Deed	Price/SqFt:	\$4.39
Title Co:	STEWART TITLE GUARANTY COMPANY	Seller Name:	DOWNTOWN KELSO LLC

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

Assessor Map



WFG National Title Insurance Company®
a Williston Financial Group company

Parcel ID: 2364701

Site Address: 950 Walnut St

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Aerial Map



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Parcel ID: 2364701

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3711423

03/31/2022 09:24:27 AM Pages: 5 \$207.50

Deed

STEWART TITLE COWLITZ COUNTY

eRecorded at Cowlitz County, WA

WHEN RECORDED RETURN TO:

NW Realty Pro, LLC
6168 NE Highway 99
Suite 201
Vancouver, WA 98665

\$5,548.08 EXCISE TAX
AFFIDAVIT NO: 27729
COWLITZ COUNTY TREASURER
03/31/2022 DEPUTY KR

File No.: 1420447

Filed for Record at Request of: *Stewart Title Company*

STEWART
1420447

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Downtown Kelso LLC, a Washington limited liability company, as to Parcel I and Perkes Properties LLC, a Washington limited liability company, as to Parcel II** for and in consideration of paid to a facilitator in connection with an IRC 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to **NW Realty Pro, LLC, a Washington limited liability company** the following described real estate, situated in the County of Cowlitz, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

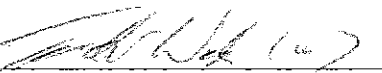
Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

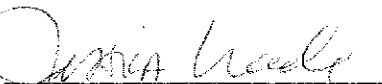
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Tax Parcel Number(s): 2364701, 23652

Dated: March 22, 2022

Downtown Kelso LLC, a Washington limited liability
company

By: 
Todd Wade, Member

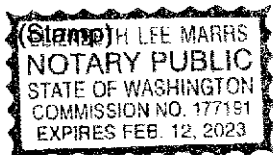
By: 
Jessica Wade, Member

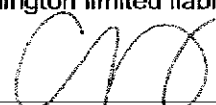
Perkes Properties LLC, a Washington limited liability
company

By: _____
Dylan Wade, Manager

State of Washington
County of Cowlitz

This record was acknowledged before me on March 22, 2022 by Todd Wade and Jessica Wade, the
Members of Downtown Kelso LLC, a Washington limited liability company and ~~Perkes Properties LLC, a
Washington limited liability company~~




Printed Name: Elizabeth Marrs
Notary Public
My commission expires: 2/12/2023

State of
County of

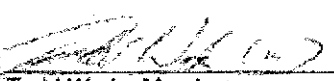
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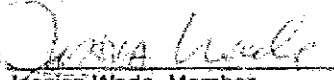
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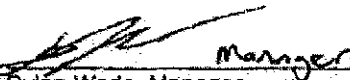
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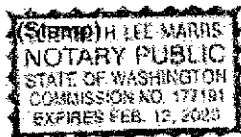
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By:  Manager
Dylan Wade, Manager

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State of California

County of San Luis Obispo

On 03/30/2022 before me, Darrin Justin Woods, Notary Public
(insert name and title of the officer)

personally appeared Dylan Wade
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I

Lot(s) 1, 2, 3 and 4, Short Subdivision No. CC 21-29, according to the short plat thereof recorded in Volume 18 of Short Plats, Page(s) 133, under Auditor's File No. 3710344, records of Cowlitz County, Washington.

Situate in the County of Cowlitz, Washington.

Parcel II

Tract 94 and the Westerly 14 feet of Tract 95, Wallace Acreage Tracts Second Addition to the City of Kelso, according to the plat thereof recorded in Volume 3 of Plats, Page(s) 139, records of Cowlitz County, Washington.

EXCEPTING THEREFROM the Northerly 230 feet of Tract 94.

ALSO EXCEPTING THEREFROM the Westerly 68 feet of the Southerly 100 feet of Tract 94.

FURTHER EXCEPTING THEREFROM the Northerly 230 feet of Tract 95.

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 Site: 964 Walnut St Kelso WA 98626
 Mail: 5342 Clark Rd Pmb 108 Sarasota FL 34233



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APN:	KE18133 LOT 3	Land Use:	102 - Duplex/Triplex
Tax Lot:	236470103	Land Use STD:	Multi-Family Dwellings (Generic, 2+)
TwN-Rng-Sec:	08N / 02W / 35	County Bldg Use:	1110 - DUPLEX/TRIPLEX
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Subdivision:	Wallace Ac Tr 02	Map Page/Grid:	
Legal Lot/Block:	3	Zoning:	UR
Census Tract/Block:	001100 / 7038	Watershed:	Coweeman River
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Middle School:	Coweeman Middle School	School District:	Kelso

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Assessment and Tax Information

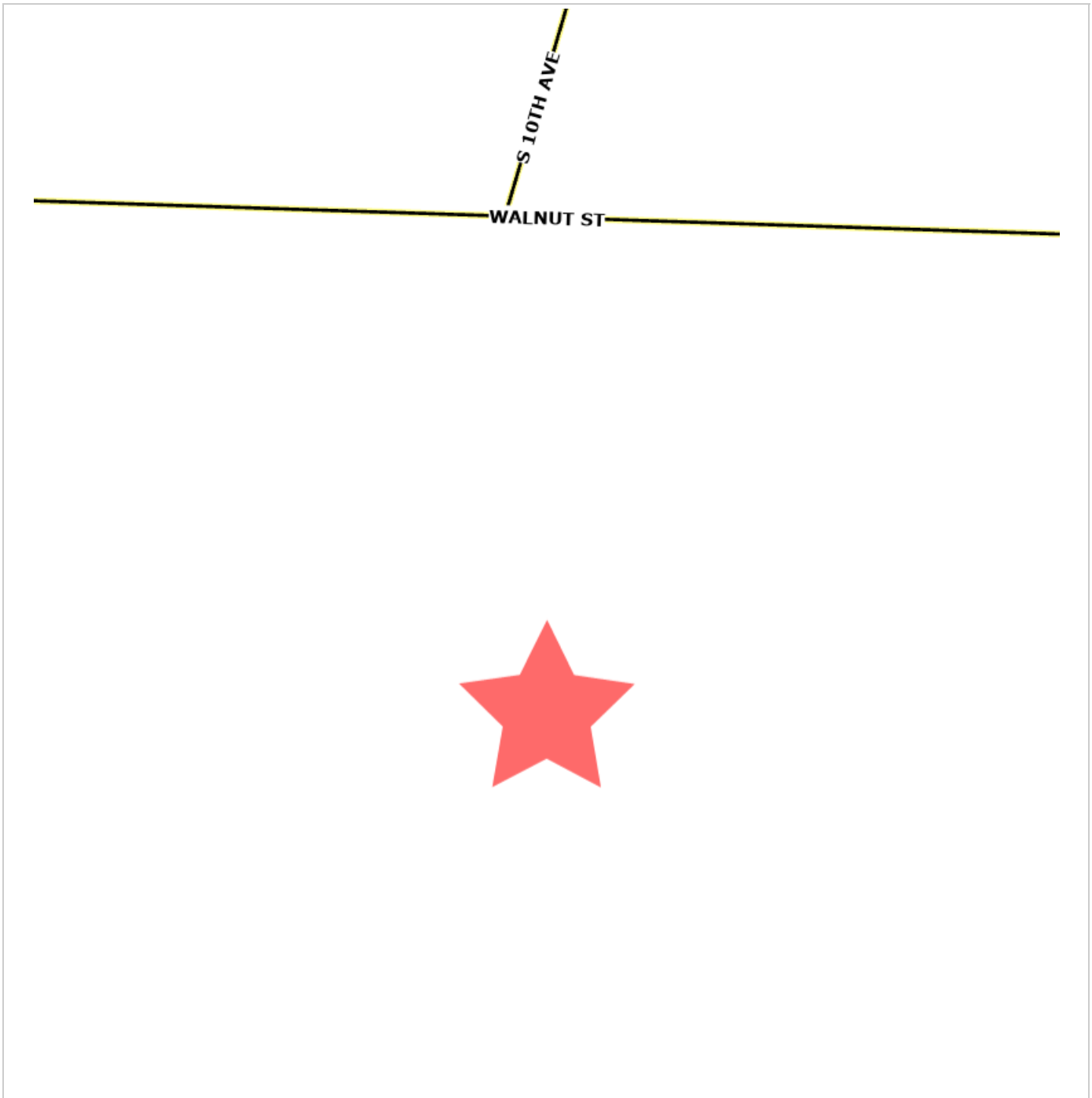
Market Total:	\$627,450.00	Property Tax:	\$7,749.32
Market Land:	\$29,820.00	Exemption:	
Market Structure:	\$597,630.00	Market Improved %:	95.00%
Assessment Year:	2025	Levy Code:	830
Assessed Total:	\$627,450.00	Mill Rate:	10.0831

Sale and Loan Information

Sale Date:		Lender:	
Sale Amount:		Loan Amount:	
Document #:		Loan Type:	
Deed Type:		Price/SqFt:	
Title Co:		Seller Name:	

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Assessor Map



WFG National Title Insurance Company®
a Williston Financial Group company

Parcel ID: 236470103

Site Address: 964 Walnut St

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Aerial Map



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3711423

03/31/2022 09:24:27 AM Pages: 5 \$207.50

Deed

STEWART TITLE COWLITZ COUNTY

eRecorded at Cowlitz County, WA

WHEN RECORDED RETURN TO:

NW Realty Pro, LLC
6168 NE Highway 99
Suite 201
Vancouver, WA 98665

\$5,548.08 EXCISE TAX
AFFIDAVIT NO: 27729
COWLITZ COUNTY TREASURER
03/31/2022 DEPUTY KR

File No.: 1420447

Filed for Record at Request of: *Stewart Title Company*

STEWART
1420447

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THE GRANTOR(S), **Downtown Kelso LLC, a Washington limited liability company, as to Parcel I and Perkes Properties LLC, a Washington limited liability company, as to Parcel II** for and in consideration of paid to a facilitator in connection with an IRC 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to **NW Realty Pro, LLC, a Washington limited liability company** the following described real estate, situated in the County of Cowlitz, State of Washington:

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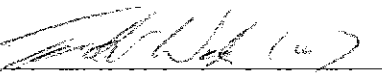
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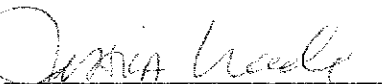
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company

By: 
Todd Wade, Member

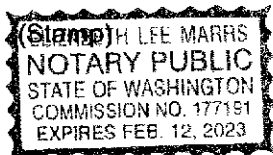
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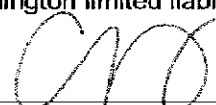
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By: _____
Dylan Wade, Manager

State of Washington
County of Cowlitz

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Printed Name: Elizabeth Marrs
Notary Public
My commission expires: 2/12/2023

State of
County of

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(Stamp)

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State of California

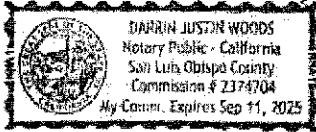
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(insert name and title of the officer)

personally appeared Dylan Wade
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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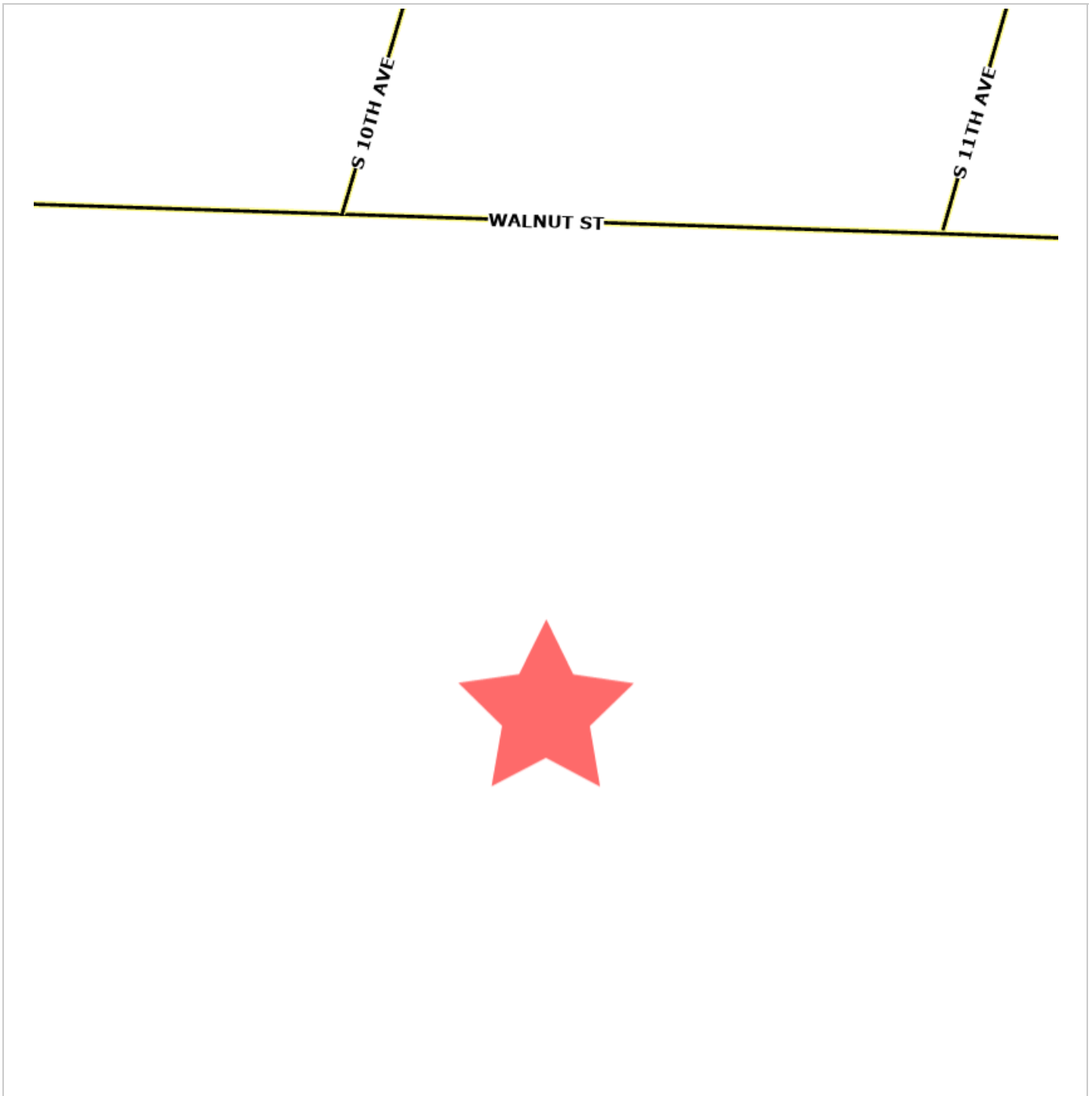
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Document #:		Loan Type:	
Deed Type:		Price/SqFt:	
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Parcel ID: 236470102

Site Address: 972 Walnut St

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Aerial Map



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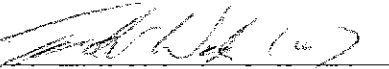
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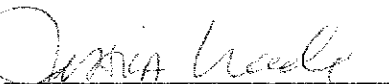
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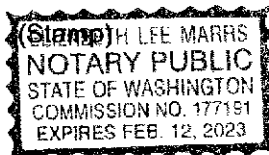
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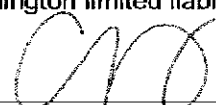
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My commission expires: 2/12/2023

State of
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Tax Lot:	236470101	Land Use STD:	Multi-Family Dwellings (Generic, 2+)
TwN-Rng-Sec:	08N / 02W / 35	County Bldg Use:	1110 - DUPLEX/TRIPLEX
Neighborhood:		# Dwellings:	
Subdivision:	Wallace Ac Tr 02	Map Page/Grid:	
Legal Lot/Block:	1	Zoning:	UR
Census Tract/Block:	001100 / 7038	Watershed:	Coweeman River
Elementary School:	Wallace Elementary	High School:	Kelso High School
Middle School:	Coweeman Middle School	School District:	Kelso

Property Characteristics

Total Living Area:	1,264	Bedrooms:	6	Year Built/Eff:	2023
First Floor SqFt:	1,264	Bathrooms Total:	5	Heating:	Ductless Heat Pump
Second Floor SqFt:		Bathrooms Full/Half:	4 / 2	Cooling:	Yes
Basement Fin/Unfin:		Stories:	2	Fireplace:	
Attic Fin/Unfin:		Foundation:		Pool:	
Garage SqFt:		Roof Material:	DIM_COMP AVG	Kitchen:	

Assessment and Tax Information

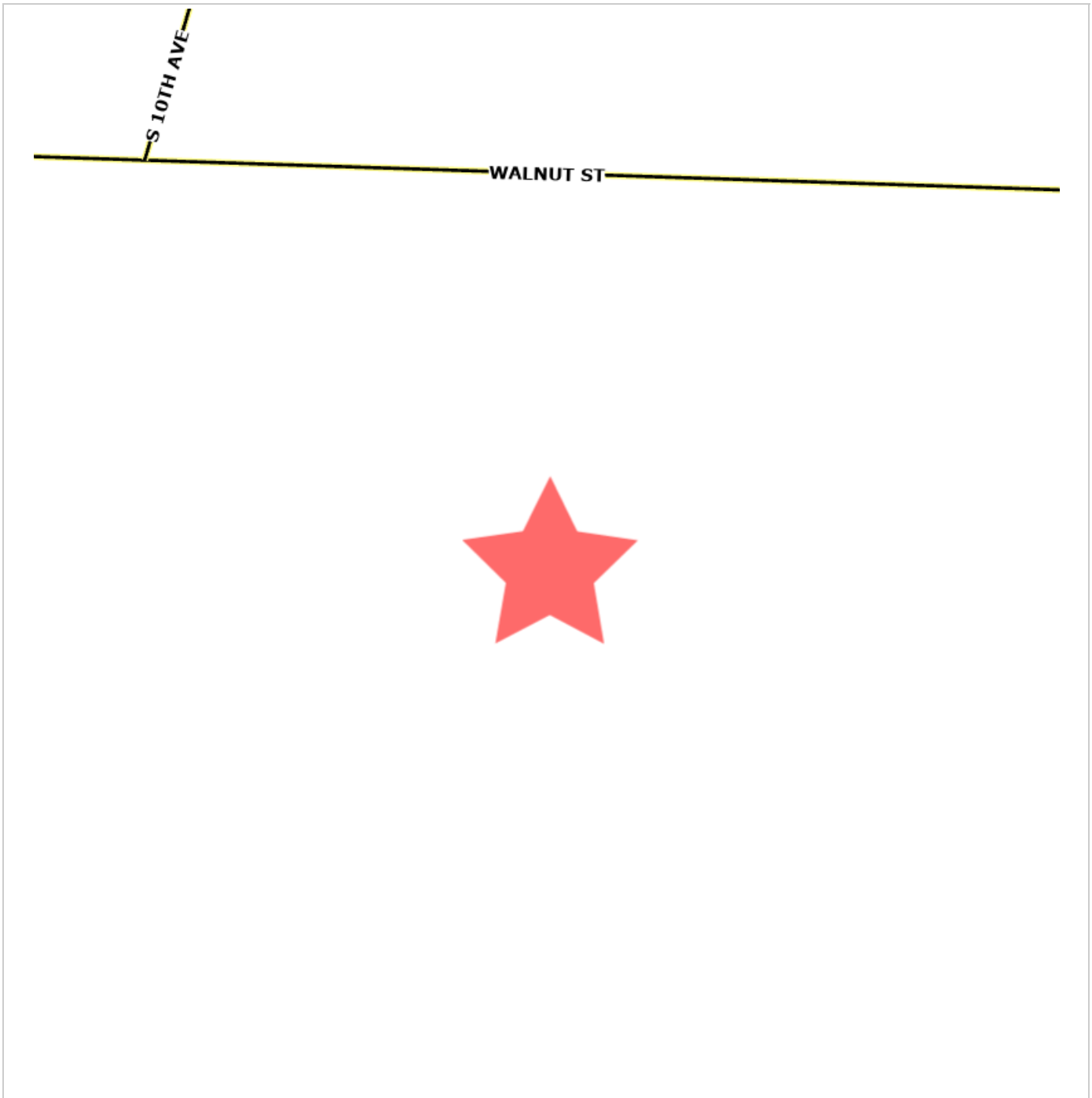
Market Total:	\$578,600.00	Property Tax:	\$7,136.88
Market Land:	\$29,820.00	Exemption:	
Market Structure:	\$548,780.00	Market Improved %:	95.00%
Assessment Year:	2025	Levy Code:	830
Assessed Total:	\$578,600.00	Mill Rate:	10.0831

Sale and Loan Information

Sale Date:	Lender:
Sale Amount:	Loan Amount:
Document #:	Loan Type:
Deed Type:	Price/SqFt:
Title Co:	Seller Name:

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

Assessor Map



Parcel ID: 236470101

Site Address: 986 Walnut St

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.

Aerial Map



WFG National Title Insurance Company®
a Williston Financial Group company

Parcel ID: 236470101

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3711423

03/31/2022 09:24:27 AM Pages: 5 \$207.50

Deed

STEWART TITLE COWLITZ COUNTY

eRecorded at Cowlitz County, WA

WHEN RECORDED RETURN TO:

NW Realty Pro, LLC
6168 NE Highway 99
Suite 201
Vancouver, WA 98665

\$5,548.08 EXCISE TAX
AFFIDAVIT NO: 27729
COWLITZ COUNTY TREASURER
03/31/2022 DEPUTY KR

File No.: 1420447

Filed for Record at Request of: *Stewart Title Company*

STEWART
1420447

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Downtown Kelso LLC, a Washington limited liability company, as to Parcel I and Perkes Properties LLC, a Washington limited liability company, as to Parcel II** for and in consideration of paid to a facilitator in connection with an IRC 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to **NW Realty Pro, LLC, a Washington limited liability company** the following described real estate, situated in the County of Cowlitz, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: Lot(s) 1, 2, 3 and 4, Short Subdivision No. CC 21-29, 18/133 and Ptn. Tracts 94 and 95, Wallace Acreage Tracts Second Addition to the City of Kelso, 3/139

Tax Parcel Number(s): 2364701, 23652

Dated: March 22, 2022

Downtown Kelso LLC, a Washington limited liability
company

By: Todd Wade
Todd Wade, Member

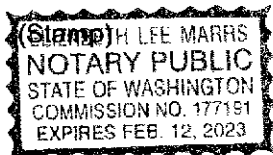
By: Jessica Wade
Jessica Wade, Member

Perkes Properties LLC, a Washington limited liability
company

By: _____
Dylan Wade, Manager

State of Washington
County of Cowlitz

This record was acknowledged before me on March 22, 2022 by Todd Wade and Jessica Wade, the
Members of Downtown Kelso LLC, a Washington limited liability company and ~~Perkes Properties LLC, a
Washington limited liability company~~



Elizabeth Marrs
Printed Name: Elizabeth Marrs
Notary Public
My commission expires: 2/12/2023

State of
County of

This record was acknowledged before me on March 22, 2022 by Todd Wade and Jessica Wade, the
Manager of Downtown Kelso LLC, a Washington limited liability company and Perkes Properties LLC, a
Washington limited liability company.

(Stamp)

Printed Name:
Notary Public
My commission expires:

Dated: March 22, 2022

Downtown Kelso LLC, a Washington limited liability company

By: Todd Wade
Todd Wade, Member

Todd Wade, Member

By: Jessica Wade
Jessica Wade, Member

Jessica Wade, Member

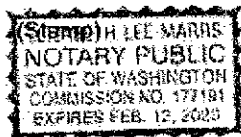
Perkes Properties LLC, a Washington limited liability company

By Dylan Wade Manager
Dylan Wade, Manager

Dylan Wade, Manager

State of Washington
County of Cowlitz

This record was acknowledged before me on March 22, 2022 by Todd Wade and Jessica Wade, the Members of Downtown Kelso LLC, a Washington limited liability company and Perkes Properties LLC, a Washington limited liability company.



Printed Name: Elizabeth Marrs
Notary Public
My commission expires: 2/12/2023

Printed Name: Elizabeth Marrs

Notary Public

My commission expires: 2/12/2023

State of
County of

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{Stamp}

Printed Name: _____
Notary Public
My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

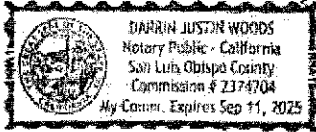
County of San Luis Obispo

On 03/30/2022 before me, Darrin Justin Woods, Notary Public
(insert name and title of the officer)

personally appeared Dylan Wade
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I

Lot(s) 1, 2, 3 and 4, Short Subdivision No. CC 21-29, according to the short plat thereof recorded in Volume 18 of Short Plats, Page(s) 133, under Auditor's File No. 3710344, records of Cowlitz County, Washington.

Situate in the County of Cowlitz, Washington.

Parcel II

Tract 94 and the Westerly 14 feet of Tract 95, Wallace Acreage Tracts Second Addition to the City of Kelso, according to the plat thereof recorded in Volume 3 of Plats, Page(s) 139, records of Cowlitz County, Washington.

EXCEPTING THEREFROM the Northerly 230 feet of Tract 94.

ALSO EXCEPTING THEREFROM the Westerly 68 feet of the Southerly 100 feet of Tract 94.

FURTHER EXCEPTING THEREFROM the Northerly 230 feet of Tract 95.

Situate in the County of Cowlitz, Washington.

Property Detail Report

Owner: NW Realty Pro LLC

Site: 957 Willow St Kelso WA 98626

Mail: 5342 Clark Rd Pmb 108 Sarasota FL 34233



Location and Site Information

County:	Cowlitz	Lot SqFt:	7,802
	595 (WALLACE AC TR 2) -94B, 95A 35 -8N		
	-2W E 64 FT OF S 100 FT OF TR 94 W 14		
Legal Description:	FT OF S 100 FT OF TR	Lot Acres:	0.18
APN:	23652	Land Use:	102 - Duplex/Triplex
Tax Lot:		Land Use STD:	Multi-Family Dwellings (Generic, 2+)
TwN-Rng-Sec:	08N / 02W / 35	County Bldg Use:	1110 - DUPLEX/TRIPLEX
Neighborhood:		# Dwellings:	
Subdivision:	Wallace Ac Tr 02	Map Page/Grid:	
Legal Lot/Block:	94B	Zoning:	UR
Census Tract/Block:	001100 / 7038	Watershed:	Coweeman River
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Second Floor SqFt:		Bathrooms Full/Half:	4 / 2	Cooling:	Yes
Basement Fin/Unfin:		Stories:	2	Fireplace:	
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Assessment and Tax Information

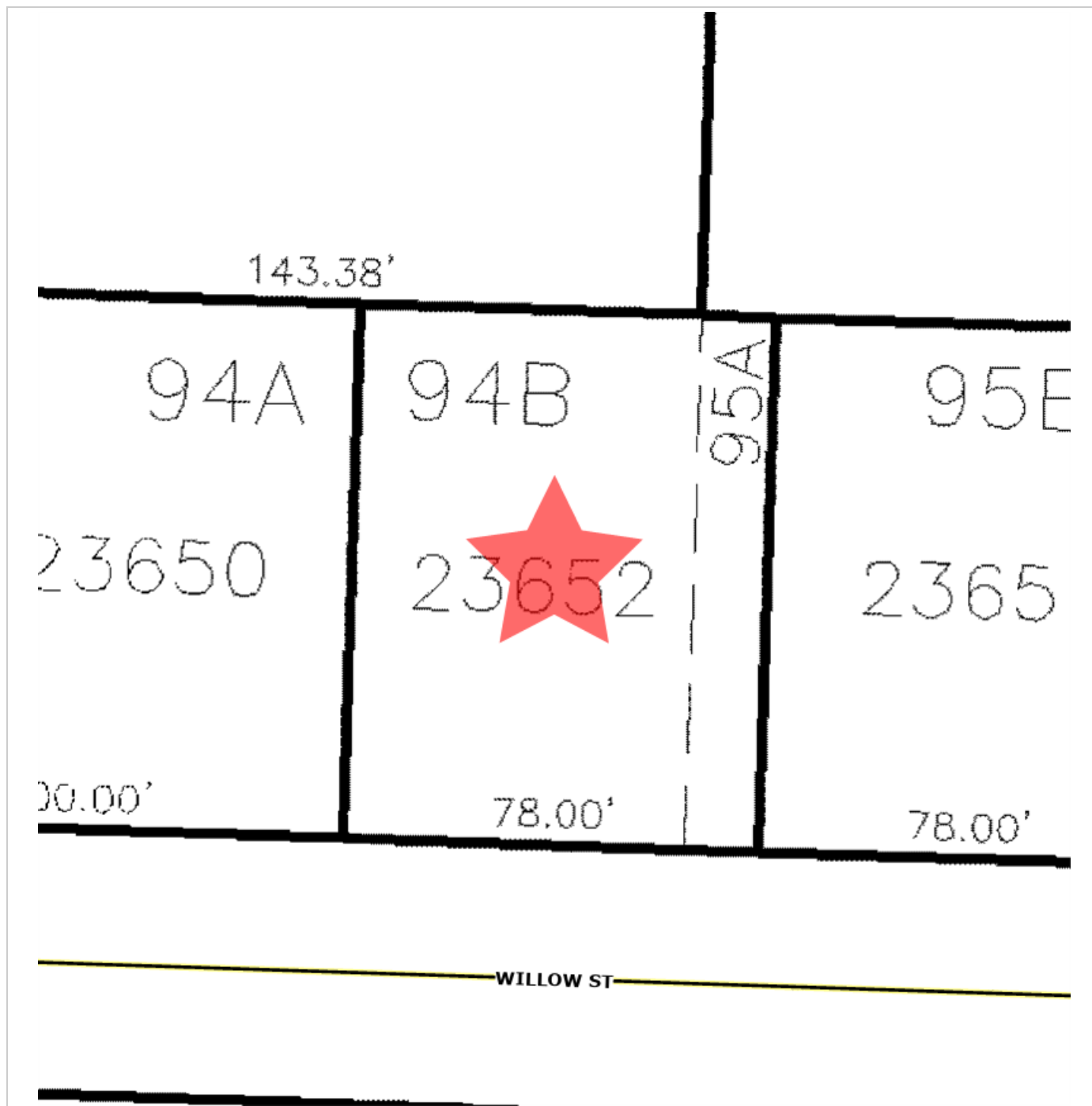
Market Total:	\$581,740.00	Property Tax:	\$7,109.50
Market Land:	\$29,820.00	Exemption:	
Market Structure:	\$551,920.00	Market Improved %:	95.00%
Assessment Year:	2025	Levy Code:	830
Assessed Total:	\$581,740.00	Mill Rate:	10.0831

Sale and Loan Information

Sale Date:	03/31/2022	Lender:	
Sale Amount:		Loan Amount:	\$0.00
Document #:	3711423	Loan Type:	
Deed Type:	Warranty Deed	Price/SqFt:	\$0.00
Title Co:	STEWART TITLE GUARANTY COMPANY	Seller Name:	PERKES PROPERTIES LLC

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

Assessor Map



Parcel ID: 23652

Site Address: 957 Willow St

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Aerial Map



WFG National Title Insurance Company®
a Williston Financial Group company

Parcel ID: 23652

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3711423

03/31/2022 09:24:27 AM Pages: 5 \$207.50

Deed

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eRecorded at Cowlitz County, WA

WHEN RECORDED RETURN TO:

NW Realty Pro, LLC
6168 NE Highway 99
Suite 201
Vancouver, WA 98665

\$5,548.08 EXCISE TAX
AFFIDAVIT NO: 27729
COWLITZ COUNTY TREASURER
03/31/2022 DEPUTY KR

File No.: 1420447

Filed for Record at Request of: *Stewart Title Company*

STEWART
1420447

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Tax Parcel Number(s): 2364701, 23652

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Todd Wade, Member

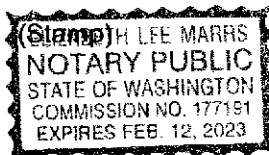
By: Jessica Wade
Jessica Wade, Member

Perkes Properties LLC, a Washington limited liability
company

By: _____
Dylan Wade, Manager

State of Washington
County of Cowlitz

This record was acknowledged before me on March 22, 2022 by Todd Wade and Jessica Wade, the
Members of Downtown Kelso LLC, a Washington limited liability company and ~~Perkes Properties LLC, a
Washington limited liability company~~



Elizabeth Marrs
Printed Name: Elizabeth Marrs
Notary Public
My commission expires: 2/12/2023

State of
County of

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Washington limited liability company.

(Stamp)

Printed Name:
Notary Public
My commission expires:

ACKNOWLEDGMENT

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State of California

County of San Luis Obispo

On 03/30/2022 before me, Darrin Justin Woods, Notary Public
(insert name and title of the officer)

personally appeared Dylan Wade
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

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