



Cowlitz County Parcel Search
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Account Information

Account R042655  **Click account to view map!**
 Parcel 50509
 Jurisdiction CITY OF WOODLAND
 Owner JOHNSON DENNIS/NORMA

Mailing Address 306 FOREST PARK RD
 WOODLAND, WA 98674

Abbreviated Property Reference SECT, TWN, RNG: 24-5N-1W DESC: WDOL 35B IN 24-5-1W N1/2
 SUB: KRAFT DLC PARCEL: 50509

Situs 763 2ND ST , WOODLAND 98674
 Tax District 900 Woodland City Limits

Click the underlined tax district to view summarized tax authorities
Click here to view individual tax authorities

Neighborhood 161 - WOODLAND WEST OF I-5



[Sales Data](#) [Map Data](#) [Click Here For Interactive Map Instructions](#)

Levy WD-404-WD-C2-WL

Current Year Levy Rate
 (2008 Assess 9.289167
 2009 Payable)

Current Assessment Information [Click Here to View Historical Values](#)

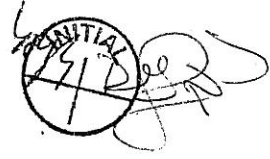
Assessment Year	Taxes		Actual Assessed		Acres
	Year	Type	Value	Value	
2009	2010	IMPROVEMENTS	87830	87830	
2009	2010	LAND	37000	37000	.14

Current Transaction Information [Click Here to View Historical Taxes](#)

Click on Tax Year to view detail

Assessment Year	Tax Year	Total Charges	Paid 1st Half	Paid 2nd Half	Paid Whole Year Amount	Unpaid	Tax Bill** (pdf)
2008	2009	\$1,855.82	\$927.91	\$927.91		\$0.00	R042655.pdf

Credit Card Payment Link
www.officialpayments.com



When recorded return to:
DENNIS G. JOHNSON and NORMA A. JOHN
306 FOREST PARK ROAD
WOOLDAND, WA 98674

3333014
04/27/2007 12:45:11 PM Pages: 2
Deed COWLITZ CO TITLE 33.00
Cowlitz County Washington

00152385-TJ

Statutory Warranty Deed

THE GRANTOR JUDI L. WILLIAMS, formally known as JUDI L. AUGUST a married woman, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to DENNIS G. JOHNSON and NORMA A. JOHNSON, husband and wife the following described real estate, situated in the County of COWLITZ, State of Washington:

See Exhibit A attached hereto and made a part hereof.

Received \$ 1920.00 advise tax levied
pursuant to Chap. 11.100 RCW, 1951
071630 COWLITZ COUNTY
AFF. NO. APR 27 2007 COWLITZ COUNTY TREAS.
Date APR 27 2007 K. N. [Signature] Deputy

Tax Parcel Number(s): 5-0509
WDOL 35B IN 24-5-1W N 1/2

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

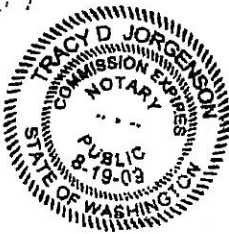
Dated this 25TH day of APRIL, 2007.

Judi L. Williams
JUDI L. WILLIAMS

STATE OF WASHINGTON }
COUNTY OF COWLITZ } ss

I certify that I know or have satisfactory evidence that JUDI L. WILLIAMS is the person who appeared before me, and said person acknowledged that SHE signed this instrument and acknowledged it to be HER free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/27/07



TRACY D. JORGENSEN
Notary Public in and for the State of Washington
Residing at LONGVIEW
My appointment expires: 8/19/09

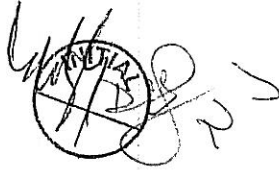
4/30

Exhibit A

THE NORTH HALF, BEING THE NORTH 60 FEET, OF THE FOLLOWING DESCRIBED TRACT:

STARTING AT THE NORTHWEST CORNER OF TRACT 35, WOODLAND OUTLOTS, IN THE TOWN OF WOODLAND, WASHINGTON;
THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID TRACT 35, A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING EAST ON SAID NORTH LINE 100 FEET TO THE WEST LINE OF SECOND STREET;
THENCE SOUTH ALONG THE WEST LINE OF SAID SECOND STREET 120 FEET;
THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 35, A DISTANCE OF 100 FEET;
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

A handwritten signature, possibly "W. H. [unclear]", is written over a circular stamp. The stamp contains some illegible text and a date, possibly "APR 27 2007".

SELLER DISCLOSURE STATEMENT †
IMPROVED PROPERTY

SELLER: Dennis + Norma Johnson

† To be used in transfers of improved residential real property, including residential dwellings up to four units, new construction, condominiums not subject to a public offering statement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 and Section 43.22.432 for further explanations.

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property write "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 763 2nd Street, Woodland, WA 98674, CITY _____, COUNTY _____, ("THE PROPERTY")

OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

Seller is/ is not occupying the property.

I. SELLER'S DISCLOSURES:

* If you answer "Yes" to a question with an asterisk (*), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

1. TITLE

A. Do you have legal authority to sell the property? If no, please explain.

*B. Is title to the property subject to any of the following?

- (1) First right of refusal
- (2) Option
- (3) Lease or rental agreement
- (4) Life estate?

*C. Are there any encroachments, boundary agreements, or boundary disputes?

*D. Is there a private road or easement agreement for access to the property?

*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?

*F. Are there any written agreements for joint maintenance of an easement or right-of-way?

*G. Is there any study, survey project, or notice that would adversely affect the property?

*H. Are there any pending or existing assessments against the property?

*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?

*J. Is there a boundary survey for the property?

*K. Are there any covenants, conditions, or restrictions recorded against the property?

	YES	NO	DON'T KNOW
A.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. (1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. (2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. (3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. (4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



PLEASE NOTE: Covenants, conditions, and restrictions which purport to forbid or restrict the conveyance, encumbrance, occupancy, or lease of real property to individuals based on race, creed, color, sex, national origin, familial status, or disability are void, unenforceable, and illegal. RCW 49.60.224.

SELLER'S INITIALS: DJ DATE: 1/12/10 SELLER'S INITIALS: NS DATE: 1-12-10