



TITLE

Cowlitz County Property Profile

Parcel #: **50245044**

Ref Parcel #:

Owner: **Schiopu, Dan**

Co-owner: Schiopu, Alina

Site: **2091 Spruce Ave**

Woodland, WA 98674 - 9631

Mail: 2091 Spruce Ave

Woodland, WA 98674 - 9631

Zoning: LDR-6 Low Density Residential

School Dist: 404 Woodland

Census: 2025 001503

Land Use: 101 - Single Family Res

Legal: 341 (MEADOWHURST 2) -6 -8 7 -5N -1E



ASSESSMENT INFORMATION

Market Total: **\$494,010.00**

Market Land: **\$59,400.00**

Market Impr: **\$434,610.00**

Assessed Total: **\$494,010.00**

Exemption:

Taxes: **\$4,972.65**

Levy Code: 900

Levy Rate: 10.0389

PROPERTY CHARACTERISTICS

Year Built: 1976

Year Remodel: 2007

Bedrooms: 5

Bathrooms: 4

Total SF: 2,610 SqFt

1st Floor: 2,610 SqFt

2nd Floor:

Attic:

Basement Fin

SF:

Basement Unfin

SF:

Lot Size Ac: 0.29 Acres

Lot Size SF: 12,802 SqFt

Garage SF: 616 SqFt

Garage Type: Attached

Heat Source: Heat Pump

Fireplace:

Bldg Condition:

Neighborhood: 16 - Woodland

Impr Type: RV 3 1-STRY AVG +

SALE & LOAN INFORMATION

Sale Date: 10/12/2006

Sale Amount: \$256,900.00

Document #: 3314206

Deed Type: Warranty Deed

Loan Amount: \$256,900.00

Lender: AEGIS WHOLESale CORP

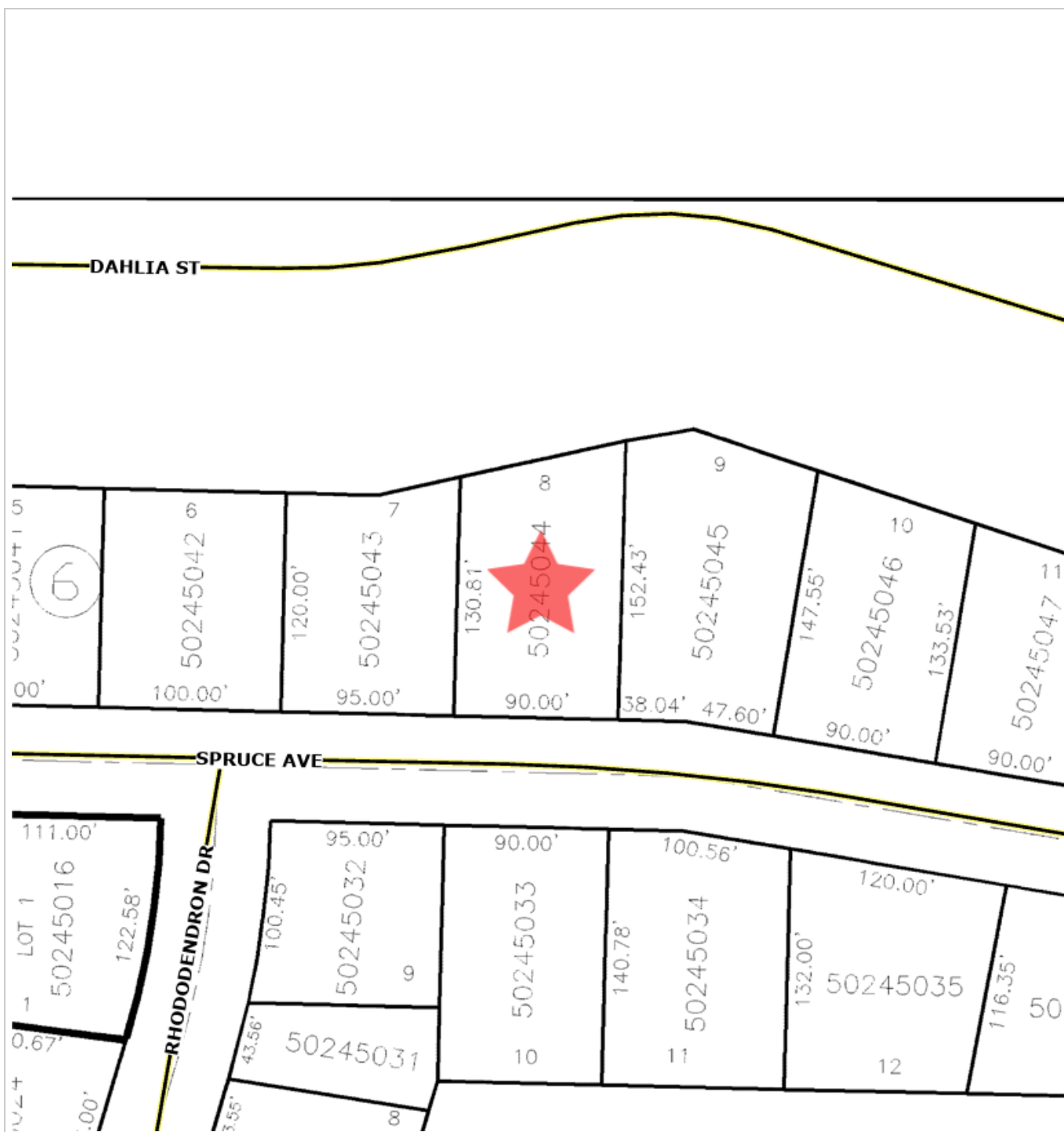
Loan Type: Purch \$ Mtg

Interest Type: ADJ

Title Co: CASCADE TITLE CO

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.

Assessor Map



TITLE

Parcel ID: 50245044

Site Address: 2091 Spruce Ave

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When recorded return to:
DAN SCHIOPU
P. O. BOX 52
WOODLAND, WA 98674

Received \$ 3288 32
perman to Chery A. Flack
064971
ATTN NO. COWLITZ COUNTY
Date OCT 12 2006

Escrow No.: M3860 CF

Statutory Warranty Deed

61895

THE GRANTOR CONRAD JAMES BULLION and LAUREL L. BULLION, who acquired title as Laurel L. Rea, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to DAN SCHIOPU and ALINA SCHIOPU, husband and wife the following described real estate, situated in the County of COWLITZ, State of Washington:

LOT 8, BLOCK 6, MEADOWHURST ADDITION NO. 2, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 73, RECORDS OF SAID COUNTY.

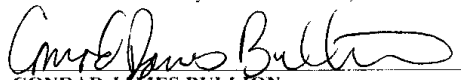
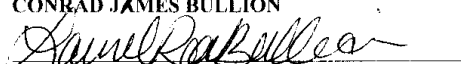
SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON.

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

Tax Parcel Number(s): 50245044

Abbreviated Legal: LOT 8, BLOCK 6, MEADOWHURST ADDITION NO. 2, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 73, RECORDS OF SAID COUNTY. SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON.

Dated this 10TH day of OCTOBER, 2006


CONRAD JAMES BULLION

LAUREL L. BULLION

DS

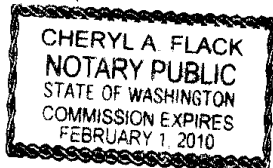
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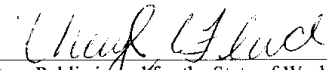
STATE OF WASHINGTON
COUNTY OF CLARK

} ss

I certify that I know or have satisfactory evidence that CONRAD JAMES BULLION and LAUREL L. BULLION is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Oct 10, 2006




Notary Public in and for the State of Washington
Residing at Vanc 21, 2010
My appointment expires:

32/1