



AGENDA
CLALLAM COUNTY
CONSERVATION FUTURES PROGRAM
ADVISORY BOARD
223 East 4th Street, Suite 5
Port Angeles, Washington
June 14, 2023 – 1:15 p.m.

Conservation Futures Program Advisory Board meetings will be available virtually at:

If you would like to participate in the meeting via Zoom audio only, call 253-215-8782 and use meeting ID: 810 8170 9022 and passcode: 12345.

If you would like to participate in the meeting via Zoom video conference, visit <https://us06web.zoom.us/j/81081709022> and use meeting ID: 810 8170 9022 and passcode: 12345

This meeting can be viewed on a live stream at this link: <https://www.clallamcountywa.gov/669/Live-Archived-Meetings-Online>

Public comment and questions can be directed to the Rebecca Mahan at 360-417-2322 or rebecca.mahan@clallamcountywa.gov

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

PUBLIC COMMENT – Please limit comments to three minutes

APPROVAL OF MINUTES

- Minutes April 12, 2023

REPORTS AND PRESENTATIONS

BUSINESS ITEMS

Legal review of proposal
Proposal scoring criteria
Proposals submitted

NEXT MEETING DATE – July 12, 2023 at 1 p.m.

PUBLIC COMMENT – Please limit comments to three minutes

ADJOURNMENT

**Conservation
Futures Draft
Minutes April 12,
2023**



CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD Minutes of April 12, 2023

MEETING OF THE CONSERVATION FUTURES PROGRAM ADVISORY BOARD

Chair Suzie Bliven called the meeting to order at 1 p.m., Wednesday, April 12, 2023. Also present were Barbara Pappas, Laurel Hargis, and Ruth Jenkins.

Ex-officio members: Kim Williams, Cathy Lear, Clea Rome, Commissioner Randy Johnson were in attendance. Erika Lindholm, Thomas Sanford, Robert Knapp, and Vanessa Castle were excused.

Call TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: Bliven moved to adopt the agenda as presented, Pappas seconded, no objection, motion carried. Mark Lane not giving presentation today.

PUBLIC COMMENT

- No public comment

APPROVAL OF MINUTES

- Minutes March 8, 2023

ACTION TAKEN: Bliven moved to approve presented, Pappas seconded, no objection, motion carried.

REPORTS AND PRESENTATIONS

- Mike Auger, Conservation Director of North Olympic Land Trust updated the Conservation Futures Board that both Mid-Valley Farm and Dungeness HUB have closed and they are now permanently protected farmland.

BUSINESS ITEMS

- Legal review of proposals- Discussion of application that didn't make the legal review. It was decided to issue a second call for proposals so applicant could make changes and update their application.

ACTION TAKEN: Bliven moved to issue another call for proposals, Hargis seconded, no objection, motion carried.

- Proposal scoring criteria
- Proposals submitted- North Olympic Land Trust submitted a proposal for "No Goat Farm" in Sequim. There was discussion by the Conservation Futures Board members.

ACTION TAKEN: Jenkins moved to give North Olympic Land Trust the \$200,000 requested toward the purchase of conservation easement on "No Goat Farm", Pappas seconded, no objection, motion carried.

NEXT MEETING DATE

- June 14, 2023 at 1 p.m.

ADJOURNMENT — Meeting adjourned at 1:40 p.m.

**Conservation
Futures Business
Item Legal Review of
Submitted
Application**

Prosecutor Review of May 2023 Conservation Futures Funding Requests

The requirements for conservation futures fund expenditures are set forth in CCC 5.45.040 and 5.45.060, which require that “the conservation futures fund shall be used to acquire rights and interests in farm and agricultural land... on a voluntary basis, as established in Chapter 84.34 RCW and for the maintenance and operation of any property acquired with these funds. The purpose is to protect, preserve, maintain, improve, restore, limit the future use of, or otherwise conserve the property for public use or enjoyment”

Applicant	Purpose	Amount	Notes	Eligibility Determination
Clallam County – Lynn Gritton	Farm Land adjacent to Robin Hill Park – 6.87.acres	Up to \$330,000	This request is for the conservation of Open Space.	ELIGIBLE: CCC 5.45.040 allows use of conservation futures fund money to acquire rights and interests in open space land subject to RCW 84.34.020. RCW 84.34.020(1)(b)(iv) defines open space land as that which

				enhances the value to the public of abutting or neighboring parks, forests, wildlife preserves etc. The described parcel abuts Robin Hill Park and will be open to public enhancing the size and value of the park to the public.
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Please contact DPA Bert D. Boughton with any questions.

**Conservation
Futures Business
Item
Scoring Criteria**

Criteria for Selection of Properties for Farmland Preservation

In evaluating farmland for Conservation Futures grants, a 60% weight will be given to **Viability of Site** considerations, and 40% to the **Viability of the Proposal** as a Conservation Opportunity.

1) Viability of the Site (Max total points: 60)

- Current and/or future access to water (10 points)
Comments

- Soil type/quality conducive to various types of farming (10 points)
Comments/Description

- Size and shape (10 points)
Comments

- Location – (10 points)
 - Within Agricultural Retention Zone (5 points)
 - Proximity to other farmland under conservation (5 points)Comments

- Existence of on-site farm infrastructure (5 points)
Comments

- Site History/Climate Change Concerns/Community Support & Benefits (15 points)
Comments

2) Viability of Proposal (max total points: 40)

- Transactional Urgency (10 points)
Comments

- Probability that farmland will be converted to commercial and/or residential uses (10 points)
Comments

- Financial Considerations (20 points)
 - Leveraging Opportunity (5 points)
 - Business Projection (5 points)
 - Farm Plan (5 points)
 - Longevity of stewardship (5 points)Comments

Conservation Futures
Business Item
Clallam County
Application



**CLALLAM COUNTY
CONSERVATION FUTURES PROGRAM
223 EAST 4TH STREET, SUITE 5
PORT ANGELES, WASHINGTON**

**Application for the purchase of development rights and conservation easement funded by the
Conservation Futures Property Tax, Ordinance No.958**

Instructions to the Applicant

- * Please answer all questions as fully as possible.
- * You may attach additional sheets if necessary to fully answer a question.
- * Please attach copies of all deeds, surveys and lot certifications which describe the property
- * If any item is inapplicable, please mark it "N/A".
- * This is an application to sell rights and place a conservation easement on the property. The intention of the sale and approval of the conservation easement is to promote continued use of farmland.
- * Please submit questions and application to the Conservation Futures Coordinator who will forward them to Conservation Futures Advisory Committee.



A. APPLICANT INFORMATION

1. Name of Applicant: Clallam County
2. Mailing Address: 223 E. 4th St., Port Angeles WA 98362
3. Property Address, if different from mailing address:
NKA Pinnell Road, Sequim, WA 98382
4. Telephone: 360 417 2291
5. Email Address: Donald.crawford@clallamcountywa.gov
6. Contact Person: Don Crawford
7. Type of legal entity:

- ☒ individual
- ☐ corporation incorporated in the State of _____
- ☐ general partnership created in the State of _____
- ☐ limited partnership created in the State of _____
- ☐ limited liability company created in the State of _____

8. LANDOWNER(S):

Legal Name: Lynn Gritton

Mailing address: 121 NE Wind Ridge Rd, Belfair, WA 98528

Telephone/Fax/Email: lynn-gritton@hotmail.com

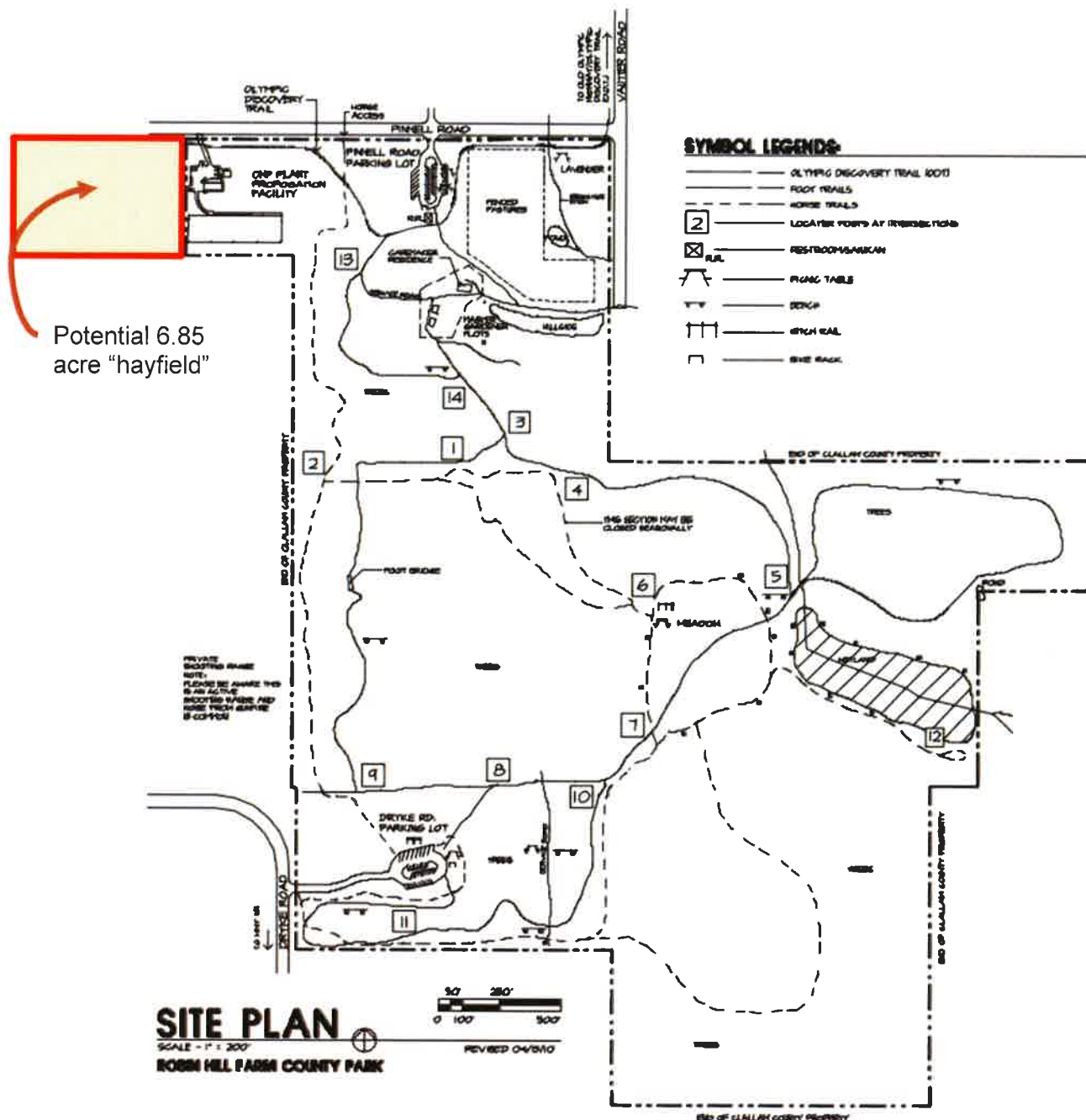
9. Are there any material facts or circumstances (e.g. pending litigation, bankruptcy, etc.) relating to any of the parties to the proposed transaction which have not been described and may potentially affect the transaction? ☐ Yes ☒ No If Yes, please explain:

B. PROPERTY INFORMATION

1. Is the property within the Agricultural Retention Zone?

☐ Yes ☒ No

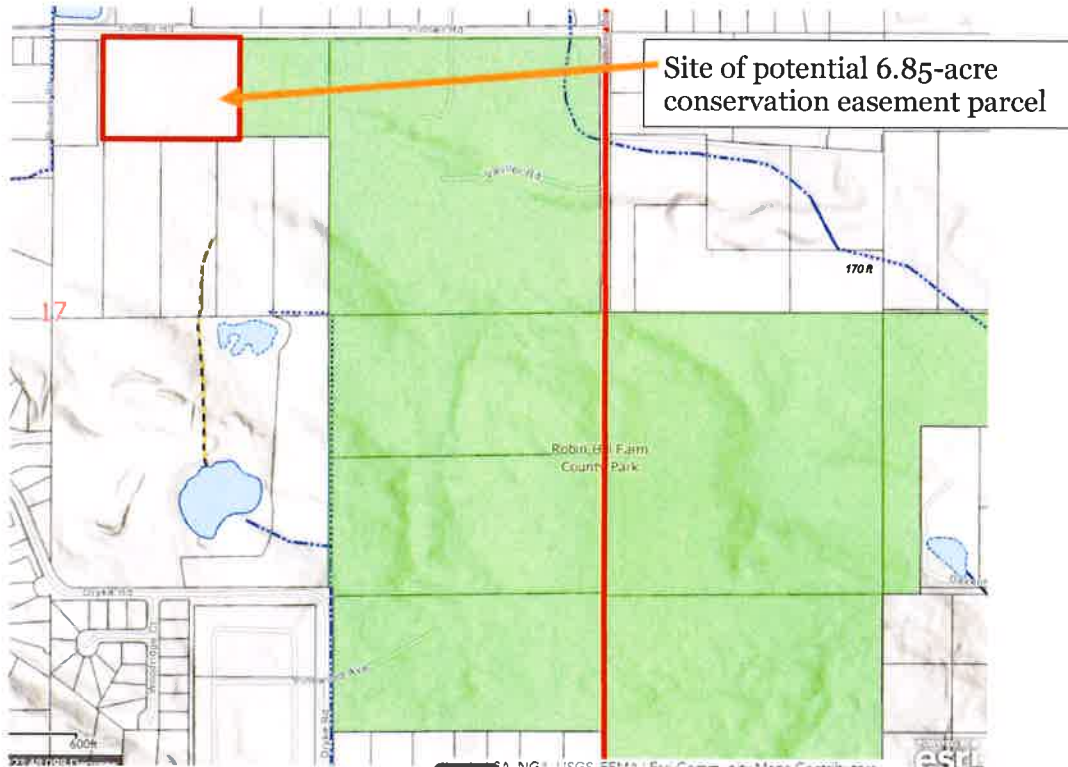
What is the proximity to other conserved farmland? The property is adjacent to Robin Hill Farm Park, which includes preserved agricultural lands.



2. Please attach a legal description of the land, recent title report, and copies of any survey maps of the property. (Size and shape)

Tax Parcel #043017130010 is a 6.85-acre hayfield. The appraised value is \$300,000

Lot 1 of Survey, recorded in volume 20 of Surveys, page 54, under Clallam County recording no. 649009, being a portion of the Southwest Quarter of the Northeast Quarter of Section 17, Township 30 North, Range 4 West, W.M., Clallam County, Washington.



Property

Account

Property ID: 38799
 Geographic ID: 0430171300100000
 Type: Real
 Tax Area: 0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R
 Open Space: Y
 Historic Property: N
 Multi-Family Redevelopment: N
 Township:
 Range:

Location

Address: PINNELL RD
 SEQUIM, WA 98382
 Neighborhood: Dungeness Valley Res Cycle 3
 Neighborhood CD: 2251015

Owner

Name: LYNN GRITTON
 Mailing Address: 121 NE WIND RIDGE RD
 BELFAIR, WA 98528

Legal Description: PAR 1 SUR AND PTN R/W V20 P54

Agent Code:

Land Use Code: 83

DFL: N

Remodel Property: N

Section:

Mapset:

Map ID: 330

Owner ID: 140954

% Ownership: 100.000000000000%

Exemptions:



3. Are there any water rights associated with the parcels? (X) Yes () No

Please describe: The parcel is within the Agnew Irrigation District.

4. Please indicate the percentage of "prime soil", as defined by the USDA Natural Resource Conservation Service, on the property:

() 0-49% () 50-75% (x) 76-100%

The parcel is classified as Cassolary fine sandy loam, considered USDA Prime Farmland

5. Please describe the agricultural use of the land, including number of livestock, general description of crops or specialty crops etc.

The parcel has been a hay field since before 1959 when the Millers purchased the property. Due to the death of the local family caretaker, the out-of-town family members have, of necessity, allowed the parcel to fallow.



Parcel facing east (*adjacent to Olympic Discovery Trail*)



Parcel facing west (*adjacent to Olympic Discovery Trail*)

6. Please list all soil and water conservation practices and plans in effect on the property.

Currently, the parcel is fallow and growing with no water or soil amendments.

7. Please identify any conservation practices that address climate change.

If acquired through Conservation Futures, the land would become part of Robin Hill Farm Park and publicly accessible to citizens in the County. It can be used as a youth garden & livestock educational program site for 4-H and FFA members, with a strong food security and sustainability curriculum.

According to the World Bank, The number of people suffering acute food insecurity increased from 135 million in 2019 to 345 million in 82 countries by June 2022, as the war in Ukraine, supply chain disruptions, and the continued economic fallout of the COVID-19 pandemic pushed food prices to all-time highs.

Global food insecurity has already been rising primarily due to climate phenomena. Global warming influences weather patterns, causing heat waves, heavy rainfall, and droughts.

Up to a certain point, rising temperatures and CO2 can benefit crops. But rising temperatures also accelerate evapotranspiration from plants and soils, and there must also be enough water for crops to thrive.

For areas of the world that are already water-constrained, climate change will increasingly cause adverse impacts on agricultural production through diminishing water supplies, increases in extreme events like floods and severe storms, heat stress, and increased prevalence of pests and diseases.

The 4-H and FFA programs are grounded in the belief that youth learn best through hands-on learning in a positive environment and are encouraged to take on proactive leadership roles. Increasing youth awareness and knowledge about climate change can engage them and potentially influence a larger community. Youth in 4-H and FFA can highlight the issue through individual and club projects, community service, public speaking opportunities, and civic engagement.

Securing this parcel through conservation futures can be the vehicle for these two programs to provide programming for the county youth to experience cutting-edge programming firsthand.

8. Please disclose all residences and buildings on the property

None and no sign of there ever having a building on this property.

9. Please provide a brief history of the property.

The parcel has been a hay field since before 1959 when the Millers purchased the property. Due to the death of the local family caretaker, the out-of-town family members have, of necessity, allowed the parcel to fallow.

10. Please describe how the farm is integrated/connected with the broader community/benefits to the community.

The parcel is adjacent to Robin Hill Farm Park. If acquired through Conservation Futures, the land would become part of the park and publicly accessible to citizens in the County. It can be used as a youth garden & livestock educational program site for 4-H and FFA members. Until then, it can be easily leased as pastureland or hay production to a local rancher or farmer.

C. VIABILITY OF PROPOSAL

1. Are there any anticipated or pending threats to convert the land to a non-agricultural use?

☒ Yes

☐ No

If Yes, please describe.

The parcel is a developable lot in the highly desirable greater Sequim area, where development pressure is severe.

2. Please describe your plan for stewardship of this farmland.

If acquired through Conservation Futures, the parcel would become part of Robin Hill Farm Park and publicly accessible to all citizens in the County. The maintenance of the parcel would become the responsibility of the County Parks, Fair, and Facilities Department.

Initially, the parcel will be mowed by county staff until it is leased as pastureland or hay production to a local rancher or farmer. Ultimately, it will be used for a youth garden & livestock education, demonstration, and interpretative program for 4-H, FFA, and Cooperative Extension members to teach food sustainability and regenerative agriculture practices.

3. Are you applying to receive monies from other funding sources as well as the Conservation Futures Fund? ☐ Yes ☒ No

If Yes, please describe.

4. Please share the economic viability of your farming business. Attach landowner business plan if available.

A current collaboration of partners, including WSU Clallam County 4-H, Sequim School District FFA agriculture program, and the Clallam County Parks Department, has a vision of developing a farm demonstration & education program at Robin Hill Farm Park for 4-H, FFA students, and county-wide K-12 STEM programs. The partners seek funding from the WA RCO and other funding sources to develop a portion of the existing park into a youth garden & livestock program for 4-H and FFA members who need more property or resources to participate in these programs.

Once the funding for the program expansion and the appropriate Memorandum of Understanding are secured, a portion of Robin Hill Farm Park will be used year-round to provide hands-on educational opportunities related to the agricultural classes currently taught at the Sequim High School Agriculture program. It is estimated that in the first few years of the project, 25 students will participate in the program intensively by raising animals and cultivating crops on-site. In addition, the farm will serve more broadly as a demonstration site for agricultural education for 4-H clubs and elementary school classrooms across the County, engaging and benefiting 100-200 student visitors.

annually.

The acquisition of this parcel would support the long-term vision of developing youth farming programs at Robin Hill Farm Park by providing additional highly viable agricultural lands as part of the park. Initially, however, the parcel will be mowed by county staff until it can be leased as pastureland or hay production to a local rancher or farmer to sustain the parcel as an agricultural-based asset.

**5. How long have you been farming and/or plan to continue farming this property into the future?
Please attach your farm plan for expected use of this property.**

The parcel has been in production haying since before the 1950s when the Miller Family acquired it. The Miller Family maintained the parcel as such until relatively recently, when it was allowed to fallow. There is no current farm plan, but one will be created once other 4H and FFA funding is known.

Acquisition of the Parcel could be a step towards providing space for 4-H and FFA youth to raise livestock and cultivate row crops as part of the vision of turning a portion of Robin Hill Farm Park into a demonstration farm. The partners intend to develop a portion of the park as a demonstration farm that can be used year-round to provide hands-on educational opportunities related to the following classes currently taught at the Sequim High School Agriculture program: Beginning Ag Science, Ag Biology, Horticulture, and Advanced Agriculture.

6. Project Funding: Please disclose all funding sources and expected amounts from each source necessary for the completion of the Conservation Project (see table below).

Project Name	Acquisition	O & M *	Totals	% Match (maximum)
Conservation Futures Commitment	\$330,000.00		\$330,000.00	\$
Sponsor Contribution	\$			\$
Other Source(s) Contribution(s)	\$	\$	\$	\$
Estimated Total Cost	\$	\$	\$330,000.00	\$

* Not covered for farm easements.

D. APPLICATION AGREEMENT

It is understood that the above information is submitted in good faith, based on present expectations of the Applicant, to aid the Conservation Futures Advisory Board of Clallam County in its consideration of this application for the sale of a conservation easement.

The information in this application and supporting documents are true and complete to the best of my/our knowledge and are submitted for the purpose of the sale of a conservation easement. I/We understand that this application is subject to review by the Conservation Futures Advisory Board and the Board of Clallam County Commissioners in order to properly evaluate and process this application.

Dated at PORT ANGELES WA, on the 11 day of MAY, 2023
(City) (State)

Name and Signature of Applicant: Don Crawford R. Paul Gull

Name and Signature of Landowner: Lynn Gritton *Lynn Gritton*

APPLICATION INSTRUCTIONS – GENERAL GUIDELINES

APPLICATION DEADLINE:

Applications must be received at the Department of Community Development Office, 223 East 4th Street, Suite 5, Port Angeles WA 98362-3015 (Clallam County Courthouse, main level, Suite 5) until **12 p.m., Friday March 31, 2023**.

The Clallam County Conservation Futures Program Advisory Board will review applications in a public meeting as determined at the Clallam County Courthouse, Commissioner's Boardroom 160. Applicants will be notified and attendance by the applicant's representative is required for presentation and questions. Following review, Clallam County Conservation Futures Program Advisory Board will forward its recommendation to the Board of County Commissioners.

APPLICATION SUBMITTAL INFORMATION:

Submit the **original application and one copy to:**

Conservation Futures Program Advisory Board
Department of Community Development
223 East 4th Street, Suite 5
Port Angeles WA 98362-3015

All copies need to be single sided and not stapled and no folders. All documents and brochures must be printed on 8.5 x 11 letter size paper to be accepted. Documents delivered to other offices and received late by the Department of Community Development will not be considered nor will ones received by facsimile or e-mail. Submittals made in an incorrect format will not be considered.

CONTACT INFORMATION:

Questions can be directed to the Conservation Futures Coordinator by email at Rebecca.mahan@clallamcountywa.gov or phone 360-417-2322

Clallam County Conservation Futures Program Advisory Board website can be found at this link: [Conservation Futures Program Advisory Board \(CFPAB\) | Clallam County, WA \(clallamcountywa.gov\)](#)



Commitment

Olympic Peninsula Title

File No.: 128934-TO

WELCOME TO OLYMPIC PENINSULA TITLE



At Olympic Peninsula Title, our mission is to make the closing process secure, smooth and as easy as possible for all parties involved. For your convenience, this title commitment is searchable and contains hyperlinks to important documents related to your transaction. For information on how to interpret your title commitment click on the link below to see your titleLOOK summary for explanations of the different items on your title report.

[Click here to access your custom titleLOOK](#)

KEY FEATURES OF titleLOOK



Summary Page



Linked Documents



Mobile Friendly



Flagged Items



Shortcuts

Olympic Peninsula Title has been serving clients in Clallam County since 1982 and your satisfaction is our highest priority. We appreciate the opportunity to serve you and should you have any questions about this report or your transaction please do not hesitate to contact us at (360) 457-4451, email the order contact listed on Schedule A, or text Oly, our Digital Online Assistant, at (360) 454-9885.



FIDELITY NATIONAL TITLE INSURANCE COMPANY

Commitment No. 128934-TO-1

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within **180** days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I - Requirements;
 - (f) Schedule B, Part II - Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

Issued by:
Olympic Peninsula Title Company
403 S. Peabody
Port Angeles, WA 98362
Tel: (360) 457-4451

By:



Terri McCoppen, Title Examiner

Fidelity National Title Insurance Company

By:


Michael J. Nolan
President

ATTEST:


Marjorie Nemura
Secretary

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Commitment for Title Insurance

403 S. Peabody St.
Port Angeles, WA 98362
(360)457-4451
(800)488-0865



495 W. Spruce St.
Sequim, WA 98382
(360)683-4179
(800)488-0864

www.olypentitle.com

Prepared For:

Clallam County Road Department
223 E 4th St, Ste 6
Port Angeles, WA 98362

Order No.: **128934-TO**

Reference: **Fowler/**

For Service on this order call: Terri McCoppen at Port Angeles 360-457-4451
OR send E-Mail message to: terri@olypentitle.com

SCHEDULE A

1. Commitment Date: **May 3, 2023 at 08:30 AM**

2. Policy or Policies to be issued:

a. ALTA Owners Policy (07/01/2021)

Amount: \$300,000.00

Premium:	\$1,107.00
Sales Tax:	\$97.42
Total:	\$1,204.42

Proposed Insured: Clallam County Road Department

3. The estate or interest in the Land described or referred to in this Commitment is: **Fee Simple**

4. Title to said estate or interest in the Land is at the Commitment Date, [vested in:](#)

Joan Miller fof life, with remainder in Lynn Gritton, who acquired title as Lynn Fowler, as her separate estate

5. The Land referred to in this Commitment is situated in the County of Clallam, State of Washington, and is described as follows: [SEE ATTACHED EXHIBIT "A" HERETO.](#)

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Commitment for Title Insurance
EXHIBIT "A"

Order No.: 128934-TO

LOT 1 OF MILLER SURVEY RECORDED APRIL 8, 1991, IN VOLUME 20 OF SURVEYS, PAGE 54, UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 649009, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF VACATED PINNELL ROAD ADJOINING, WHICH, UPON VACATION ATTACHED TO SAID PROPERTY BY OPERATION OF LAW, PURSUANT TO CR RESOLUTION 14, 2003 RECORDED UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 2003-1112081.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

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**Commitment for Title Insurance
SCHEDULE B, PART I**

Requirements

Order No.: 128934-TO

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this Commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this Commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
3. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy should reflect an amount at least equal to the full value of the estate insured without deduction of encumbrances. A Loan policy shall be issued in an amount equal to the amount of the loan unless there is additional collateral reducing the need for coverage. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
4. Pay the agreed amount for the estate or interest to be insured.
5. Pay the premiums, fees, and charges for the Policy to the Company.
6. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
7. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
8. Due to the conflict between Federal and State laws concerning the cultivation, distribution, manufacture or sale of Marijuana (Cannabis), the Company is not able to Close or Insure any transactions involving land that is associated with these activities.
9. In order to assure timely recording, all recording packages should be sent to:

Olympic Peninsula Title Company
403 S. Peabody Street
Port Angeles, WA 98362
Attn: Recorder
10. Recording fees charged by Clallam County are billed as follows:
Deeds: \$203.50 for the 1st page and \$1.00 for each additional page.
Deeds of Trust: \$204.50 for the 1st page and \$1.00 for each additional page.
E-Recording Fees \$4.63 per document.

Effective as of 7/25/2021
11. Investigation should be made to determine if there are any service, installation, maintenance or construction charges for sewer, water, or electricity.

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Commitment for Title Insurance
SCHEDULE B, PART I
(Continued)

12. The Company requires the proposed insured to verify that the land covered by this Commitment is the land intended to be conveyed in this transaction. The description of the land may be incorrect, if the application for Title Insurance contained incomplete or inaccurate information. Notify the Company well before closing if changes are necessary. Closing instructions must indicate that the legal description has been reviewed and approved by all parties.
13. All documents recorded in Washington State MUST include an abbreviated legal description and the parcel number on the first page of the document. The abbreviated description for this property is:
- LOT 1 SVY 20/54, PTN SWNE S17-T30N-R4W WM

NOTES:

1. In the event this transaction fails to close and the commitment is cancelled, a cancellation fee of \$50.00 + sales tax will be charged for services rendered in accordance with our rate schedule.
2. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets or other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason of reliance thereon.
3. There are NO conveyances affecting said land recorded within 24 months of the date of this report.
4. As of the date hereof we find no matters of record in Clallam County, Washington against , which would appear as exceptions in the policy to issue, except as shown herein.

END OF SCHEDULE B, PART I

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**Commitment for Title Insurance
SCHEDULE B, PART II**

Exceptions

Order No.: 128934-TO

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAR STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- A.** Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
- B. GENERAL EXCEPTIONS:**
1. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
 2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 3. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
 4. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
 5. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
 6. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
 7. Unpatented mining claims, and all rights relating thereto.
 8. Reservations and exceptions in United States Patents or Acts in authorizing the issuance thereof.
 9. Indian tribal codes or regulations, Indian treaty or aboriginal rights including easements or equitable servitudes.
 10. Water rights, claims or title to water.

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Commitment for Title Insurance
SCHEDULE B, PART II
(Continued)

11. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

C. SPECIAL EXCEPTIONS TO FOLLOW:

1. REAL ESTATE EXCISE TAX PURSUANT TO THE AUTHORITY OF R.C.W. 82.45 AND SUBSEQUENT AMENDMENTS THERETO.

AS OF THE DATE HEREIN, THE EXCISE TAX RATE FOR SAID PROPERTY IS 1.6% ON THE FIRST \$525,000.00 OF THE SALES PRICE; 1.78% ON THE PORTION OF SALES PRICE \$525,000.01 UP TO \$1,525,000.00; 3.25% ON THE PORTION OF SALES PRICE \$1,525,000.01; AND 3.5% ON THE PORTION OF SALES PRICE \$3,025,000.01 OR MORE.

2. GENERAL TAXES, (ASSESSMENTS FOR FIRE PATROL, IRRIGATION AND/OR WEED CONTROL, IF ANY) AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:

(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: 04-30-17-130010

PROPERTY ID NO.: 38799

YEAR: 2023

AMOUNT BILLED: \$ NOT AVAILABLE AT THIS TIME

3. RESERVATIONS CONTAINED IN DOCUMENT RECORDED UNDER CLALLAM COUNTY [RECORDING NO. 333788](#).
4. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY MILLER SURVEY RECORDED UNDER CLALLAM COUNTY [RECORDING NO. 649009](#), BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
- RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.
5. EASEMENT RIGHTS AND MAINTENANCE AGREEMENTS, IF ANY, FOR UTILITIES WHICH MAY HAVE BEEN GRANTED IN VACATED STREETS AND ALLEYS PRIOR TO THEIR VACATION.
6. RESERVATIONS CONTAINED IN DOCUMENT RECORDED UNDER CLALLAM COUNTY [RECORDING NO. 2009-1230695](#).

END OF SPECIAL EXCEPTIONS

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When recorded return to:

Joan D. Miller
434 Pinnell Rd
Sequim WA 98382

2009-1230695

Page 1 of 1 Quit Claim Deed
Olympic Peninsula Title Company
Clallam County Washington 01/05/2009 12:58 00 PM



Filed for Record at Request of
Pacific Coast Escrow
Escrow Number: **08-0260**

03091523

QUIT CLAIM DEED

THE GRANTOR JOAN D. MILLER, AN UNMARRIED WOMAN for and in consideration of LOVE AND AFFECTION, Mother to Daughter conveys and quit claims to LYNN FOWLER AS HER SEPARATE ESTATE the following described real estate, situated in the County of **Clallam**, State WASHINGTON, together with all after acquired title of the grantor(s) herein:

Lot 1 of Survey, recorded in volume 20 of Surveys, page 54, under Clallam County recording no. 649009, being a portion of the Southwest Quarter of the Northeast Quarter of Section 17, Township 30 North, Range 4 West, W.M., Clallam County, Washington.

TOGETHER WITH that portion of vacated Pinnell road, if any, adjoining, which upon vacation, attached to said property by Operation of Law.

RESERVING UNTO THE GRANTOR A LIFE ESTATE IN SUBJECT PROPERTY

Tax Parcel Number(s): **043017-130010**

Dated: September 22, 2008

Joan D. Miller
Joan D. Miller

NO. 85895
CLALLAM COUNTY
TRANSACTION EXCISE TAX

DATE PAID 9-22-2008

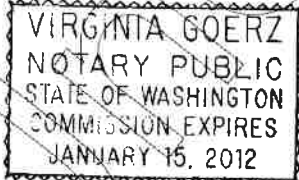
AMOUNT
COUNTY TREASURER

State of: **Washington**

County of: **Clallam**

I certify that I know or have satisfactory evidence that **Joan D. Miller** is the person(s) who appeared before me, and said person acknowledged that **she** signed this instrument and acknowledge it to be **her** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *December 31, 2008*

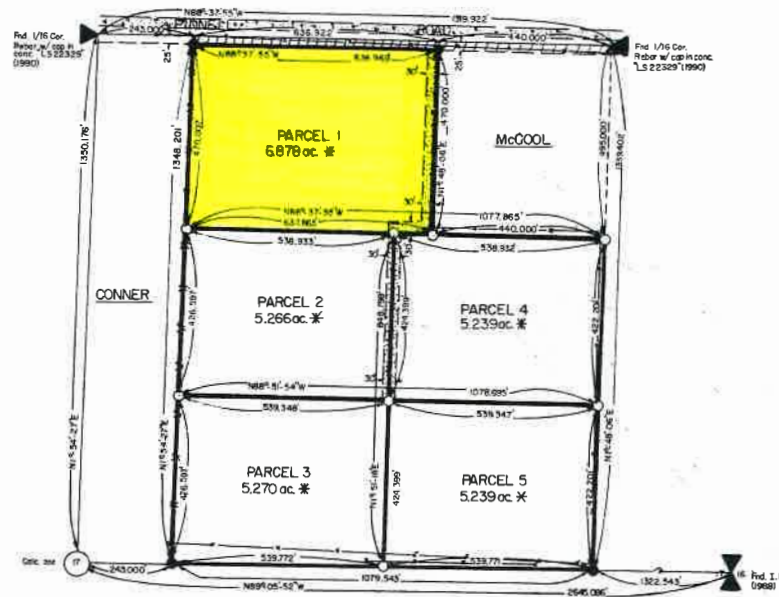


Virginia Goerz
Printed Name of Notary:
Notary Public in and for
Residing at:
My appointment expires:

State of Washington
Sequim

1-15-2012

649009



LEGEND

- Ind. rebar w/ cap "LS 22329"
- Set rebar w/ cap "LS 22329"

Actual pavement of Pinnell Road.

Described Dead right-of-way of Pinnell Road (200').

300' used for ingress, egress, utilities, and irrigation per this survey.

Existing fence line.

NOTES:

Acres include all cents, and right-of-ways of record.



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act and the monuments exists as shown at the request of Mr. and Mrs. W.S. Miller.



David Cummins
David Cummins L.S.
Certificate No. 22329

AUDITOR'S CERTIFICATE

Filed for record this 8th day of April, 1991, at 9:01 A.M., in Vol. 26 of Short Plats, on Pg. 54, Records of Clallam County, Washington, at the request of David Cummins and Associates P.S.

Barbara Sparks
County Auditor

LEGAL DESCRIPTION

This map represents a five acre parcelization of the following described property:
(See the following A.F.No.'s: 280085, 344618, 383029, 333789, 307462, and 314328).

The S.W. 1/4 of the N.E. 1/4 of Sec. 17, T.30N., R.4W., W.M.; EXCEPT the North 2571, conveyed to Clallam County for road purposes and recorded under Auditor's File No. 313869. FURTHER EXCEPT the East 44011, of the North 49551, of the S.W. 1/4 of the N.E. 1/4 of Sec. 17, T.30N., R.4W., of the W.M. ALSO FURTHER EXCEPT the West 24551, of the W. 1/2 of the S.W. 1/4 of the N.E. 1/4 of Sec. 17, T.30N., R.4W., W.M. TOGETHER WITH AND SUBJECT TO any easements of record. Situate in Clallam County, State of Washington.

BASIS OF BEARING

The basis of bearing for this survey is N.89°07'31\"/>

SECTION SUBDIVISION

For section subdivision used see Survey Vol. 13, Pg. 116, Records of Clallam County, Washington.

SURVEY METHODS

This survey was performed using a traverse method and employing a 20 Sec. G.T.S. 2B Semi-Total Station.

RECORD OF SURVEY OF A PORTION OF S.W.1/4,N.E.1/4,Sec.17,T.30N.,R.4W.,W.M.

CLALLAM COUNTY, WASHINGTON

for

Mr. and Mrs. W.S. Miller
Surveyed By

David Cummins and Associates P.S.

Sequim, Washington

January, 1991

Job No. 1-17-30-4-771