



**Fidelity National Title**  
**500 East Broadway, Suite 120**  
**Vancouver, WA 98660**  
**Phone 360-449-6002/Fax 360-449-6400**

**PROPERTY PROFILE**

Clark (WA)

**OWNERSHIP INFORMATION**

Parcel # : 100122 134	Ref Parcel Number: T2R1ES13Q3
Map Number :	T: 2N R: 1E S: 13 Q: SW
Owner : Cadden Janette	
CoOwner :	
Site Address : 3608 NE 45th St Vancouver 98661	
Mail Address : 3608 NE 45th St Vancouver Wa 98661	
Telephone : Owner:	Tenant:

**SALES AND LOAN INFORMATION**

Transferred : 11/13/2006	Loan Amount:
Document # : 4246859	Lender :
Sale Price : \$95,000	Loan Type :
Deed Type : Personal Rep	Interest Rate :
% Owned : 100	Vesting Type : Sole And Separ

**ASSESSMENT AND TAX INFORMATION**

Mkt Land : \$24,000	Levy Code : 037075
Mkt Structure : \$100,100	2003 Taxes : \$1,259.20
Mkt Total : \$124,100	MAV Total :
% Improved : 81	Adjusted MAV :
Exempt Amount :	Assessed Total :
Exempt Type :	Exception RMV :
Millrate : 10.14667	Exception AV :

**PROPERTY DESCRIPTION**

Map Page & Grid : 537 A1
Census : Tract: 411.10 Block: 2
Improvement Type :
Zoning : Md
Subdivision/Plat : Pepper Tree Condominiums
Neighborhood Cd : 0673
Land Use : 0017 Res,Condominium
Legal : PEPPER TREE CONDOMINIUMS LOT 59

**IMPROVEMENTS**

Bedrooms : 2
Bathrooms : 1.00
Family Room :
Kitchen :
Dining Room :
Floor Cover : Carpet
Fireplace :
Cooling : None
Heat Method : Basebrd
Heat Source :
Intercom :
Building Style : Ranch
Building SF : 1,158
1st Floor SF : 1,158
2nd Floor SF :
Attic Sq Footage :
Bsmt Fin SF :
BsmtUnfinSF :
Bsmt Total SF :
Total Living SF :
Garage SF : 200
Pool : No
Deck SF :
Deck :
Stories :
Total Units :
Class Code :
Year Built : 1974
Year Acquired :
Lot Acres :
Lot SF :
Paving Material : Concrete
Electric Service :
Nuisance : Yes
Sewer : Public
Foundation :
Wall Material : Plywood
Roof Material : Composition
Roof Shape :
Const Type :

WHEN RECORDED RETURN TO:  
Name: JANETTE CADDEN  
Address: 3608 NE 45TH STREET  
VANCOUVER, WA 98661

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1961

601382  
Affid. # 11-13-06  
Date  
For details of tax paid see EXEMPT

Affid. #  
By Doig Lasher  
Clark County Treasurer  
Deputy

Eserow Number: 1441251LB  
Filed for Record at Request of: *Stewart Title of Western Washington*

### QUIT CLAIM DEED

THE GRANTOR(S), KARL M. ILLIG, spouse of JANETTE CADDEN for and in consideration of WAC 45,000.00 - 2054 in hand paid, conveys and quit claims to JANETTE CADDEN, a married woman as her separate estate the following described real estate, situated in the County of Clark, State of Washington:

Unit 59 in Building No. 23, PEPPER TREE CONDOMINIUMS, a condominium, according to the Survey Map and Plans, Recorded in Volume "H" of Plats, Page 17 and pursuant to the Condominium Declaration recorded under Auditor's File Nos. 791030094 and 8707280062, records of Clark County, Washington.

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

Tax Parcel Number(s): 100122-134

Dated: NOVEMBER 9, 2006  
*Karl M. Illig*

KARL M. ILLIG

STATE OF Washington  
COUNTY OF Clark

SS.

I certify that I know or have satisfactory evidence that KARL M. ILLIG 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: NOVEMBER 9, 2006



Laura L. Boles  
Notary name printed or typed: LAURA L. BOLES  
Notary Public in and for the State of Washington  
Residing at VANCOUVER  
My appointment expires: October 1, 2008