

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In re:

Case No. 19-2-01458-06

RECEIVER’S NOTICE OF INTENT TO
REDUCE RESERVE PRICE APPLICABLE
TO SALE OF REAL PROPERTY
(WASHOUGAL, WASHINGTON)

AMERICAN EAGLE MORTGAGE 100,
LLC; AMERICAN EAGLE MORTGAGE
200, LLC; AMERICAN EAGLE
MORTGAGE 300, LLC; AMERICAN
EAGLE MORTGAGE 400, LLC;
AMERICAN EAGLE MORTGAGE 500,
LLC; AMERICAN EAGLE MORTGAGE
600, LLC; AMERICAN EAGLE
MORTGAGE MEXICO 100, LLC;
AMERICAN EAGLE MORTGAGE
MEXICO 200, LLC; AMERICAN EAGLE
MORTGAGE MEXICO 300, LLC;
AMERICAN EAGLE MORTGAGE
MEXICO 400, LLC; AMERICAN EAGLE
MORTGAGE MEXICO 500, LLC;
AMERICAN EAGLE MORTGAGE
MEXICO 600, LLC; AMERICAN EAGLE
MORTGAGE I, LLC; AMERICAN EAGLE
MORTGAGE II, LLC; and AMERICAN
EAGLE MORTGAGE SHORT TERM, LLC.

Clyde A. Hamstreet & Associates, LLC, the duly appointed general receiver

herein (the “Receiver”), gives this notice in accordance with paragraph 3 of the Order

Authorizing Receiver to Sell Real Property Outside the Ordinary Course of Business and

Employ Broker to Conduct Sale dated August 30, 2019 (the “Sale Order”).

1 **Exhibit A**

2 **Residential Parcel**
3 **Washougal, Clark County**

APN: 141818000

4 Property Address: Vacant Land, Washougal, WA 98671

5 The land is situated in the County of Clark, State of Washington and is described as
6 follows:

6 **Parcel A:**

7 A tract of land in the east half of the northwest quarter of section 28, township 2 north,
8 range 4 East, Willamette Meridian, Clark County, Washington.

8 Commencing at the southwest quarter of said east half;
9 Thence north 01°07'17" east, along the west line of said east half, 284.03 feet to the true
10 point of
11 Beginning of the parcel herein described;
12 Thence north 01°07'17" east, continuing along said line, 345.86 feet;
13 Thence south 88°29'50" east, 548.10 feet;
14 Thence south 22°43'17" east, 384.90 feet;
15 Thence north 88°04'39" west, parallel with the south line of said east half, 703.74 feet to
16 the point of beginning.

13 **Parcel B:**

14 A non-exclusive easement for ingress, egress and utilities over, under and across a
15 60 foot strip,
16 The centerline of which is the north line of the above described property extended east to
17 the east line of said southeast quarter of the northwest quarter of said section 28 recorded
18 under Auditor's File No. 9309210257.

17 **Parcel C:**

18 Also a non-exclusive easement for ingress, egress and utilities, being 30.00 in width,
19 lying 15.00 feet each side of the centerline of an existing road now there, August 2, 1993,
20 lying in the following described property:

21 A portion of the east half of the northwest quarter of section 28, township 2 north, range
22 4 east of the Willamette Meridian, Clark County, Washington, described as follows:

23 Commencing at the southwest quarter of said east half;
24 Thence north 01°07'17" east, along the west line of said east half, 284.03 feet to the true
25 point of beginning of the parcel herein described;
26 Thence north 01°07'17" east, continuing along said line, 345.86 feet;
Thence south 88°29'50" east, 548.10 feet;
Thence south 22°43'17" east, 384.90 feet;
Thence north 88°04'39" west, parallel with the south line of said east half, 703.74 feet to
the point of beginning.

1 Parcel D:

2 Also a non-exclusive easement over and across the east 30.00 feet of the west half of the
3 east half of the southeast quarter of the southwest quarter of section 21, township 2 north,
4 range 4 east of the Willamette Meridian, Clark County, Washington.

5 Parcel E:

6 Also a non-exclusive 60.00 foot easement being 30.00 feet each side of the following
7 described centerline:

8 Beginning at a point which is 30.00 feet west of the northeast corner of the west half of
9 the east half of the northeast quarter of the northwest quarter of section 28, township 2
10 north, range 4 east of the Willamette Meridian, Clark County, Washington;
11 Thence southeasterly 306.67 feet to a point on the south line of the Bonneville Power
12 Administration right-of-way, 990.00 feet east of the west line of the east half of the
13 northwest quarter of said section.

14 Parcel F:

15 Also a non-exclusive 60.00 foot easement being 30.00 feet each side of the following
16 described centerline:

17 Beginning at a point 30.00 feet south of the south line of the Bonneville Power
18 Administration right-of-way and 990.00 feet east of the west line of the east half of the
19 northwest quarter of Section 28, township 2 north, range 4 east of the Willamette
20 Meridian;
21 Thence east, parallel with said Bonneville Power Administration right-of-way line to a
22 point which is 30.00 feet west of the east line of said northwest quarter;
23 Thence south, parallel with said east line to a point on the south line of the tract described
24 in the contract to David J. Turecki and recorded under Auditor's File No. 9009060083.