



SPECIAL MEETING AGENDA

CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD

**223 East 4th Street, Room 160
Port Angeles, Washington**

April 17, 2024 – 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?pwd=dFpxSWRWblU0ajV5N2h6UER3L0h0UT09> 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 Clerk of the Board at 360-417-2271 or enrique.valenzuela@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 10, 2024
- Minutes February 14, 2024

REPORTS AND PRESENTATIONS

BUSINESS ITEMS

- Review Applications.
- Bylaw change discussion, changing the definition of a quorum in Article VIII-Quorum.

NEXT MEETING DATE – May 8, 2024

PUBLIC COMMENT – Please limit comments to three minutes

ADJOURNMENT



CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD Minutes of April 10, 2024

MEETING OF THE CONSERVATION FUTURES PROGRAM ADVISORY BOARD

Chair Barbara Pappas called the meeting to order at 1:15 p.m., Wednesday, February 14, 2024. Also present were Laurel Hargis, and Adam Bernbaum.

Ex-officio members: Clea Rome. Kimberly Williams, Tom Sanford, Robert Knapp, Erika Lindholm, Cathy Lear, Clea Rome, Randy Johnson, and Vanessa Castle were excused. Kenneth Reandeau was also in attendance.

Call TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: None.

PUBLIC COMMENT

- Kenneth Reandeau: Please consider the environmental impacts of the applications for South and North Heifer Farms that have a dairy operation in close proximity to a stream.

APPROVAL OF MINUTES

- Minutes February 14, 2024

ACTION TAKEN: None.

REPORTS AND PRESENTATIONS

- Enrique Valenzuela: Application for District 1 CFPAB member is in HR review.

BUSINESS ITEMS

- Review 2024 applications.

ACTION TAKEN: None.

NEXT MEETING DATE

- May 8, 2024 at 1:15 p.m.

PUBLIC COMMENT

- None.

ADJOURNMENT — Meeting adjourned at 2:00 p.m.



CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD Minutes of February 14, 2024

MEETING OF THE CONSERVATION FUTURES PROGRAM ADVISORY BOARD

Chair Barbara Pappas called the meeting to order at 1:15 p.m., Wednesday, February 14, 2024. Also present were Laurel Hargis, Adam Bernbaum, Clea Rome, and Pat Willits.

Ex-officio members: Tom Sanford and Robert Knapp. Kimberly Williams, Erika Lindholm, Cathy Lear, Clea Rome, Randy Johnson, and Vanessa Castle were excused. Kenneth Reandeau was also in attendance.

Call TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: Barbara Pappas moved to approve the agenda as presented, Laurel Hargis seconded, no objection, motion carried.

PUBLIC COMMENT

- Kenneth Reandeau: Please consider other methods of farming such as permaculture and greenhouse growing that account for reduced water usage under climate change.

APPROVAL OF MINUTES

- Minutes January 14, 2024

ACTION TAKEN: Adam Bernbaum moved to approve minutes as presented, Pat Willits seconded, no objection, motion carried.

REPORTS AND PRESENTATIONS

- None.

BUSINESS ITEMS

- Approve press release and call for applications.

ACTION TAKEN: Barbara Pappas motioned to approve the amended the call for applications, Pat Willits seconded, no objection, motion carried.

- Review and approval of Conservation Futures website.

ACTION TAKEN: Barbara Pappas motion to amend the Conservation Futures GIS Map to reflect money spent by CF funds rather than allocated, Laurel Hargis seconded, no objection, motion carried.

ACTION TAKEN: Barbara Pappas motion to amend the Conservation Futures GIS Map Bar Graph to reflect money spent by CF funds rather than allocated, Pat Willits seconded, no objection, motion carried.

ACTION TAKEN: Barbara Pappas motion to approve CF website amendments as they are presented, Laurel Hargis seconded, no objection, motion carried.

- Approval of CF 2024 Application

ACTION TAKEN: Barbara Pappas motion to approve CF 2024 Application with an amendment to the application instructions, Adam Bernbaum seconded, no objection, motion carried.

NEXT MEETING DATE

- March 13, 2024 at 1:15 p.m.

CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD
MINUTES of February 14, 2024
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PUBLIC COMMENT

- Kennith Reandeau: Closing statements.

ADJOURNMENT — Meeting adjourned at 2:17 p.m.

CLALLAM COUNTY

Conservation Futures Program Advisory Board

Bylaws

Article I-Object

These Bylaws are promulgated and enacted by the Conservation Futures Program Advisory Board (or "CFPAB") for the governance of the CFPAB.

Article II-Precedence

These Bylaws have been generated and approved in accordance with RCW 84.34.230 and Chapter 5.45 of the Clallam County Code. To the extent any text of these Bylaws is determined to be in conflict with either the state law or the County Code the text of the state law and/or County Code will be controlling. These Bylaws also expressly recognize that state law and County Code may, in the future, be the subject of amendment. Those amended state laws and/or County Code will also be controlling.

Article III-Membership and Terms

- A. The CFPAB shall have as many "voting members" as are listed in County Code §5.45.050.
- B. "Voting members" shall be appointed to terms of differing lengths in order to stagger the occasions when the position becomes vacant.
- C. There shall initially be appointed five (5) "voting members," and each such member shall be given a Position number, 1-5
 - a. The appointee holding Position Number 1 will have a term ending December 31, 2024
 - b. The appointees holding Positions Number 2 and 3 will have a term ending December 31, 2023
 - c. The appointees holding Position Number 4 and 5 will have a term ending December 31, 2022
 - d. The term of any person appointed to fill a mid-term vacancy will end upon the date chosen for the normal expiration of that term and the person so appointed mid-term shall be eligible for re-appointment to a full term.
- D. The appointment of "members" to the CFPAB will occur in accordance with County Code §5.45.050.
- E. There shall be "ex officio" (non-voting) "members" of the CFPAB as described in County Code §5.45.050.
- F. A full term shall be four (4) years in length and no longer.
- G. Clallam County will appoint one person from the Commissioners' Office to serve as the Administrative Assistant for the CFPAB.

- H. An attorney from the Prosecuting Attorney's Office will provide legal advice and consultation to the CFPAB in its role as an advisory Board to the County Commission BUT not to individual CFPAB members.

Article IV- Purpose of Conservation Futures Program

The purpose of the Conservation Futures Fund is to acquire interests and/or rights in real property in order to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the county and its citizens.

Amounts placed in the conservation futures fund shall be used to acquire rights and/or interests in farm and agricultural land, open space land, timberland, and public access to water 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. Included are debt issuances and debt service costs related to bond monies and repayment in instances where bonds are issued to further these purposes.

The amount of revenue used for maintenance and operations of real property, the rights and/or interests of which were acquired pursuant to the terms of RCW [84.34.210](#) and [84.34.220](#), i.e., Conservation Futures Funding, may not exceed fifteen percent of the total amount collected from the tax levied under RCW [84.34.230](#) in the preceding calendar year. Revenues from this tax may not be used to supplant existing maintenance and operation funding.

All monies collected during the initial 10-year period shall be expended for the conservation of farm and agricultural land.

Article V-Duties of the CFPAB

The CFPAB shall recommend to the Board of County Commissioners criteria for selection of the projects to be funded.

The CFPAB shall also make annual or more frequent recommendations to the Board of County Commissioners for projects to be funded as part of the conservation futures program.

The CFPAB shall develop strategic, long-term plans for the program.

Article VI-Meetings

- A. Regular meetings of the CFPAB shall be held on dates established at the first meeting of the CFPAB and shall be noticed and conducted in a manner consistent with Ch. 42.30 RCW, the Open Public Meetings Act.
- B. At the first meeting of the CFPAB, the "members" shall elect from among the "voting members" a chairperson to run the meetings and organize, with the assistance of the CFPAB's Administrative Assistant, the agenda for the meetings.
- C. Special meetings of the CFPAB may be called by the Chair of the CFPAB and shall be noticed and conducted in a manner consistent with Ch. 42.30 RCW, the Open Public Meetings Act.
- D. The CFPAB meetings and meetings of a CFPAB committee shall be open to the public and members of the media and shall occur in a location that is handicapped accessible.
- E. Public input at CFPAB meetings and committee meetings shall be limited to that time on the meeting agenda set aside for public input.
- F. Unless otherwise established by the Chair of the CFPAB, public input (oral testimony) will be limited to three minutes per speaker until such time as all persons wishing to speak have spoken or waived their right to speak, at which time a prior speaker may again speak for not more than two minutes.
- G. CFPAB meetings will be held in compliance with all health and safety requirements in effect at the time of the meeting.
- H. An attendance record of all CFPAB meetings and committee meetings shall be kept.

Article VII- Agenda format

While the Chair has full discretion to establish the agenda for any and all CFPAB meetings, the following "Order of Business" is offered as a default or template agenda format for possible use:

- Open the meeting at the time set
- Pledge of allegiance
- Roll call
- Approval of minutes from prior meeting
- Adoption of agenda
- Review correspondence or communications received by CFPAB
- Unfinished business
- New business
- Public comment
- Announce date for next meeting
- Adjourn

Article VIII-Quorum

- A. Except as otherwise specifically provided in these Bylaws, the attendance (either in person or electronically) of four (4) "voting members" of the CFPAB at the CFPAB meeting shall constitute a quorum for the transaction of business.

Article IX-Voting

- A. A majority vote of the CFPAB members present and forming a quorum shall be sufficient for adoption of any motion, including recommendations to the County Commission.
- B. There shall be no secret ballots.

Article X-Adoption by the CFPAB of amendments

- A. At any meeting of the CFPAB where a quorum (as defined in Article VIII above) is present the CFPAB may, by a majority affirmative vote, change these Bylaws.
- B. At any meeting of the CFPAB where a quorum (as defined in Article VIII above) is present the CFPAB may, by a majority affirmative vote, change the criteria by which it ranks and evaluates candidates seeking funds from the Conservation Futures Program. However, such changes in the criteria are only recommendations and do not amend the criteria unless the amendment or revision is also approved by the County Commission.
- C. Any amendment suggested pursuant to Sections A and B of this Article must be on the Agenda of one CFPAB meeting and may not be approved or rejected until the next "regular" meeting of the CFPAB in order to provide time for review and consideration of the proposed amendment.

Article XI: Public Hearings

- A. The CFPAB has authority to hold such public hearings as it deems necessary at a time, date and place chosen by the Chair and arranged by the Administrative Assistant.
- B. Such hearings shall be noticed and held in compliance with the Open Public Meetings Act.
- C. If such public hearings are to be held, the CFPAB is encouraged to hold them in diverse locations reflecting the population of the county that resides in the western, central and eastern regions of this County.

Any vacancies in the CFPAB shall be filled by the decision of the County Commission as decided in a public meeting. If needed, and if applicable, the County Commission may enter into Executive Session pursuant to RCW 42.30.110(1) in order to complete the work of declaring the existence of a vacancy or filling a vacancy.

Article XIII Separate Rules document

Upon motion, and with 3 or more affirmative votes, the CFPAB may propose and adopt a separate document to be known as the "Rules." If such a document is adopted, and a conflict arises between these Bylaws and the 2020 Rules, the text of the Bylaws shall prevail.

Adopted by the Conservation Futures Program Advisory Board this 19 day of May, 2021.


Chair – Conservation Futures Program Advisory Board

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

NORTH OLYMPIC Land Trust



Farms • Fish • Forests

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Port Angeles, WA 98362
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NorthOlympicLandTrust.org
info@nolt.org

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North Olympic Land
Trust is accountable:



- Sound Finances
- Ethical Conduct
- Responsible Governance
- Lasting Stewardship

March 11, 2024

Conservation Futures Program Advisory Board
Board of Commissioner's Office
223 East 4th Street, Suite 4
Port Angeles WA 98362-3015

Dear Conservation Futures Program Advisory Board,

North Olympic Land Trust is honored to present to you three applications for funding in our effort to conserve some of the highest quality and most threatened agricultural lands in Clallam County.

If successful, the outcome of this effort will be permanently protecting for farming Cameron Estates and the Heifer Farm, which consists of two properties (and two applications) under different ownership groups which we are calling Heifer Farm North and Heifer Farm South.

The Land Trust requests consideration from the Conservation Futures Program to provide partial funding for these efforts. Conserving these key farms advances the goals of the Conservation Futures Program and the County Comprehensive Plan by preserving prime agricultural soils, providing land and opportunities for future farmers, and extinguishing up to 30 development rights on lands best suited for agriculture. Each property is comprised of lots smaller than called for by zoning, which could be easily developed, and their rich local agricultural heritage lost forever.

Conserving the 133-acre Heifer Farm, currently under two separate ownerships, is integral to the operations of one of only two remaining dairies in the area, Maple View Farm.

Conservation of the 40-acre Cameron Estates will ensure that its 100% prime farmland soils remain available for agriculture into the future. The property is in the heart of a greater agricultural landscape, and is adjacent to No Goat Farm, currently being conserved with support from the Conservation Futures Program.

The Land Trust is a community-based nonprofit with a mission to conserve the land and natural resources that continue to be the foundation of our culture, economy, and way of life. Since 1990, the Land Trust has been dedicated to the conservation of open spaces, local food, local resources, healthy watersheds, and recreational opportunities. Over the past 34 years, the Land Trust has permanently protected more than 3,900 acres of land for farms, fish, and forests, including over 1,000 acres on 25 local farms.

With these applications, the Land Trust requests Clallam County to allocate up to \$2,660,000 of Conservation Futures funds toward the estimated total cost of \$5,701,500 (pending an appraisal) to conserve these farms. As with prior Land Trust applications to the Conservation Futures Program, these applications reflect the highest level of support possible for the fund. The Land Trust will aggressively seek additional support and with success the actual disbursement from Clallam County would be significantly lower than requested.

The current plan is to seek additional funding through the upcoming Legislative cycle of approximately \$2.5M from the State's Washington Wildlife and Recreation Program – Farmland Preservation program for these properties. We also intend to seek approximately \$2M from the USDA's Natural Resource Conservation Service's Agricultural Conservation Easement Program and allocate approximately \$450,000 of funding already secured by the Jamestown S'Klallam Tribe through the State's Floodplains by Design program toward the total project costs. Finally, we expect a community fundraising effort once purchase and sale agreements are signed to help cover any remaining costs.

Each of these future efforts would be greatly bolstered by strong, positive, support from Clallam County's Conservation Futures Program.

I would be happy to give a tour of the properties at your convenience and please do not hesitate to contact me or if you have any questions for the Land Trust. Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Michael Auger', written over a horizontal line.

Michael Auger
Conservation Director

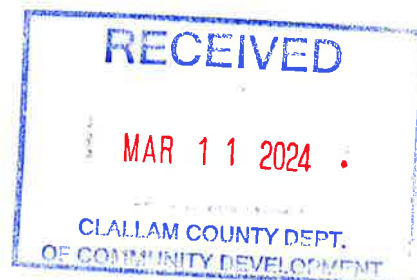


**CLALLAM COUNTY
CLALLAM COUNTY
CONSERVATION FUTURES PROGRAM
223 EAST 4TH STREET, SUITE 5
PORT ANGELES, WASHINGTON**

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

Instructions to the Applicant

- * Confirm your eligibility by contacting coordinator of Conservation Futures Program Advisory Board, Enrique Valenzuela at 360-417-2271 or Enrique.Valenzuela@ClallamCountyWA.gov
- * 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: North Olympic Land Trust
2. Mailing Address: P.O. Box 2945, Port Angeles, WA 98362
3. Property Address, if different from mailing address:

444 Towne Road

Sequim, WA 98362

4. Telephone: (360) 417-1815 ext. 7
5. Email Address: michael@northolympiclandtrust.org
6. Contact Person: Michael Auger, Conservation Director
7. Type of legal entity:

☐ individual

☒ corporation incorporated in the State of Washington (non-profit)

☐ 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: Cameron Farm Estates, Inc

Mailing address: 444 Towne Road, Sequim, WA 98382

Telephone/Fax/Email: pcameron@olypen.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:

This was confirmed with the landowners.

B. PROPERTY INFORMATION

1. Is the property within the Agricultural Retention Zone?

(X) Yes () No

What is the proximity to other conserved farmland?

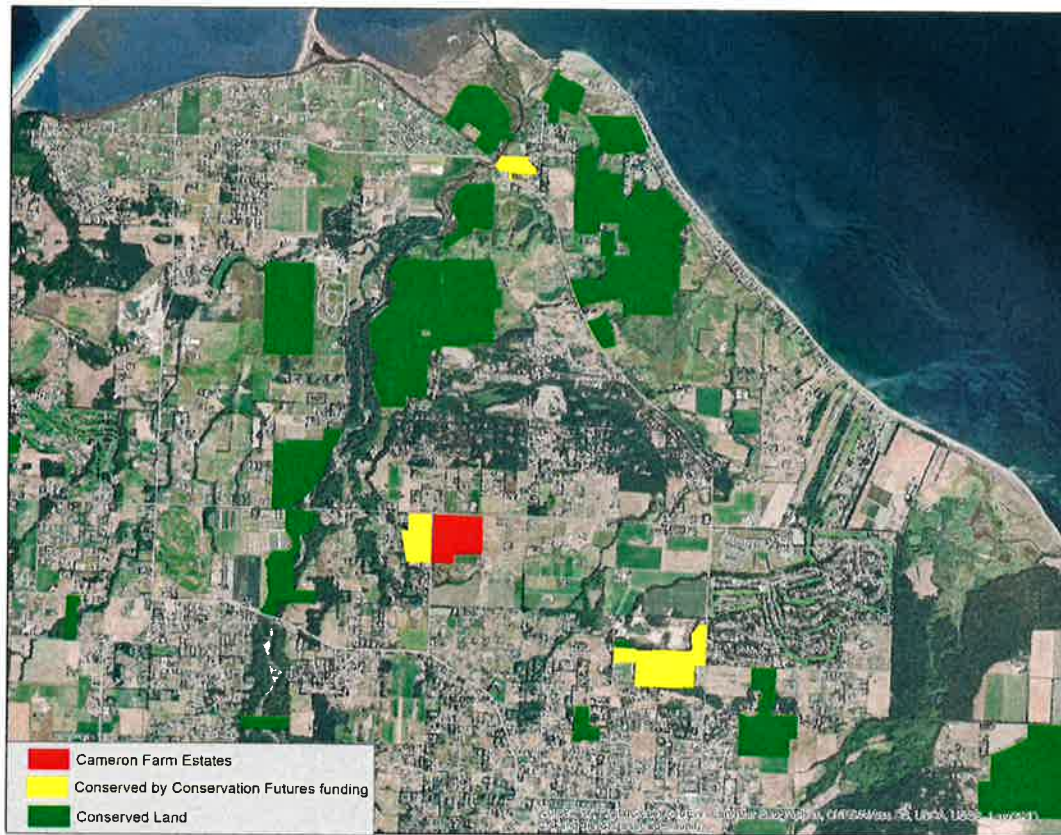
Cameron Farm Estates (39 acres) is located in the Sequim-Dungeness Valley, at the corner of Woodcock and Towne Roads. Immediately to the west is No Goat Farm, which will be permanently conserved as farmland by the Land Trust, using Conservation Futures and other funding, at the end of March 2024. Cameron Farm Estates is actively farmed and zoned for Agricultural Retention. The property was divided into ~5 acre lots prior to this zoning being placed on the land.

Cameron Farm Estates



Aside from the aforementioned No Goat Farm, the closest conserved farmland is about ½ a mile away, what we refer to as Historic Ward Farm to the northwest and River's Edge a little over ½ mile to the north.

There is additional conserved land (including farmland) nearby as shown on the map below. Cameron Farm Estates is shown in red, and lands conserved through Conservation Futures funding are outlined in yellow, and green depicts other conserved land.



The Land Trust has worked with partners to conserve farmland and habitat in the Lower Dungeness area since 1995 when our first conservation easement was placed on the Quacker Farm in the heart of the Lower Dungeness Basin. Partners include the Jamestown S’Klallam Tribe, Clallam County, the Land Trust, Clallam Conservation District, Washington Farmland Trust, Dungeness River Management Team, Washington Department of Fish and Wildlife, and private landowners. These efforts are aligned with the Clallam County Comprehensive Plan with a shared purpose to ensure lands best suited for farming can remain as farmland, those best suited for wildlife are available for the wildlife, and that the area retains its rural character.

In 2021, the Land Trust did an extensive study prioritizing farmland conservation possibilities that included recent analysis on the climate resilience of these lands. The study also considered zoning, soil type, water access, cultural and historic use, parcel

layout, threat, current and potential use, aesthetic and scenic value, and other knowledge regarding the properties appropriateness as farmland. That study prioritized Cameron Farm Estates in the top tier of Clallam County farmland for conservation.

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

The title report is attached, which includes a legal description and older surveys. If this property is conserved, an updated survey would be completed.

The property is 38.62 acres according to the County website, and is shown on the map below.



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

Please describe:

Yes, there are water rights associated with the parcels. There is water for a viable farming operation as the landowner is supplied irrigation water through the Dungeness Irrigation District and all of the parcels have access to this water.

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 property is 100% prime farmland soils as defined by the U.S. Department of Agriculture. There are 2 soil types on the property as shown on the map below.



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

The property has been leased to farmer Jason Swanberg since 2018 who uses the property primarily to grow hay. With the landowner's permission, Jason can sublease a portion of the property to farmer Troy Smith for a seed crop (such as spinach and swiss chard). Rotations of seed crops allow the soil to have an infusion of different nutrients and the following year the land is re-seeded back into hay.

There are currently no livestock on the property and no plans for it. If conserved, in order for livestock to use the property, use will be in accordance with a farm plan which is created and approved by the landowner and the Land Trust.

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

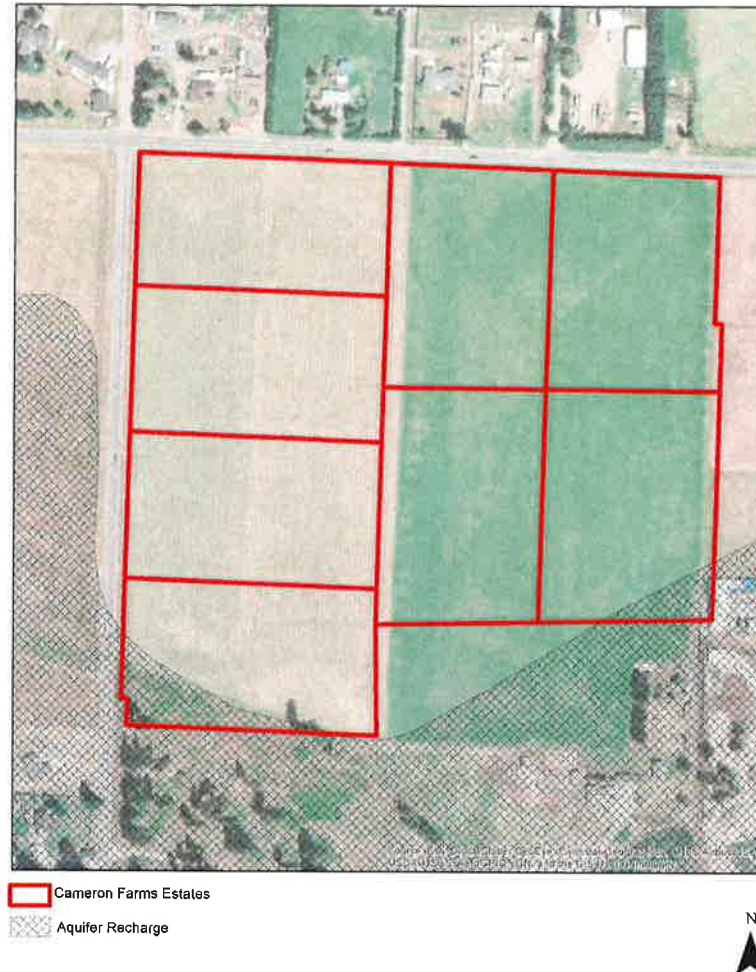
The farmers implement rotational planting conservation practices and regularly switch use between hay and seed crops. This rotational planting allows for the soil to receive a flush of nutrients, improving soil health.

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

In 2021, North Olympic Land Trust and Jefferson Land Trust completed a study that included an analysis of the working farmland projected to be productive in light of our changing climate. The majority of this farm was identified as a Working Farms Conservation Opportunity within that climate resiliency analysis. This means that, when considering all the implications of a warming and changing climate, this farm is likely to retain its robust productive capacity for food and fiber, and is likely to continue to have adequate water supplies. By conserving this land, we are conserving land that should be more resilient with a changing climate regardless of conservation practices.

The southwestern and southeastern portions of this land is in a critical aquifer recharge area according to Clallam County. By protecting these areas, we are helping conserve the community's water by preventing pollution and maintaining supply. This is particularly critical due to water scarcity exacerbated by our changing climate. This is shown on the map below.

Cameron Farm Estates Aquifer Recharge



8. Please disclose all residences and buildings on the property

There are no structures on this property. When a conservation easement is placed, the landowner wishes to designate a one-acre portion in the NE corner of the property as a building envelope as shown below on the map. With this conservation easement, all permanent structures will need to be within the building envelope to ensure the prime agricultural soils on the remainder of the property are available to farm.

Cameron Farm Estates Proposed Building Envelope



9. Please provide a brief history of the property.

As the ice sheet retreated following the last Ice Age, what is now the Dungeness River basin formed and quality soils were deposited on this land. Post glaciation, prairies became a predominant ecosystem in this area. These prairies were maintained often through fire by ancestors of the S'Klallam people to provide open space and support vital plants for the community such as camas, then a staple food source.

When Arthur and Fanchon Towne immigrated to the area, they acquired 160 acres at the intersection of what is now Towne and Woodcock Roads. The Townes deeded a piece of the western portion of the farm to Clallam County and the State of Washington to help create Towne Road in 1930. In 1959, Val and Pearl Cameron purchased the western half of the Towne dairy farm to raise hay, and produce peas for the Seattle

market. In 1962, they began to lease the land for growing silage and hay. In 1976, Val and Pearl transferred the farm to Cameron Farm Estates, which is now owned by their children Pam and Bill Cameron.

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

This farm is located in the heart of the greater agricultural landscape of the Dungeness Valley. The extensive open fields of this property contain prime farmland soils for agriculture and provide visual relief for traffic along Woodcock and Towne Roads. The property is also used by Trumpeter Swans (*Cygnus buccinators*). Trumpeter Swans are a protected species under state law and the Washington Department of Fish and Wildlife (WDFW) considers them priority species for conservation.

In addition, Val Cameron served as a Clallam County Commissioner in the late 1950s and early 60s, was the Irrigation Festival's Honorary Grand Pioneer in 2000, and was a founding Board member of North Olympic Land Trust in 1990.

C. VIABILITY OF PROPOSAL

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

(X) Yes

() No

If Yes, please describe.

The property contains high-quality farmland with good access to irrigation water. It is zoned Agricultural Retention (AR), which calls for a minimum lot size of 16 acres. However, prior to this zoning being placed on the land, a minimum lot size of 5 acres was allowed. This property was divided into 8 five-acre lots prior to AR zoning being placed on the land and those lots were grandfathered in and remain today. Therefore, prior to a conservation easement being placed on the land, 8 homesites and their associated accessory dwelling units and infrastructure can be developed on these 40 acres.

The landowners have a strong desire to keep this land available for agriculture while also being fairly compensated for the potential development value on their land. They are interested in receiving an appraised fair-market offer to sell the Land Trust a conservation easement including all of the remaining development rights and intend to move forward with the transaction if the offer makes financial sense.

Understanding the potential need for future infrastructure to maintain a viable farm, the landowners would like to reserve a 1-acre building envelope on the property to allow for an associated residence and farm infrastructure. This would allow for the extinguishment of 7 development rights. The remaining 39 acres to be available for hay and crop production.

It is worth noting that the landowners own an additional 40 acres immediately to the south of the proposed conservation easement. At this time, that property is not being considered for permanent conservation.

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

The landowner's current plan is to continue leasing the farmland to Jason Swanberg. The conservation easement purchased on the property would be associated with a farm plan created by the landowner and the Land Trust, that the Land Trust would monitor assuring quality stewardship of the land. Securing this conservation easement will help ensure this important farmland remains viable.

As the Land Trust places a conservation easement on the property, a baseline documentation report will be created, and the Land Trust and the current and future landowners will be entered into a permanent, binding relationship to ensure that the property's documented current agricultural and conservation values are maintained and improved. To fund the Land Trust's costs associated with monitoring and enforcement,

the Land Trust maintains an invested Stewardship Fund to endow its conservation easement stewardship costs. Currently, to support the monitoring and enforcement costs of the Land Trust's 83 permanent conservation easement and 12 fee-owned properties, the fund has a value of over \$1.7 million. Additional funds are added for each new stewardship obligation. When this property is conserved, the Land Trust will add an additional \$40,000 to the Stewardship Fund to address the additional obligations.

North Olympic Land Trust is nationally accredited with the Land Trust Accreditation Commission. This means we follow all of the Land Trust Alliance's ethical and technical guidelines for responsible land trust operations and are audited regularly to ensure compliance. In addition, North Olympic Land Trust is a member of the Terrafirma insurance program. This insurance pool was created by land trusts across the country to provide robust legal defense funds for any potential easement violations. Both of these contribute to our promise of being around forever and stewarding each and every property well.

3. Are you applying to receive monies from other funding sources as well as the Conservation Futures Fund? (X) Yes () No If Yes, please describe.

In addition to the Clallam County Conservation Futures Fund, the Land Trust will seek funding from the State's Washington Wildlife and Recreation Program - Farmland Preservation (WWRP - Farmland). This fund could cover up to 45% of eligible costs, including acquisition, due diligence, and transactional costs. This proposal is due on May 1, 2024. Statewide rankings are expected by the end of October 2024. Funding will be allocated to the ranked list through the 2025-2027 biannual capital budget to be created by the Legislature and approved by the Governor in mid-2025.

The Land Trust currently has support for this project through the State's Floodplains by Design program in a grant secured by the Jamestown S'Klallam Tribe that we intend to use toward the due diligence, transaction costs, and easement acquisition for this property.

If the Land Trust is successful in securing funding from WWRP, the amount necessary from the Conservation Futures Fund would drop dramatically. This is similar to the scenario that occurred for the recent Mid Valley Farm and Dungeness Hub projects. However, if the Land Trust is unsuccessful with its WWRP request, the need from Conservation Futures is reflected in the request level below.

If these funding requests are successful, it is expected that this purchase would occur mid-2025 and County funds would not be needed until they are placed in an escrow account just prior to closing.

Finally, the Land Trust intends to seek funding from the local community toward this and other upcoming farmland conservation projects late in the easement acquisition process.

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

Cameron Farm Estates has no business plan. The economic viability of farming is dependent upon having farmers to farm the property, similar to the current lease and sublease situation and having irrigation water, which this property has.

5. How long has the current farmer been farming this property and what are their plans to continue farming this property into the future? Please attach a farm plan for expected use of this property.

While there is currently no written farm plan for Cameron Farm Estates, Jason Swanberg has successfully farmed this land for years, and the plan, if finances allow, is for this land to be leased for farming for the foreseeable future.

There is currently no farm plan, but prior to closing the conservation easement, a farm plan will be created and approved by the landowner and North Olympic Land Trust.

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).

North Olympic Land Trust is requesting **up to \$630,000** from the Conservation Futures Fund toward the acquisition of a permanent conservation easement on the Cameron Farm Estates. With success with the WWRP application discussed above, this amount would decrease substantially. In no scenario, would Clallam County be obligated for more than 46% of the project costs.

The budget below reflects the Land Trust's current assumptions for the acquisition of this easement. The estimated value of the easement is the largest and most variable cost associated with this sort of project. The value shared below is based on the high-end of our estimate, and prior to the purchase will be determined by an independent 3rd-party appraisal that will be verified by an independent 4th-party review appraisal.

Project Name	Acquisition	O & M *	Totals	% Match (maximum)
Conservation Futures Commitment	\$630,000	—	\$630,000	46%
Sponsor Contribution	\$745,500	—	\$745,500	54%
Estimated Total Cost	\$1,375,500	—	\$1,375,500	Total match provided is 54%

* Not covered for farm easements.

A more detailed budget is below.

Budgeted Costs	Total	Conservation Futures Request	Secured or to be secured from other sources*
Estimated Hi-End Easement Cost	\$1,260,000	\$630,000	\$630,000
Transaction Costs (Closing)	\$29,000	—	\$29,000
Due Diligence (Appraisals, Survey, Legal Review, Env Assessment)	\$46,500	—	\$46,500
Allocated to Land Trust Stewardship Fund	\$40,000	—	\$40,000
Total	\$1,375,500	\$630,000	\$745,500
Match		46%	54%

* The Land Trust currently has funding on hand for due diligence, and some transaction and easement purchase costs from the State's Floodplains by Design Program, via a grant through the Jamestown S'Klallam Tribe. The Land Trust intends to seek funding for this project also from the State's Washington Wildlife and Recreation Program - Farmland Preservation (WWRP). If funding is successful WWRP the necessary funds from Clallam County would decrease significantly. In addition, the Land Trust will engage in additional private fundraising later in the conservation process.

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.

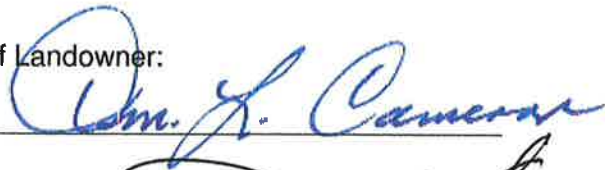
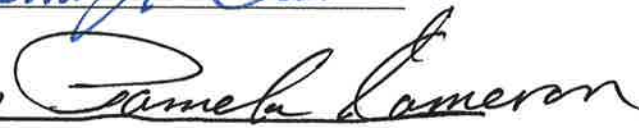
Dated at PORT ANGELES WA, on the 11 day of MARCH, 2024
(City) (State)

Name and Signature of Applicant:

MICHAEL ADLER 

Name and Signature of Landowner:

William L. Cameron


PAMELA CAMERON 

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., Monday March 11, 2024

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 Enrique.valenzuela@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 \(clallamcountywa.gov\)](https://www.clallamcountywa.gov/conservation-futures-program)



Commitment

Olympic Peninsula Title

File No.: 130727-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.



ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC 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, Old Republic Title Insurance Company, (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 Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 6 MONTHS after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By:

By

President

Attest

Secretary

Beth Carter, Title Examiner

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic 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.

Commitment Conditions

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "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.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of 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; and
- 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 is not liable for any other amendment to this Commitment.

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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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- 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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. 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 - Exceptions 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 IS 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 closing, settlement, escrow, or any other purpose.

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.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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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:

North Olympic Land Trust
602 E. Front St.
Port Angeles, WA 98362

Order No.: 130727-TO

Reference: **Cameron Farm
Estates Inc./North
Olympic Land Trust**

For Service on this order call: **Beth Carter** at Port Angeles 360-457-4451
OR send E-Mail message to: beth@olypentitle.com

SCHEDULE A

1. Commitment Date: **January 12, 2024 at 08:30 AM**

2. Policy or Policies to be issued:

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

Amount: \$0.00

Premium:	\$0.00
Sales Tax:	\$0.00
Total:	\$0.00

Proposed Insured: **North Olympic Land Trust**

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:

Cameron Farm Estates Inc., a Washington corporation

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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ORT Form 4757-A
Schedule A-ALTA Commitment for Title Insurance 2021 v. 01.00
07/01/2021

130727-TO

**Commitment for Title Insurance
EXHIBIT "A"**

Order No.: 130727-TO

AN CONSERVATION EASEMENT OVER AND ACROSS THE FOLLOWING THE DESCRIBED PROPERTY:

PARCEL A:

LOTS 1 THRU 4, INCLUSIVE OF CAMERON SURVEY RECORDED DECEMBER 16, 1982 IN VOLUME 8 OF SURVEYS, PAGE 66, UNDER [AUDITOR'S FILE NO. 537789](#), BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL B:

LOT 14 OF SURVEY CAMERON RECORDED DECEMBER 16, 1982 IN VOLUME 8 OF SURVEYS, PAGE 66, UNDER [AUDITOR'S FILE NO. 537789](#), BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION LYING WEST OF A FENCE LINE, AS SHOWN ON SURVEY RECORDED IN VOLUME 27 OF SURVEYS, PAGE 50 AND AS ESTABLISHED IN THE STIPULATED ORDER QUIETING TITLE IN CLALLAM COUNTY SUPERIOR COURT CAUSE NO. 03-2-00189-1 AND RECORDED UNDER [AUDITOR'S FILE NO. 2003-1115832](#).

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL C:

LOT 15 OF CAMERON SURVEY RECORDED DECEMBER 16, 1982 IN VOLUME 8 OF SURVEYS, PAGE 66, UNDER [AUDITOR'S FILE NO. 537789](#), BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL D:

LOT 16 OF CAMERON SURVEY RECORDED DECEMBER 16, 1982 IN VOLUME 8 OF SURVEYS, PAGE 66, UNDER [AUDITOR'S FILE NO. 537789](#), BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL E:

LOT 17 OF SURVEY CAMERON RECORDED DECEMBER 16, 1982 IN VOLUME 8 OF SURVEYS, PAGE 66, UNDER [AUDITOR'S FILE NO. 537789](#), BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY,

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Commitment for Title Insurance
EXHIBIT "A"
(Continued)

WASHINGTON.

TOGETHER WITH A PORTION LYING WEST OF A FENCE LINE, AS SHOWN ON SURVEY RECORDED IN VOLUME 27 OF SURVEYS, PAGE 50 AND AS ESTABLISHED IN THE STIPULATED ORDER QUIETING TITLE IN CLALLAM COUNTY SUPERIOR COURT CAUSE NO. 03-2-00189-1 AND RECORDED UNDER UNDER AUDITOR'S FILE NO. 2003-1115832.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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.

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

Requirements

Order No.: 130727-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: \$303.50 for the 1st page and \$1.00 for each additional page.
Deeds of Trust: \$304.50 for the 1st page and \$1.00 for each additional page.
E-Recording Fees \$4.63 per document.

Effective as of 01/01/2024

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic 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.

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

11. Investigation should be made to determine if there are any service, installation, maintenance or construction charges for sewer, water, or electricity.
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:

LTS 1-4, 15,16 & 17 SV 8/66 & LOTS 14 & 17, TWG PTN LYING W OF FENCE S12-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 NORTH OLYMPIC LAND TRUST, 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.: 130727-TO

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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.: 04-30-12-120010

PROPERTY ID NO.: 36745

YEAR: 2024

AMOUNT BILLED: NOT YET AVAILABLE

YEAR: 2023

AMOUNT BILLED: \$110.78

AMOUNT PAID: \$110.78

PRINCIPAL BALANCE: \$0.00

TAX ACCOUNT NO.: 04-30-12-120020

PROPERTY ID NO.: 36746

YEAR: 2024

AMOUNT BILLED: NOT YET AVAILABLE

YEAR: 2023

AMOUNT BILLED: \$121.03

AMOUNT PAID: \$121.03

PRINCIPAL BALANCE: \$0.00

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

TAX ACCOUNT NO.: 04-30-12-120030

PROPERTY ID NO.: 36747

YEAR: 2024

AMOUNT BILLED: NOT YET AVAILABLE

YEAR: 2023

AMOUNT BILLED: \$121.26

AMOUNT PAID: \$121.26

PRINCIPAL BALANCE: \$0.00

TAX ACCOUNT NO.: 04-30-12-120040

PROPERTY ID NO.: 36748

YEAR: 2024

AMOUNT BILLED: NOT YET AVAILABLE

YEAR: 2023

AMOUNT BILLED: \$122.00

AMOUNT PAID: \$122.00

PRINCIPAL BALANCE: \$0.00

TAX ACCOUNT NO.: 04-30-12-120140

PROPERTY ID NO.: 36761

YEAR: 2024

AMOUNT BILLED: NOT YET AVAILABLE

YEAR: 2023

AMOUNT BILLED: \$127.96

AMOUNT PAID: \$127.96

PRINCIPAL BALANCE: \$0.00

TAX ACCOUNT NO.: 04-30-12-120150

PROPERTY ID NO.: 36762

YEAR: 2024

AMOUNT BILLED: NOT YET AVAILABLE

YEAR: 2023

AMOUNT BILLED: \$125.90

AMOUNT PAID: \$125.90

PRINCIPAL BALANCE: \$0.00

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Commitment for Title Insurance
SCHEDULE B, PART II

(Continued)

TAX ACCOUNT NO.: 04-30-12-120160

PROPERTY ID NO.: 36763

YEAR: 2024

AMOUNT BILLED: NOT YET AVAILABLE

YEAR: 2023

AMOUNT BILLED: \$119.06

AMOUNT PAID: \$119.06

PRINCIPAL BALANCE: \$0.00

TAX ACCOUNT NO.: 04-30-12-120170

PROPERTY ID NO.: 36764

YEAR: 2024

AMOUNT BILLED: NOT YET AVAILABLE

YEAR: 2023

AMOUNT BILLED: \$119.79

AMOUNT PAID: \$119.79

PRINCIPAL BALANCE: \$0.00

3. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34, WHICH INCLUDE THE REQUIREMENT OF A CONTINUATION OF RESTRICTED USE IN ORDER TO CONTINUE THE PRESENT ASSESSMENT RATE. A CHANGE IN USE CAN CAUSE AN INCREASED ASSESSMENT RATE FOR PRESENT AND PAST YEARS.
ANY SALE OR TRANSFER OF ALL OR A PORTION OF SAID LAND REQUIRES EXECUTION OF A NOTICE OF COMPLIANCE FORM ATTACHED TO THE EXCISE TAX AFFIDAVIT.
4. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY VAL CAMERON SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 537789 AND CORRECTED BY RECORDING NO. 538723, 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.

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Commitment for Title Insurance

SCHEDULE B, PART II

(Continued)

5. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY DOUGLAS LEWIS SURVEY RECORDED UNDER CLALLAM COUNTY [RECORDING NO. 537794](#), 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.

6. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SURVEY RECORDED UNDER CLALLAM COUNTY [RECORDING NO. 687937](#), 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.

7. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SURVEY RECORDED UNDER CLALLAM COUNTY [RECORDING NO. 2001-1061312](#), 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.

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: CHARLES D. LEWIS, JR. AND HELEN Z. LEWIS, HUSBAND AND WIFE

PURPOSE: INGRESS AND EGRESS

AREA AFFECTED: PORTION OF PROPERTY HEREIN DESCRIBED

RECORDED: May 18, 1947

RECORDING NO.: [208691](#)

9. BOUNDARY LINE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: August 28, 2003

[RECORDING NO.: 2003-1115832](#)

REGARDING: FENCE LINE

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Commitment for Title Insurance

SCHEDULE B, PART II

(Continued)

10. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

11. EVIDENCE SHOULD BE SUBMITTED WHICH SHOWS THAT CAMERON FARM ESTATES, INC. IS A DULY AUTHORIZED BUSINESS ENTITY (E.G., A CORPORATION , PARTNERSHIP, OR A JOINT VENTURE), TOGETHER WITH EVIDENCE OF THE IDENTITY AND AUTHORITY OF THE PARTIES WHO WILL EXECUTE THE FORTHCOMING DOCUMENTS FOR THE NAMED ENTITY.

END OF SPECIAL EXCEPTIONS

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462565

18-40

PIONEER NATIONAL
TITLE INSURANCE

A TRICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

5428 Duane St. NE
Seattle, WA 98105

THIS SPACE RESERVED FOR RECORDER'S USE

FILED FOR RECORD IN THE PUBLIC

Valmer W. Cameron

1976 DEC 29 PM 3:25

Vol 477 367

ALICE
CLYDE
BY [Signature]

REVERSE STAMPS

462565

Quit Claim Deed

FORM L 56 B

THE GRANTOR s, VALMER W. and PEARL H. CAMERON, husband and wife,

for and in consideration of issuance of stock in grantee corporation

convey and quit claim to CAMERON FARM ESTATES, INC.

the following described real estate, situated in the County of Clallam,

State of Washington including any interest therein which grantor may hereafter acquire:

The Northeast Quarter (NE 1/4) of Section
12, Township 30 North, Range 4 West, W.M.,
except right-of-way and except the East
1260 feet thereof, together with all build-
ings and improvements thereon EXCEPT County
Roads.

NO. 6700
CLALLAM COUNTY
TRANSACTION EXCISE TAX [Signature]

PAID DEC 29 1976

AMOUNT \$10
COUNTY TREASURER
BY [Signature]

Dated this 29th

day of December, 1976.

Valmer W. Cameron
Valmer W. Cameron
Pearl H. Cameron
Pearl H. Cameron

STATE OF WASHINGTON,

County of KIBO



On this day personally appeared before me VALMER W. CAMERON and PEARL H. CAMERON,
do hereby certify that the individuals described in and who executed the within and foregoing instrument, and
acknowledged that they signed the same as their free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29th day of December, 1976.

[Signature]
Notary Public in and for the State of Washington,
residing at Seattle.

12/29/76

477 367

398200

Statutory Warranty Deed

33-38.

FILED FOR RECORD AT THE REQUEST
OF WONDER NATIONAL TITLE INS. CO.
RECORDED IN RECORDS OF CLALLAM CO.
1970 AUG 21 PM 3:30
N VOL 345 PAGE 63
ALICE C. THORNE, AUDITOR
CLALLAM COUNTY, WASH.
By [Signature] DEPUTY

398200

WASHINGTON
TITLE INSURANCE
COMPANY

SEATTLE, WASHINGTON

Mail to

5028 Alaskan Beach
Seattle, Wash. 98107

Send Tax Statement to

04014

Statutory Warranty Deed

FORM L98

THE GRANTORS ARTHUR C. TOME and FANCHON BELLE TOME, his wife

for and in consideration of Ten and No/100 Dollars

in hand paid, conveys and warrants to W. W. CAMERON and FRANK E. CAMERON, his wife

the following described real estate, situated in the County of Clallam, State of Washington:

The Northeast Quarter (1/4) of Section 12, Township 30 North, Range 4 West, W. 1/2, except right-of-way and except the East 1280 feet thereof, together with all buildings and improvements thereon, EXCEPT County Roads.

8/11/70

8/11/70

8/11/70



NO. 2095
CLALLAM COUNTY
TRANSACTION EXCISE TAX \$330.00
PAID May 12, 1957
AUG 21 1970
AMOUNT \$33,000.00
COUNTY TREASURER
BY [Signature]

Dated this twenty-second

day of April, 1959

Arthur C. Tome (SEAL)
Fanchon Belle Tome (SEAL)

STATE OF WASHINGTON,
County of Clallam } ss.

On this day personally appeared before me Arthur C. and Fanchon Belle Tome

to me known to be the individual's described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes therein mentioned.



GIVEN under my hand and official seal this 22nd day of April, 1959

Pete J. Black
Notary Public in and for the State of Washington,
residing at Sequim

VOL 345 PAGE 63

EXHIBIT "A"
Legal Description

AN CONSERVATION EASEMENT OVER AND ACROSS THE FOLLOWING THE DESCRIBED PROPERTY:

PARCEL A:

LOTS 1 THRU 4, INCLUSIVE OF CAMERON SURVEY RECORDED DECEMBER 16, 1982 IN VOLUME 8 OF SURVEYS, PAGE 66, UNDER AUDITOR'S FILE NO. 537789, BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL B:

LOT 14 OF SURVEY CAMERON RECORDED DECEMBER 16, 1982 IN VOLUME 8 OF SURVEYS, PAGE 66, UNDER AUDITOR'S FILE NO. 537789, BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION LYING WEST OF A FENCE LINE, AS SHOWN ON SURVEY RECORDED IN VOLUME 27 OF SURVEYS, PAGE 50 AND AS ESTABLISHED IN THE STIPULATED ORDER QUIETING TITLE IN CLALLAM COUNTY SUPERIOR COURT CAUSE NO. 03-2-00189-1 AND RECORDED UNDER UNDER AUDITOR'S FILE NO. 2003-1115832.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL C:

LOT 15 OF CAMERON SURVEY RECORDED DECEMBER 16, 1982 IN VOLUME 8 OF SURVEYS, PAGE 66, UNDER AUDITOR'S FILE NO. 537789, BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL D:

LOT 16 OF CAMERON SURVEY RECORDED DECEMBER 16, 1982 IN VOLUME 8 OF SURVEYS, PAGE 66, UNDER AUDITOR'S FILE NO. 537789, BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL E:

LOT 17 OF SURVEY CAMERON RECORDED DECEMBER 16, 1982 IN VOLUME 8 OF SURVEYS, PAGE 66, UNDER AUDITOR'S FILE NO. 537789, BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

TOGETHER WITH A PORTION LYING WEST OF A FENCE LINE, AS SHOWN ON SURVEY RECORDED IN VOLUME 27 OF SURVEYS, PAGE 50 AND AS ESTABLISHED IN THE STIPULATED ORDER QUIETING TITLE IN CLALLAM COUNTY SUPERIOR COURT CAUSE NO. 03-2-00189-1 AND RECORDED UNDER UNDER AUDITOR'S FILE NO. 2003-1115832.

EXHIBIT "A"
Legal Description
(Continued)

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

Filed for Record
at the Request of:

GARY R. COLLEY
The Law Firm of
Platt Irwin Taylor
403 South Peabody
Port Angeles, WA 98362



2003 1115832 Clallam
County

FILED FOR RECORD AT THE REQUEST

OF PIT
RECORDED IN CLALLAM COUNTY, CLALLAM CO.

2003 AUG 28 PM 3: 13



COVER SHEET

GRANTORS: HELEN Z. LEWIS, an incapacitated person; and DON TAYLOR, as the Guardian of the Estate of Helen Z. Lewis

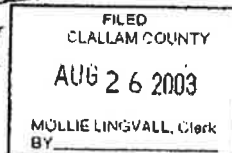
GRANTEES: CAMERON FARM ESTATES, INC.

Legal Description: Parcels 10, 11, 13 & 14 of Survey recorded in Vol. 8 of Surveys, page 71, under Auditor's File No. 537794, being a portion of the E 1/2 of NE 1/4, Sec. 12, T30N, R4W, W.M., Clallam County, Washington

Additional legal on pages 1 and 2 of document

Assessor's Property Tax Parcel Account Numbers: 043012 110100; 043012 110110 1000; 043012 110110 2001; 043012 110130; 043012 110140

**CERTIFIED
COPY**



SUPERIOR COURT OF WASHINGTON FOR CLALLAM COUNTY

CAMERON FARM ESTATES, INC.,
a Washington corporation,

Plaintiff,

vs.

HELEN Z. LEWIS, an incapacitated
person; and DON TAYLOR, as the
Guardian of the Estate of Helen Z.
Lewis,

Defendants.

NO. 03 2 00189 1

03 9 00833 6

STIPULATED ORDER
QUIETING TITLE AND
EJECTMENT

THIS MATTER having come on before the undersigned judge
of the above entitled court upon stipulation of the parties
pursuant to a settlement agreement between the parties, the
court being duly advised in the premises, now, therefore, it
is

ORDERED, ADJUDGED and DECREED as follows:

1. That defendant, Helen Z. Lewis, and all persons
claiming under the above named defendant be and they are
forever barred from having or asserting any right, title,
estate, lien or interest in the following described property:

That portion of Parcels 10, 11, 13, and 14 of
Survey recorded in Volume 8 of Surveys, page 71,
recorded under Clallam County Auditor's File No.
537794, being a portion of the East half of the
Northeast quarter of Section 12, Township 30 North,
Range 4 West, W.M., Clallam County, Washington,
lying Westerly of a fence line depicted on the

STIPULATED ORDER QUIETING TITLE AND EJECTMENT
PAGE 1
CASE-932 (LTM041)

The Law firm of
Platt Irwin Taylor
403 South Peabody
Port Angeles, Washington 98362
(360) 457-3327

**CERTIFIED
COPY**

Western portion of the above described Parcels 10, 11, 13, and 14 as depicted on Survey found in Volume 27, page 50 of Surveys, recorded under Clallam County Auditor's File No. 687937, a copy of a portion of which as modified is attached hereto as Exhibit A and an unrecorded fence mapping, a copy of which is attached hereto as Exhibit B.

The boundary line for the gap in the fence depicted on the survey on Exhibit A located on Parcel 13 shall be a straight line from the Northerly end of the gap in the fence on Parcel 13, (which is 10.1 feet East of the survey line) Southerly approximately 74.75 feet in a straight line to the Southern point of the gap in the fence (which is 1.5 feet to the East of the survey line).

The boundary line for the gap in the fence depicted on both Exhibits A and B located on Parcel 11 shall be a straight line from the Northerly end of the gap in the prior fence on Parcel 11 (which is 4.1 feet East of the survey line as shown on Exhibit A), Easterly parallel to the existing road to a point 10.13 feet East of the survey line, thence Southerly to the Southern point of the gap in the fence (which is 10.13 feet East of the survey line).

It is further,

ORDERED, ADJUDGED and DECREED that fee simple title in and to the above described property be and the same is hereby quieted, established and confirmed in the plaintiff, Cameron Farm Estates, Inc.

It is further,

ORDERED, ADJUDGED and DECREED that any improvements owned or maintained by defendant, specifically including fences, which encroach upon the property being awarded to the plaintiff as described above shall hereby be removed within thirty (30) days from the date of entry of this order. If such encroaching improvements, including fences, are not

**CERTIFIED
COPY**

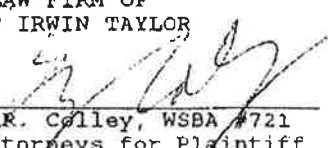
removed within such time period, plaintiff is authorized to
remove the same and to place any such removed materials on
defendant's adjoining property. This specifically includes
the new fence on the survey line north of the driveway which
is identified on Exhibit B as "new fence on line" and is
depicted as being 30.25 feet long.

DONE IN OPEN COURT this 22 day of August, 2003.

KEN WILLIAMS

JUDGE KEN WILLIAMS

Presented by:
THE LAW FIRM OF
PLATT IRWIN TAYLOR


Gary R. Colley, WSBA #721
Of Attorneys for Plaintiff

Copy received; Notice of Presenta-
tion waived; Order stipulated to and
approved for entry:

By 
Erwin P. Jones, Jr., WSBA #970
Attorney for Defendants

STIPULATED ORDER QUIETING TITLE AND EJECTMENT
PAGE 3
CASE-532 LITIGAT

The Law firm of
Platt Irwin Taylor
403 South Peabody
Port Angeles, Washington 98162
(360) 457-3327

CERTIFIED
COPY

687937

NORTH LINE OF
SECTION 12

APPROX. GASKELL ROAD



CONCRETE,
SEE VOLUME
SURVEYS, PG.
NOT VISITED
SURVEY.

17

15

14

14

13

12

11

2617.49

1055.27

118.09

LINE NOT
MADE FOR
ENCROACHMENTS
SOUTH OF THIS
POINT.

PG. 66 OF SURVEYS, PG. 71

EXHIBIT

A

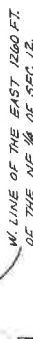
SCALE 1

Webb's



CERTIFIED
COPY

STATE OF WASHINGTON } SS
County of Clallam } CERTIFICATE OF CLERK
I, MOLLIE LINGVALL, County Clerk of said County and
ex-officio Clerk of Superior Court, do hereby certify
that the above and foregoing is a true and correct
transcript of the above entitled cause, as the same
appears on file in my office.
IN TESTIMONY WHEREOF, I have hereunto set my
hand and affixed the seal of said County this 27
day of Aug 20 1913
By Mollie Lingvall Clerk
Mollie Lingvall Deputy



① $R: 395.00$
 $\Delta: 15^{\circ}05'12''$
 $L: 104.01$

② $R: 365.00$
 $\Delta: 41^{\circ}04'26''$
 $L: 299.85$

③ $\Delta: 2^{\circ}15'43''$
 $L: 14.41$

④ $\Delta: 44^{\circ}48'23''$
 $L: 285.44$

⑤ $R: 210.00$
 $\Delta: 42^{\circ}01'10''$
 $L: 154.01$

THIS SURVEY IS BASED ON THE WASHINGTON COORDINATE SYSTEM GRID, NORTH ZONE. ALL BEARINGS ARE RELATIVE TO SAID GRID. ALL DISTANCES ARE REDUCED TO GRID, BEING 0.99994 OF HORIZONTAL GROUND DISTANCE.

 DENOTES EASEMENT FOR
 INGRESS, EGRESS, AND UTILITY
 PURPOSES.

 DENOTES 1" CONDUIT WITH
 PLASTIC SURVEY CAP
 STAMPED: "CLARK-12223"
 AND 3.3" GUARD POST.

NOTE: THIS SURVEY IS BEING RECORDED TO INDICATE ACTUAL OWNERSHIP PER RECORDED DESCRIPTIONS. IT IS NOT THE INTENT OF THIS SURVEY TO MAP ENCROACHMENTS, IF ANY EXIST.

*SURVEY OF A PORTION OF THE
NORTHEAST QUARTER OF SECTION
12, TOWNSHIP 30 NORTH, RANGE 4
WEST, W.M., CLALLAM COUNTY,
WASHINGTON.*

FOR: VAL CAMERON
DATE: DECEMBER 9, 1982

THIS MAP CORRECTLY REPRESENTS A
SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH
THE SURVEY RECORDING ACT AT THE
REQUEST OF VAL CAMERON
DATE: DECEMBER 9, 1982

Kenneth A. Clark
KENNETH A. CLARK
LICENSE NO. 12223

See Letter filed: Jan. 14, 1983
See Vol 644 PAGE 215

FILED FOR RECORD AT THE REQUEST
OF Clark & Associates THIS 16th DAY OF
December 1982 A.D. AT 35 MINUTES
PAST 2 O'CLOCK P.M. AND RECORDED
IN VOLUME 8 OF SURVEYS, PAGE 66,
RECORDS OF CLALLAM COUNTY,
WASHINGTON.

Gertrude Brown
DEPUTY COUNTY AUDITOR

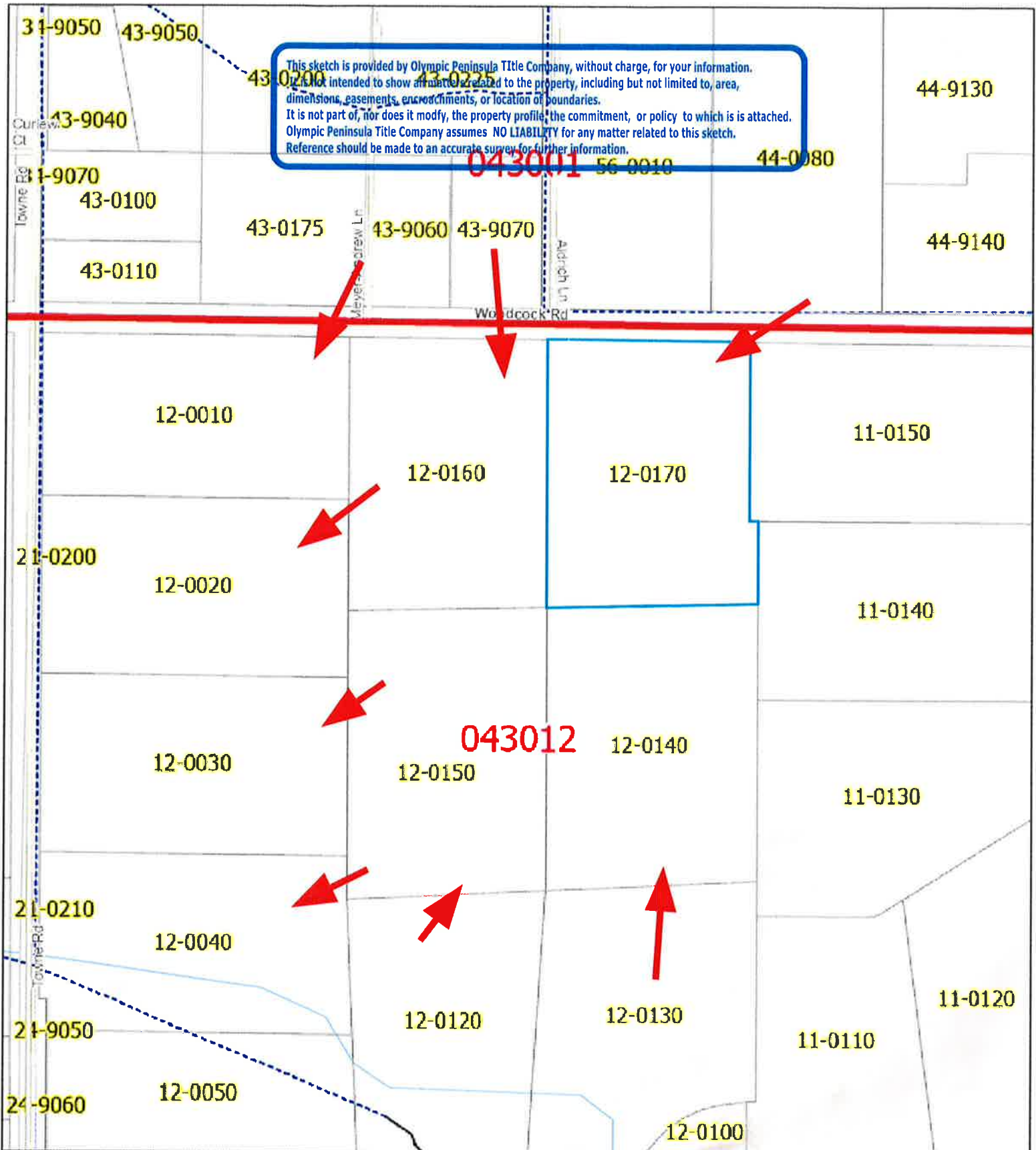
DRAWN BY: M.S.D.
PLAT CHECK: J.S.S.
FINAL CHECK: L. J.

VAL CAMERON SURVEY



CLARK & ASSOCIATES
Land Surveyors • Engineers • Planners
Construction Coordination • Materials Testing

MAIN OFFICE 315 East English Street, Los Angeles, Washington 90007 • 452
BRANCH OFFICE 300 Broadway P.O. Box 260, Port Townsend, Washington 98366 • 285



Clallam County, WA		We are happy to share our maps and hope that you find them helpful. Please be advised, however, that these maps are intended to serve as a guide to the general location of features shown. The accuracy of the individual layers varies and layers may not align with one another. Determination of actual regulatory location of features shown on this map typically requires a field examination by qualified staff. Any person or entity that relies on any information contained herein does so at their own risk. Clallam County makes no warranty of the accuracy or usefulness of this data.
0 0.03 0.05 mi		
1/18/2024 12:14 PM	1:4,514	

Clallam County Assessor & Treasurer

Property Search Results > 36745 CAMERON FARM ESTATES INC for Year 2023 - 2024

Property

Account

Property ID:	36745	Legal Description:	PARCEL 1 SURVEY V8 P66
Geographic ID:	0430121200100000	Agent Code:	
Type:	Real		
Tax Area:	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	Land Use Code	83
Open Space:	Y	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	TOWNE RD SEQUIM, WA 98382	Mapsco:	
Neighborhood:	Sequim Prairie Res	Map ID:	227
Neighborhood CD:	2001000		

Owner

Name:	CAMERON FARM ESTATES INC	Owner ID:	16827
Mailing Address:	444 TOWNE RD SEQUIM, WA 98382	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/18/2024

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2023	23579	\$55.43	\$55.35	\$0.00	\$0.00	\$110.78	\$0.00
▸ Statement Details							
2022	23652	\$57.21	\$57.15	\$0.00	\$0.00	\$114.36	\$0.00
▸ Statement Details							
2021	23766	\$57.34	\$57.30	\$0.00	\$0.00	\$114.64	\$0.00
▸ Statement Details							
2020	23888	\$57.73	\$57.65	\$0.00	\$0.00	\$115.38	\$0.00
▸ Statement Details							
2019	24022	\$57.26	\$57.20	\$0.00	\$0.00	\$114.46	\$0.00
▸ Statement Details							
2018	24232	\$57.50	\$57.41	\$0.00	\$0.00	\$114.91	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$0
(+) Curr Use (HS):	+	\$0 \$0

(+) Curr Use (NHS):	+	\$235,175	\$2,483
(=) Market Value:	=	\$235,175	
(-) Productivity Loss:	-	\$232,692	
(=) Subtotal:	=	\$2,483	
(+) Senior Appraised Value:	+	\$0	
(+) Non-Senior Appraised Value:	+	\$2,483	
(=) Total Appraised Value:	=	\$2,483	
(-) Senior Exemption Loss:	-	\$0	
(-) Exemption Loss:	-	\$0	
(=) Taxable Value:	=	\$2,483	

Taxing Jurisdiction

Owner: CAMERON FARM ESTATES INC
 % Ownership: 100.000000000000%
 Total Value: \$235,175
 Tax Area: 0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
ST SCH2	STATE SCHOOL PT 2	0.8091306662	\$2,483	\$2,483	\$2.01
STATE SCH	STATE SCHOOL PT 1	1.5082776643	\$2,483	\$2,483	\$3.75
CC GENERAL	CLALLAM COUNTY GENERAL	0.7396379723	\$2,483	\$2,483	\$1.84
DEVDISBLT	DEVELOPMENT DISABILITIES COUNTY	0.0205451200	\$2,483	\$2,483	\$0.05
LND ASSMT	LAND ASSESSMENT COUNTY	0.0015400000	\$2,483	\$2,483	\$0.00
TAX REFUND	TAX REFUND FUND COUNTY	0.0000000000	\$2,483	\$2,483	\$0.00
VET RELIEF	VETERAN'S RELIEF COUNTY	0.0092452999	\$2,483	\$2,483	\$0.02
CAPT IMP	CAPITAL IMPROVEMENT PORT DISTRICT	0.1105115198	\$2,483	\$2,483	\$0.27
PRK REC	SEQUIM AQUATIC RECREATION CNTR	0.0000000000	\$2,483	\$2,483	\$0.00
CC RD GEN	CLALLAM COUNTY ROAD GENERAL	0.7783333431	\$2,483	\$2,483	\$1.93
LIB	LIBRARY COUNTY	0.2936226339	\$2,483	\$2,483	\$0.73
SD #323 CP	SD 323 CP	0.4344942546	\$2,483	\$2,483	\$1.08
SD 323 GEN	SD 323 M & O	0.8669527351	\$2,483	\$2,483	\$2.15
FIRE 3 BD	FIRE DIST #3 EMS	0.3541857166	\$2,483	\$2,483	\$0.88
FIRE 3 GEN	FIRE DIST #3 GENERAL	1.1200147039	\$2,483	\$2,483	\$2.78
HOSP 2 GEN	HOSPITAL DIST #2 GENERAL	0.3177019449	\$2,483	\$2,483	\$0.79
CON FUTURE	CONSERVATION FUTURES	0.0178280580	\$2,483	\$2,483	\$0.04
Total Tax Rate:		7.3820216326			
Taxes w/Current Exemptions:					\$18.32
Taxes w/o Exemptions:					\$18.32

Improvement / Building

Sketch

No sketches available for this property.

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	R SRPLS AC	RES SURPLUS ACREAGE	3.3800	0.00	0.00	0.00	\$97,175	\$1,916
2	RES ACRES	PER ACRE	1.0000	0.00	0.00	0.00	\$138,000	\$567

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2024	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$235,175	\$2,483	\$2,483	\$2,483
2022	\$0	\$204,500	\$2,483	\$2,483	\$2,483
2021	\$0	\$72,376	\$2,483	\$2,483	\$2,483
2020	\$0	\$72,376	\$2,483	\$2,483	\$2,483
2019	\$0	\$72,376	\$2,484	\$2,484	\$2,484
2018	\$0	\$72,376	\$2,484	\$2,484	\$2,484
2017	\$0	\$72,376	\$2,484	\$2,484	\$2,484
2016	\$0	\$72,376	\$2,484	\$2,484	\$2,484
2015	\$0	\$72,376	\$2,484	\$2,484	\$2,484
2014	\$0	\$72,376	\$2,484	\$2,484	\$2,484
2013	\$0	\$72,376	\$2,484	\$2,484	\$2,484
2012	\$0	\$76,396	\$2,484	\$2,484	\$2,484
2011	\$0	\$80,417	\$2,485	\$2,485	\$2,485
2010	\$0	\$80,417	\$2,485	\$2,485	\$2,485
2009	\$0	\$80,417	\$2,485	\$2,485	\$2,485
2008	\$0	\$80,420	\$2,485	\$2,485	\$2,485
2007	\$0	\$80,420	\$2,485	\$2,485	\$2,485
2006	\$0	\$69,359	\$2,485	\$2,485	\$2,485
2005	\$0	\$51,377	\$2,485	\$2,485	\$2,485

Deed and Sales History

Payout Agreement

No payout information available..

Clallam County Assessor & Treasurer

Property Search Results > 36746 CAMERON FARM ESTATES INC for Year 2023 - 2024

Property

Account

Property ID:	36746	Legal Description:	PARCEL 2 SURVEY V8 P66
Geographic ID:	0430121200200000	Agent Code:	
Type:	Real		
Tax Area:	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	Land Use Code:	83
Open Space:	Y	DFL:	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	TOWNE RD SEQUIM, WA 98382	Mapscot:	
Neighborhood:	Sequim Prairie Res	Map ID:	227
Neighborhood CD:	2001000		

Owner

Name:	CAMERON FARM ESTATES INC	Owner ID:	16827
Mailing Address:	444 TOWNE RD SEQUIM, WA 98382	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/18/2024

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	23580	\$60.56	\$60.47	\$0.00	\$0.00	\$121.03	\$0.00
▶ Statement Details							
2022	23653	\$62.51	\$62.42	\$0.00	\$0.00	\$124.93	\$0.00
▶ Statement Details							
2021	23767	\$62.67	\$62.58	\$0.00	\$0.00	\$125.25	\$0.00
▶ Statement Details							
2020	23889	\$63.15	\$63.07	\$0.00	\$0.00	\$126.22	\$0.00
▶ Statement Details							
2019	24023	\$62.66	\$62.59	\$0.00	\$0.00	\$125.25	\$0.00
▶ Statement Details							
2018	24233	\$62.92	\$62.83	\$0.00	\$0.00	\$125.75	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$0
(+) Curr Use (HS):	+	\$0 \$0

(+) Curr Use (NHS):	+	\$247,250	\$2,722
(=) Market Value:	=	\$247,250	
(-) Productivity Loss:	-	\$244,528	
(=) Subtotal:	=	\$2,722	
(+) Senior Appraised Value:	+	\$0	
(+) Non-Senior Appraised Value:	+	\$2,722	
(=) Total Appraised Value:	=	\$2,722	
(-) Senior Exemption Loss:	-	\$0	
(-) Exemption Loss:	-	\$0	
(=) Taxable Value:	=	\$2,722	

Taxing Jurisdiction

Owner: CAMERON FARM ESTATES INC
 % Ownership: 100.000000000000%
 Total Value: \$247,250
 Tax Area: 0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
ST SCH2	STATE SCHOOL PT 2	0.8091306662	\$2,722	\$2,722	\$2.20
STATE SCH	STATE SCHOOL PT 1	1.5082776643	\$2,722	\$2,722	\$4.11
CC GENERAL	CLALLAM COUNTY GENERAL	0.7396379723	\$2,722	\$2,722	\$2.01
DEVDISBLT	DEVELOPMENT DISABILITIES COUNTY	0.0205451200	\$2,722	\$2,722	\$0.06
LND ASSMT	LAND ASSESSMENT COUNTY	0.0015400000	\$2,722	\$2,722	\$0.00
TAX REFUND	TAX REFUND FUND COUNTY	0.0000000000	\$2,722	\$2,722	\$0.00
VET RELIEF	VETERAN'S RELIEF COUNTY	0.0092452999	\$2,722	\$2,722	\$0.03
CAPT IMP	CAPITAL IMPROVEMENT PORT DISTRICT	0.1105115198	\$2,722	\$2,722	\$0.30
PRK REC	SEQUIM AQUATIC RECREATION CNTR	0.0000000000	\$2,722	\$2,722	\$0.00
CC RD GEN	CLALLAM COUNTY ROAD GENERAL	0.7783333431	\$2,722	\$2,722	\$2.12
LIB	LIBRARY COUNTY	0.2936226339	\$2,722	\$2,722	\$0.80
SD #323 CP	SD 323 CP	0.4344942546	\$2,722	\$2,722	\$1.18
SD 323 GEN	SD 323 M & O	0.8669527351	\$2,722	\$2,722	\$2.36
FIRE 3 BD	FIRE DIST #3 EMS	0.3541857166	\$2,722	\$2,722	\$0.96
FIRE 3 GEN	FIRE DIST #3 GENERAL	1.1200147039	\$2,722	\$2,722	\$3.05
HOSP 2 GEN	HOSPITAL DIST #2 GENERAL	0.3177019449	\$2,722	\$2,722	\$0.86
CON FUTURE	CONSERVATION FUTURES	0.0178280580	\$2,722	\$2,722	\$0.05
Total Tax Rate:		7.3820216326			
Taxes w/Current Exemptions:					\$20.09
Taxes w/o Exemptions:					\$20.09

Improvement / Building

Sketch

No sketches available for this property.

Property Image



4/26/22, 1:05:27 PM

36746

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES ACRES	PER ACRE	1.0000	0.00	0.00	0.00	\$138,000	\$567
2	R SRPLS AC	RES SURPLUS ACREAGE	3.8000	0.00	0.00	0.00	\$109,250	\$2,155

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2024	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$247,250	\$2,722	\$2,722	\$2,722
2022	\$0	\$215,000	\$2,722	\$2,722	\$2,722
2021	\$0	\$79,315	\$2,722	\$2,722	\$2,722
2020	\$0	\$79,315	\$2,722	\$2,722	\$2,722
2019	\$0	\$79,315	\$2,722	\$2,722	\$2,722
2018	\$0	\$79,315	\$2,722	\$2,722	\$2,722
2017	\$0	\$79,315	\$2,722	\$2,722	\$2,722
2016	\$0	\$79,315	\$2,722	\$2,722	\$2,722
2015	\$0	\$79,315	\$2,722	\$2,722	\$2,722
2014	\$0	\$79,315	\$2,722	\$2,722	\$2,722
2013	\$0	\$79,315	\$2,722	\$2,722	\$2,722
2012	\$0	\$83,721	\$2,722	\$2,722	\$2,722
2011	\$0	\$88,128	\$2,720	\$2,720	\$2,720
2010	\$0	\$88,128	\$2,720	\$2,720	\$2,720
2009	\$0	\$88,128	\$2,720	\$2,720	\$2,720
2008	\$0	\$88,125	\$2,720	\$2,720	\$2,720
2007	\$0	\$88,125	\$2,720	\$2,720	\$2,720
2006	\$0	\$76,010	\$2,720	\$2,720	\$2,720
2005	\$0	\$56,304	\$2,720	\$2,720	\$2,720

Deed and Sales History

Payout Agreement

No payout information available..

Clallam County Assessor & Treasurer

Property Search Results > 36747 CAMERON FARM ESTATES INC for Year 2023 - 2024

Property

Account

Property ID:	36747	Legal Description:	PARCEL 3 SURVEY V8 P66
Geographic ID:	0430121200300000	Agent Code:	
Type:	Real		
Tax Area:	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	Land Use Code	83
Open Space:	Y	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	TOWNE RD SEQUIM, WA 98382	Mapsc0:	
Neighborhood:	Sequim Prairie Res	Map ID:	227
Neighborhood CD:	2001000		

Owner

Name:	CAMERON FARM ESTATES INC	Owner ID:	16827
Mailing Address:	444 TOWNE RD SEQUIM, WA 98382	% Ownership:	100.000000000000%
		Exemptions:	

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/18/2024

Amount Due if Paid on: 

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	23581	\$60.67	\$60.59	\$0.00	\$0.00	\$121.26	\$0.00
▶ Statement Details							
2022	23654	\$62.65	\$62.52	\$0.00	\$0.00	\$125.17	\$0.00
▶ Statement Details							
2021	23768	\$62.79	\$62.70	\$0.00	\$0.00	\$125.49	\$0.00
▶ Statement Details							
2020	23890	\$63.28	\$63.18	\$0.00	\$0.00	\$126.46	\$0.00
▶ Statement Details							
2019	24024	\$62.79	\$62.70	\$0.00	\$0.00	\$125.49	\$0.00
▶ Statement Details							
2018	24234	\$63.04	\$62.95	\$0.00	\$0.00	\$125.99	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	
(+) Curr Use (HS):	+	\$0	\$0

(+) Curr Use (NHS):	+	\$247,538	\$2,727
(=) Market Value:	=	\$247,538	
(-) Productivity Loss:	-	\$244,811	
(=) Subtotal:	=	\$2,727	
(+) Senior Appraised Value:	+	\$0	
(+) Non-Senior Appraised Value:	+	\$2,727	
(=) Total Appraised Value:	=	\$2,727	
(-) Senior Exemption Loss:	-	\$0	
(-) Exemption Loss:	-	\$0	
(=) Taxable Value:	=	\$2,727	

Taxing Jurisdiction

Owner: CAMERON FARM ESTATES INC
 % Ownership: 100.000000000000%
 Total Value: \$247,538
 Tax Area: 0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R

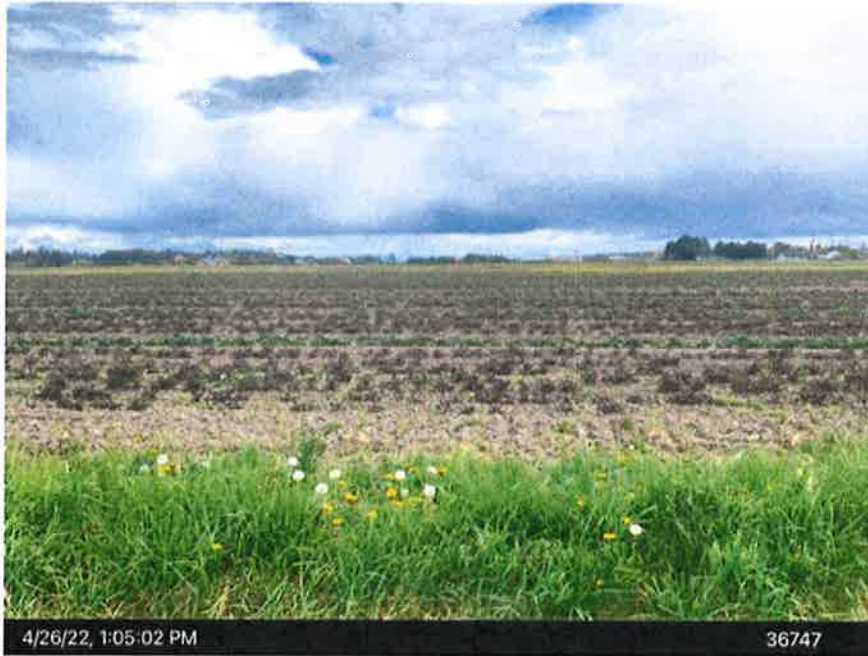
Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
ST SCH2	STATE SCHOOL PT 2	0.8091306662	\$2,727	\$2,727	\$2.21
STATE SCH	STATE SCHOOL PT 1	1.5082776643	\$2,727	\$2,727	\$4.11
CC GENERAL	CLALLAM COUNTY GENERAL	0.7396379723	\$2,727	\$2,727	\$2.02
DEVDISBLT	DEVELOPMENT DISABILITIES COUNTY	0.0205451200	\$2,727	\$2,727	\$0.06
LND ASSMT	LAND ASSESSMENT COUNTY	0.0015400000	\$2,727	\$2,727	\$0.00
TAX REFUND	TAX REFUND FUND COUNTY	0.0000000000	\$2,727	\$2,727	\$0.00
VET RELIEF	VETERAN'S RELIEF COUNTY	0.0092452999	\$2,727	\$2,727	\$0.03
CAPT IMP	CAPITAL IMPROVEMENT PORT DISTRICT	0.1105115198	\$2,727	\$2,727	\$0.30
PRK REC	SEQUIM AQUATIC RECREATION CNTR	0.0000000000	\$2,727	\$2,727	\$0.00
CC RD GEN	CLALLAM COUNTY ROAD GENERAL	0.7783333431	\$2,727	\$2,727	\$2.12
LIB	LIBRARY COUNTY	0.2936226339	\$2,727	\$2,727	\$0.80
SD #323 CP	SD 323 CP	0.4344942546	\$2,727	\$2,727	\$1.18
SD 323 GEN	SD 323 M & O	0.8669527351	\$2,727	\$2,727	\$2.36
FIRE 3 BD	FIRE DIST #3 EMS	0.3541857166	\$2,727	\$2,727	\$0.97
FIRE 3 GEN	FIRE DIST #3 GENERAL	1.1200147039	\$2,727	\$2,727	\$3.05
HOSP 2 GEN	HOSPITAL DIST #2 GENERAL	0.3177019449	\$2,727	\$2,727	\$0.87
CON FUTURE	CONSERVATION FUTURES	0.0178280580	\$2,727	\$2,727	\$0.05
Total Tax Rate:		7.3820216326			
Taxes w/Current Exemptions:					\$20.13
Taxes w/o Exemptions:					\$20.13

Improvement / Building

Sketch

No sketches available for this property.

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES ACRES	PER ACRE	1.0000	43560.00	0.00	0.00	\$138,000	\$567
2	R SRPLS AC	RES SURPLUS ACREAGE	3.8100	165963.60	0.00	0.00	\$109,538	\$2,160

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2024	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$247,538	\$2,727	\$2,727	\$2,727
2022	\$0	\$215,250	\$2,727	\$2,727	\$2,727
2021	\$0	\$79,482	\$2,727	\$2,727	\$2,727
2020	\$0	\$79,482	\$2,727	\$2,727	\$2,727
2019	\$0	\$79,482	\$2,727	\$2,727	\$2,727
2018	\$0	\$79,482	\$2,727	\$2,727	\$2,727
2017	\$0	\$79,482	\$2,727	\$2,727	\$2,727
2016	\$0	\$79,482	\$2,727	\$2,727	\$2,727
2015	\$0	\$79,482	\$2,727	\$2,727	\$2,727
2014	\$0	\$79,482	\$2,727	\$2,727	\$2,727
2013	\$0	\$79,482	\$2,727	\$2,727	\$2,727
2012	\$0	\$83,898	\$2,727	\$2,727	\$2,727
2011	\$0	\$88,314	\$2,730	\$2,730	\$2,730
2010	\$0	\$88,314	\$2,730	\$2,730	\$2,730
2009	\$0	\$88,314	\$2,730	\$2,730	\$2,730
2008	\$0	\$88,315	\$2,730	\$2,730	\$2,730
2007	\$0	\$88,315	\$2,730	\$2,730	\$2,730
2006	\$0	\$76,167	\$2,730	\$2,730	\$2,730
2005	\$0	\$56,421	\$2,730	\$2,730	\$2,730

Deed and Sales History

Payout Agreement

No payout information available..

Clallam County Assessor & Treasurer

Property Search Results > 36762 CAMERON FARM ESTATES INC for Year 2023 - 2024

Property

Account

Property ID:	36762	Legal Description:	PARCEL 15 SURVEY V8 P66
Geographic ID:	0430121201500000	Agent Code:	
Type:	Real		
Tax Area:	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	Land Use Code	83
Open Space:	Y	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	TOWNE RD SEQUIM, WA 98382	Mapsc0:	
Neighborhood:	Sequim Prairie Res	Map ID:	227
Neighborhood CD:	2001000		

Owner

Name:	CAMERON FARM ESTATES INC	Owner ID:	16827
Mailing Address:	444 TOWNE RD SEQUIM, WA 98382	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/18/2024

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2023	23593	\$63.00	\$62.90	\$0.00	\$0.00	\$125.90	\$0.00
▸ Statement Details							
2022	23666	\$65.03	\$64.94	\$0.00	\$0.00	\$129.97	\$0.00
▸ Statement Details							
2021	23780	\$65.19	\$65.10	\$0.00	\$0.00	\$130.29	\$0.00
▸ Statement Details							
2020	23902	\$65.73	\$65.66	\$0.00	\$0.00	\$131.39	\$0.00
▸ Statement Details							
2019	24036	\$65.22	\$65.13	\$0.00	\$0.00	\$130.35	\$0.00
▸ Statement Details							
2018	24246	\$65.49	\$65.41	\$0.00	\$0.00	\$130.90	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$0
(+) Curr Use (HS):	+	\$0 \$0

(+) Curr Use (NHS):	+	\$276,000	\$2,835
(=) Market Value:	=	\$276,000	
(-) Productivity Loss:	-	\$273,165	
(=) Subtotal:	=	\$2,835	
(+) Senior Appraised Value:	+	\$0	
(+) Non-Senior Appraised Value:	+	\$2,835	
(=) Total Appraised Value:	=	\$2,835	
(-) Senior Exemption Loss:	-	\$0	
(-) Exemption Loss:	-	\$0	
(=) Taxable Value:	=	\$2,835	

Taxing Jurisdiction

Owner: CAMERON FARM ESTATES INC
 % Ownership: 100.000000000000%
 Total Value: \$276,000
 Tax Area: 0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
ST SCH2	STATE SCHOOL PT 2	0.8091306662	\$2,835	\$2,835	\$2.29
STATE SCH	STATE SCHOOL PT 1	1.5082776643	\$2,835	\$2,835	\$4.28
CC GENERAL	CLALLAM COUNTY GENERAL	0.7396379723	\$2,835	\$2,835	\$2.10
DEVDISBLT	DEVELOPMENT DISABILITIES COUNTY	0.0205451200	\$2,835	\$2,835	\$0.06
LND ASSMT	LAND ASSESSMENT COUNTY	0.0015400000	\$2,835	\$2,835	\$0.00
TAX REFUND	TAX REFUND FUND COUNTY	0.0000000000	\$2,835	\$2,835	\$0.00
VET RELIEF	VETERAN'S RELIEF COUNTY	0.0092452999	\$2,835	\$2,835	\$0.03
CAPT IMP	CAPITAL IMPROVEMENT PORT DISTRICT	0.1105115198	\$2,835	\$2,835	\$0.31
PRK REC	SEQUIM AQUATIC RECREATION CNTR	0.0000000000	\$2,835	\$2,835	\$0.00
CC RD GEN	CLALLAM COUNTY ROAD GENERAL	0.7783333431	\$2,835	\$2,835	\$2.21
LIB	LIBRARY COUNTY	0.2936226339	\$2,835	\$2,835	\$0.83
SD #323 CP	SD 323 CP	0.4344942546	\$2,835	\$2,835	\$1.23
SD 323 GEN	SD 323 M & O	0.8669527351	\$2,835	\$2,835	\$2.46
FIRE 3 BD	FIRE DIST #3 EMS	0.3541857166	\$2,835	\$2,835	\$1.00
FIRE 3 GEN	FIRE DIST #3 GENERAL	1.1200147039	\$2,835	\$2,835	\$3.18
HOSP 2 GEN	HOSPITAL DIST #2 GENERAL	0.3177019449	\$2,835	\$2,835	\$0.90
CON FUTURE	CONSERVATION FUTURES	0.0178280580	\$2,835	\$2,835	\$0.05
Total Tax Rate:		7.3820216326			
Taxes w/Current Exemptions:					\$20.93
Taxes w/o Exemptions:					\$20.93

Improvement / Building

Sketch

No sketches available for this property.

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES ACRES	PER ACRE	1.0000	0.00	0.00	0.00	\$161,000	\$567
2	R EXCES AC	RES EXCESS ACRE	4.0000	0.00	0.00	0.00	\$115,000	\$2,268

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2024	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$276,000	\$2,835	\$2,835	\$2,835
2022	\$0	\$240,000	\$2,835	\$2,835	\$2,835
2021	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2020	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2019	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2018	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2017	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2016	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2015	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2014	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2013	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2012	\$0	\$87,211	\$2,835	\$2,835	\$2,835
2011	\$0	\$91,801	\$2,835	\$2,835	\$2,835
2010	\$0	\$91,801	\$2,835	\$2,835	\$2,835
2009	\$0	\$91,801	\$2,835	\$2,835	\$2,835
2008	\$0	\$91,800	\$2,835	\$2,835	\$2,835
2007	\$0	\$91,800	\$2,835	\$2,835	\$2,835
2006	\$0	\$79,177	\$2,835	\$2,835	\$2,835
2005	\$0	\$58,652	\$2,835	\$2,835	\$2,835

Deed and Sales History

Payout Agreement

No payout information available..

Clallam County Assessor & Treasurer

Property Search Results > 36762 CAMERON FARM ESTATES INC for Year 2023 - 2024

Property

Account

Property ID:	36762	Legal Description:	PARCEL 15 SURVEY V8 P66
Geographic ID:	0430121201500000	Agent Code:	
Type:	Real		
Tax Area:	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	Land Use Code:	83
Open Space:	Y	DFL:	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	TOWNE RD SEQUIM, WA 98382	Map ID:	227
Neighborhood:	Sequim Prairie Res		
Neighborhood CD:	2001000		

Owner

Name:	CAMERON FARM ESTATES INC	Owner ID:	16827
Mailing Address:	444 TOWNE RD SEQUIM, WA 98382	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/18/2024

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	23593	\$63.00	\$62.90	\$0.00	\$0.00	\$125.90	\$0.00
▶ Statement Details							
2022	23666	\$65.03	\$64.94	\$0.00	\$0.00	\$129.97	\$0.00
▶ Statement Details							
2021	23780	\$65.19	\$65.10	\$0.00	\$0.00	\$130.29	\$0.00
▶ Statement Details							
2020	23902	\$65.73	\$65.66	\$0.00	\$0.00	\$131.39	\$0.00
▶ Statement Details							
2019	24036	\$65.22	\$65.13	\$0.00	\$0.00	\$130.35	\$0.00
▶ Statement Details							
2018	24246	\$65.49	\$65.41	\$0.00	\$0.00	\$130.90	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$0
(+) Curr Use (HS):	+	\$0 \$0

(+) Curr Use (NHS):	+	\$276,000	\$2,835
(=) Market Value:	=	\$276,000	
(-) Productivity Loss:	-	\$273,165	
(=) Subtotal:	=	\$2,835	
(+) Senior Appraised Value:	+	\$0	
(+) Non-Senior Appraised Value:	+	\$2,835	
(=) Total Appraised Value:	=	\$2,835	
(-) Senior Exemption Loss:	-	\$0	
(-) Exemption Loss:	-	\$0	
(=) Taxable Value:	=	\$2,835	

Taxing Jurisdiction

Owner: CAMERON FARM ESTATES INC
 % Ownership: 100.000000000000%
 Total Value: \$276,000
 Tax Area: 0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
ST SCH2	STATE SCHOOL PT 2	0.8091306662	\$2,835	\$2,835	\$2.29
STATE SCH	STATE SCHOOL PT 1	1.5082776643	\$2,835	\$2,835	\$4.28
CC GENERAL	CLALLAM COUNTY GENERAL	0.7396379723	\$2,835	\$2,835	\$2.10
DEVDISBLT	DEVELOPMENT DISABILITIES COUNTY	0.0205451200	\$2,835	\$2,835	\$0.06
LND ASSMT	LAND ASSESSMENT COUNTY	0.0015400000	\$2,835	\$2,835	\$0.00
TAX REFUND	TAX REFUND FUND COUNTY	0.0000000000	\$2,835	\$2,835	\$0.00
VET RELIEF	VETERAN'S RELIEF COUNTY	0.0092452999	\$2,835	\$2,835	\$0.03
CAPT IMP	CAPITAL IMPROVEMENT PORT DISTRICT	0.1105115198	\$2,835	\$2,835	\$0.31
PRK REC	SEQUIM AQUATIC RECREATION CNTR	0.0000000000	\$2,835	\$2,835	\$0.00
CC RD GEN	CLALLAM COUNTY ROAD GENERAL	0.7783333431	\$2,835	\$2,835	\$2.21
LIB	LIBRARY COUNTY	0.2936226339	\$2,835	\$2,835	\$0.83
SD #323 CP	SD 323 CP	0.4344942546	\$2,835	\$2,835	\$1.23
SD 323 GEN	SD 323 M & O	0.8669527351	\$2,835	\$2,835	\$2.46
FIRE 3 BD	FIRE DIST #3 EMS	0.3541857166	\$2,835	\$2,835	\$1.00
FIRE 3 GEN	FIRE DIST #3 GENERAL	1.1200147039	\$2,835	\$2,835	\$3.18
HOSP 2 GEN	HOSPITAL DIST #2 GENERAL	0.3177019449	\$2,835	\$2,835	\$0.90
CON FUTURE	CONSERVATION FUTURES	0.0178280580	\$2,835	\$2,835	\$0.05
Total Tax Rate:		7.3820216326			
Taxes w/Current Exemptions:					\$20.93
Taxes w/o Exemptions:					\$20.93

Improvement / Building

Sketch

No sketches available for this property.

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES ACRES	PER ACRE	1.0000	0.00	0.00	0.00	\$161,000	\$567
2	R EXCES AC	RES EXCESS ACRE	4.0000	0.00	0.00	0.00	\$115,000	\$2,268

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2024	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$276,000	\$2,835	\$2,835	\$2,835
2022	\$0	\$240,000	\$2,835	\$2,835	\$2,835
2021	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2020	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2019	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2018	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2017	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2016	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2015	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2014	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2013	\$0	\$82,621	\$2,835	\$2,835	\$2,835
2012	\$0	\$87,211	\$2,835	\$2,835	\$2,835
2011	\$0	\$91,801	\$2,835	\$2,835	\$2,835
2010	\$0	\$91,801	\$2,835	\$2,835	\$2,835
2009	\$0	\$91,801	\$2,835	\$2,835	\$2,835
2008	\$0	\$91,800	\$2,835	\$2,835	\$2,835
2007	\$0	\$91,800	\$2,835	\$2,835	\$2,835
2006	\$0	\$79,177	\$2,835	\$2,835	\$2,835
2005	\$0	\$58,652	\$2,835	\$2,835	\$2,835

Deed and Sales History

Payout Agreement

No payout information available..

Clallam County Assessor & Treasurer

Property Search Results > 36763 CAMERON FARM ESTATES INC for Year 2023 - 2024

Property

Account

Property ID:	36763	Legal Description:	PARCEL 16 SURVEY V8 P66
Geographic ID:	0430121201600000	Agent Code:	
Type:	Real		
Tax Area:	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	Land Use Code	83
Open Space:	Y	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	TOWNE RD SEQUIM, WA 98382	Mapsco:	
Neighborhood:	Sequim Prairie Res	Map ID:	227
Neighborhood CD:	2001000		

Owner

Name:	CAMERON FARM ESTATES INC	Owner ID:	16827
Mailing Address:	444 TOWNE RD SEQUIM, WA 98382	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/18/2024

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	23594	\$59.57	\$59.49	\$0.00	\$0.00	\$119.06	\$0.00
▶ Statement Details							
2022	23667	\$61.50	\$61.41	\$0.00	\$0.00	\$122.91	\$0.00
▶ Statement Details							
2021	23781	\$61.65	\$61.59	\$0.00	\$0.00	\$123.24	\$0.00
▶ Statement Details							
2020	23903	\$62.12	\$62.02	\$0.00	\$0.00	\$124.14	\$0.00
▶ Statement Details							
2019	24037	\$61.64	\$61.55	\$0.00	\$0.00	\$123.19	\$0.00
▶ Statement Details							
2018	24247	\$61.87	\$61.80	\$0.00	\$0.00	\$123.67	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	
(+) Curr Use (HS):	+	\$0	\$0

(+) Curr Use (NHS):	+	\$267,950	\$2,676
(=) Market Value:	=	\$267,950	
(-) Productivity Loss:	-	\$265,274	
(=) Subtotal:	=	\$2,676	
(+) Senior Appraised Value:	+	\$0	
(+) Non-Senior Appraised Value:	+	\$2,676	
(=) Total Appraised Value:	=	\$2,676	
(-) Senior Exemption Loss:	-	\$0	
(-) Exemption Loss:	-	\$0	
(=) Taxable Value:	=	\$2,676	

Taxing Jurisdiction

Owner: CAMERON FARM ESTATES INC
 % Ownership: 100.000000000000%
 Total Value: \$267,950
 Tax Area: 0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
ST SCH2	STATE SCHOOL PT 2	0.8091306662	\$2,676	\$2,676	\$2.17
STATE SCH	STATE SCHOOL PT 1	1.5082776643	\$2,676	\$2,676	\$4.04
CC GENERAL	CLALLAM COUNTY GENERAL	0.7396379723	\$2,676	\$2,676	\$1.98
DEVDISBLT	DEVELOPMENT DISABILITIES COUNTY	0.0205451200	\$2,676	\$2,676	\$0.05
LND ASSMT	LAND ASSESSMENT COUNTY	0.0015400000	\$2,676	\$2,676	\$0.00
TAX REFUND	TAX REFUND FUND COUNTY	0.0000000000	\$2,676	\$2,676	\$0.00
VET RELIEF	VETERAN'S RELIEF COUNTY	0.0092452999	\$2,676	\$2,676	\$0.02
CAPT IMP	CAPITAL IMPROVEMENT PORT DISTRICT	0.1105115198	\$2,676	\$2,676	\$0.30
PRK REC	SEQUIM AQUATIC RECREATION CNTR	0.0000000000	\$2,676	\$2,676	\$0.00
CC RD GEN	CLALLAM COUNTY ROAD GENERAL	0.7783333431	\$2,676	\$2,676	\$2.08
LIB	LIBRARY COUNTY	0.2936226339	\$2,676	\$2,676	\$0.79
SD #323 CP	SD 323 CP	0.4344942546	\$2,676	\$2,676	\$1.16
SD 323 GEN	SD 323 M & O	0.8669527351	\$2,676	\$2,676	\$2.32
FIRE 3 BD	FIRE DIST #3 EMS	0.3541857166	\$2,676	\$2,676	\$0.95
FIRE 3 GEN	FIRE DIST #3 GENERAL	1.1200147039	\$2,676	\$2,676	\$3.00
HOSP 2 GEN	HOSPITAL DIST #2 GENERAL	0.3177019449	\$2,676	\$2,676	\$0.85
CON FUTURE	CONSERVATION FUTURES	0.0178280580	\$2,676	\$2,676	\$0.05
Total Tax Rate:		7.3820216326			
				Taxes w/Current Exemptions:	\$19.76
				Taxes w/o Exemptions:	\$19.76

Improvement / Building

Sketch

No sketches available for this property.

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES ACRES	PER ACRE	1.0000	0.00	0.00	0.00	\$161,000	\$567
2	R SRPLS AC	RES SURPLUS ACREAGE	3.7200	0.00	0.00	0.00	\$106,950	\$2,109

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2024	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$267,950	\$2,676	\$2,676	\$2,676
2022	\$0	\$233,000	\$2,676	\$2,676	\$2,676
2021	\$0	\$77,995	\$2,676	\$2,676	\$2,676
2020	\$0	\$77,995	\$2,676	\$2,676	\$2,676
2019	\$0	\$77,995	\$2,676	\$2,676	\$2,676
2018	\$0	\$77,995	\$2,676	\$2,676	\$2,676
2017	\$0	\$77,995	\$2,676	\$2,676	\$2,676
2016	\$0	\$77,995	\$2,676	\$2,676	\$2,676
2015	\$0	\$77,995	\$2,676	\$2,676	\$2,676
2014	\$0	\$77,995	\$2,676	\$2,676	\$2,676
2013	\$0	\$77,995	\$2,676	\$2,676	\$2,676
2012	\$0	\$82,327	\$2,676	\$2,676	\$2,676
2011	\$0	\$86,660	\$2,675	\$2,675	\$2,675
2010	\$0	\$86,660	\$2,675	\$2,675	\$2,675
2009	\$0	\$86,660	\$2,675	\$2,675	\$2,675
2008	\$0	\$86,660	\$2,675	\$2,675	\$2,675
2007	\$0	\$86,660	\$2,675	\$2,675	\$2,675
2006	\$0	\$74,743	\$2,675	\$2,675	\$2,675
2005	\$0	\$55,365	\$2,675	\$2,675	\$2,675

Deed and Sales History

Payout Agreement

No payout information available..

Clallam County Assessor & Treasurer

Property Search Results > 36764 CAMERON FARM ESTATES INC for Year 2023 - 2024

Property

Account

Property ID:	36764	Legal Description:	PARCEL 17 SURVEY V8 P66 & PT SURV 46-68 W FENCE
Geographic ID:	0430121201700000	Agent Code:	
Type:	Real		
Tax Area:	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R	Land Use Code	83
Open Space:	Y	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	TOWNE RD SEQUIM, WA 98382	Mapscot:	
Neighborhood:	Sequim Prairie Res	Map ID:	227
Neighborhood CD:	2001000		

Owner

Name:	CAMERON FARM ESTATES INC	Owner ID:	16827
Mailing Address:	444 TOWNE RD SEQUIM, WA 98382	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/18/2024

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	23595	\$59.94	\$59.85	\$0.00	\$0.00	\$119.79	\$0.00
▶ Statement Details							
2022	23668	\$61.89	\$61.78	\$0.00	\$0.00	\$123.67	\$0.00
▶ Statement Details							
2021	23782	\$62.03	\$61.96	\$0.00	\$0.00	\$123.99	\$0.00
▶ Statement Details							
2020	23904	\$62.52	\$62.41	\$0.00	\$0.00	\$124.93	\$0.00
▶ Statement Details							
2019	24038	\$62.01	\$61.94	\$0.00	\$0.00	\$123.95	\$0.00
▶ Statement Details							
2018	24248	\$62.27	\$62.16	\$0.00	\$0.00	\$124.43	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$0

(+) Curr Use (HS):	+	\$0	\$0
(+) Curr Use (NHS):	+	\$268,813	\$2,693
(=) Market Value:	=	\$268,813	
(-) Productivity Loss:	-	\$266,120	
(=) Subtotal:	=	\$2,693	
(+) Senior Appraised Value:	+	\$0	
(+) Non-Senior Appraised Value:	+	\$2,693	
(=) Total Appraised Value:	=	\$2,693	
(-) Senior Exemption Loss:	-	\$0	
(-) Exemption Loss:	-	\$0	
(=) Taxable Value:	=	\$2,693	

Taxing Jurisdiction

Owner: CAMERON FARM ESTATES INC
 % Ownership: 100.000000000000%
 Total Value: \$268,813
 Tax Area: 0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R

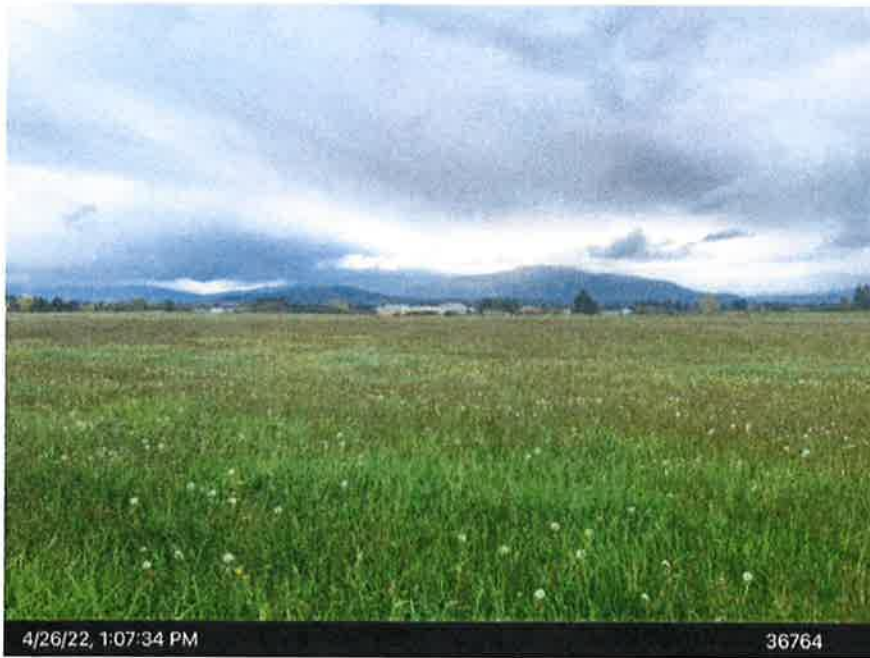
Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
ST SCH2	STATE SCHOOL PT 2	0.8091306662	\$2,693	\$2,693	\$2.18
STATE SCH	STATE SCHOOL PT 1	1.5082776643	\$2,693	\$2,693	\$4.06
CC GENERAL	CLALLAM COUNTY GENERAL	0.7396379723	\$2,693	\$2,693	\$1.99
DEVDISBLT	DEVELOPMENT DISABILITIES COUNTY	0.0205451200	\$2,693	\$2,693	\$0.06
LND ASSMT	LAND ASSESSMENT COUNTY	0.0015400000	\$2,693	\$2,693	\$0.00
TAX REFUND	TAX REFUND FUND COUNTY	0.0000000000	\$2,693	\$2,693	\$0.00
VET RELIEF	VETERAN'S RELIEF COUNTY	0.0092452999	\$2,693	\$2,693	\$0.02
CAPT IMP	CAPITAL IMPROVEMENT PORT DISTRICT	0.1105115198	\$2,693	\$2,693	\$0.30
PRK REC	SEQUIM AQUATIC RECREATION CNTR	0.0000000000	\$2,693	\$2,693	\$0.00
CC RD GEN	CLALLAM COUNTY ROAD GENERAL	0.7783333431	\$2,693	\$2,693	\$2.10
LIB	LIBRARY COUNTY	0.2936226339	\$2,693	\$2,693	\$0.79
SD #323 CP	SD 323 CP	0.4344942546	\$2,693	\$2,693	\$1.17
SD 323 GEN	SD 323 M & O	0.8669527351	\$2,693	\$2,693	\$2.33
FIRE 3 BD	FIRE DIST #3 EMS	0.3541857166	\$2,693	\$2,693	\$0.95
FIRE 3 GEN	FIRE DIST #3 GENERAL	1.1200147039	\$2,693	\$2,693	\$3.02
HOSP 2 GEN	HOSPITAL DIST #2 GENERAL	0.3177019449	\$2,693	\$2,693	\$0.86
CON FUTURE	CONSERVATION FUTURES	0.0178280580	\$2,693	\$2,693	\$0.05
Total Tax Rate:		7.3820216326			
Taxes w/Current Exemptions:					\$19.88
Taxes w/o Exemptions:					\$19.88

Improvement / Building

Sketch

No sketches available for this property.

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES ACRES	PER ACRE	1.0000	0.00	0.00	0.00	\$161,000	\$567
2	R SRPLS AC	RES SURPLUS ACREAGE	3.7500	0.00	0.00	0.00	\$107,813	\$2,126

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2024	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$268,813	\$2,693	\$2,693	\$2,693
2022	\$0	\$233,750	\$2,693	\$2,693	\$2,693
2021	\$0	\$78,490	\$2,693	\$2,693	\$2,693
2020	\$0	\$78,490	\$2,693	\$2,693	\$2,693
2019	\$0	\$78,490	\$2,693	\$2,693	\$2,693
2018	\$0	\$78,490	\$2,693	\$2,693	\$2,693
2017	\$0	\$78,490	\$2,693	\$2,693	\$2,693
2016	\$0	\$78,490	\$2,693	\$2,693	\$2,693
2015	\$0	\$78,490	\$2,693	\$2,693	\$2,693
2014	\$0	\$78,490	\$2,693	\$2,693	\$2,693
2013	\$0	\$78,490	\$2,693	\$2,693	\$2,693
2012	\$0	\$82,851	\$2,693	\$2,693	\$2,693
2011	\$0	\$87,211	\$2,695	\$2,695	\$2,695
2010	\$0	\$87,211	\$2,695	\$2,695	\$2,695
2009	\$0	\$87,211	\$2,695	\$2,695	\$2,695
2008	\$0	\$87,215	\$2,695	\$2,695	\$2,695
2007	\$0	\$87,215	\$2,695	\$2,695	\$2,695
2006	\$0	\$75,218	\$2,695	\$2,695	\$2,695
2005	\$0	\$55,717	\$2,695	\$2,695	\$2,695

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1		DECREE	DECREE	HELEN LEWIS ESTATE	CAMERON FARM ESTATES INC	0		\$0.00	200300000	0

Payout Agreement

CURVE DATA

- ① $R=395.00$
 $\Delta=15^{\circ}05'12''$
 $L=104.01$
- ② $R=365.00$
 $\Delta=47^{\circ}04'26''$
 $L=299.85$
- ③ $R=210.00$
 $\Delta=42^{\circ}01'10''$
 $L=154.01$
- ④ $\Delta=2^{\circ}15'43''$
 $L=14.41$
- ⑤ $\Delta=44^{\circ}48'23''$
 $L=285.44$

THIS SURVEY IS BASED ON THE WASHINGTON COORDINATE SYSTEM GRID, NORTH ZONE. ALL BEARINGS ARE RELATIVE TO SAID GRID. ALL DISTANCES ARE REDUCED TO GRID, BEING 0.99994 OF HORIZONTAL GROUND DISTANCE.

LEGEND

- DENOTES EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES.
- DENOTES 1" CONDUIT WITH PLASTIC SURVEY CAP STAMPED "CLARK-12223" AND 3" x 3" GUARD POST

NOTE: THIS SURVEY IS BEING RECORDED TO INDICATE ACTUAL OWNERSHIP PER RECORDED DESCRIPTIONS. IT IS NOT THE INTENT OF THIS SURVEY TO MAP ENCROACHMENTS, IF ANY EXIST.

SURVEY OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

FOR: VAL CAMERON
 DATE: DECEMBER 9, 1982

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF VAL CAMERON
 DATE: DECEMBER 9, 1982

Kenneth A. Clark
 KENNETH A. CLARK
 LICENSE NO. 12223

See Letter filed: Jan. 14, 1983
 See Vol 644 PAGE 215

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF *Clark & Associates* THIS 16TH DAY OF December 1982 A.D. AT 35 MINUTES PAST 2 O'CLOCK P.M. AND RECORDED IN VOLUME 8 OF SURVEYS, PAGE 66, RECORDS OF CLALLAM COUNTY, WASHINGTON.

Shirley Brown
 DEPUTY COUNTY AUDITOR

DRAWN BY: M.S.D.
 PLAT CHECK: J.S.S.
 FINAL CHECK: J.S.S.

VAL CAMERON SURVEY



CLARK & ASSOCIATES
 Land Surveyors • Engineers • Planners
 Construction Coordination • Materials Testing
 1000 17TH ST. S.E. • 200 East • Seattle, WA 98102 • (206) 325-1111
 1000 17TH ST. S.E. • 200 East • Seattle, WA 98102 • (206) 325-1111



CLARK & ASSOCIATES, INC.

PORT ANGELES • PORT TOWNSEND • SEQUIM
315 East Eighth Street, Port Angeles, WA 98362 452-8491

538723

January 13, 1983

Clallam County Auditor's Office
Clallam County Courthouse
223 East 4th Street
Port Angeles, Washington 98362

To whom it may concern:

We note an error on the Val Cameron Survey, as recorded in Volume 8 of Surveys, page 66, records of Clallam County, Washington.

The bearing on the west line of the east 1,260.00 feet of the Northeast Quarter of Section 12 on said survey should read: North 1° 45' 57" East.

Thank you.

Very truly yours,
CLARK AND ASSOCIATES, INC.

Kenneth A. Clark
Kenneth A. Clark
Professional Land Surveyor
License Number 12223

KAC/ph

Robert T. Loope

1983 JAN 14 AM 10:3

644 215

3/3/83

Land Surveyors • Engineers • Planners • Construction Coordination • Materials Testing

644 215

537794

THIS SURVEY IS BASED ON THE WASHINGTON COORDINATE SYSTEM GRID, NORTH ZONE. ALL BEARINGS ARE RELATIVE TO SAID GRID. ALL DISTANCES ARE REDUCED TO GRID, BEING 0.99994 OF HORIZONTAL GROUND DISTANCE.

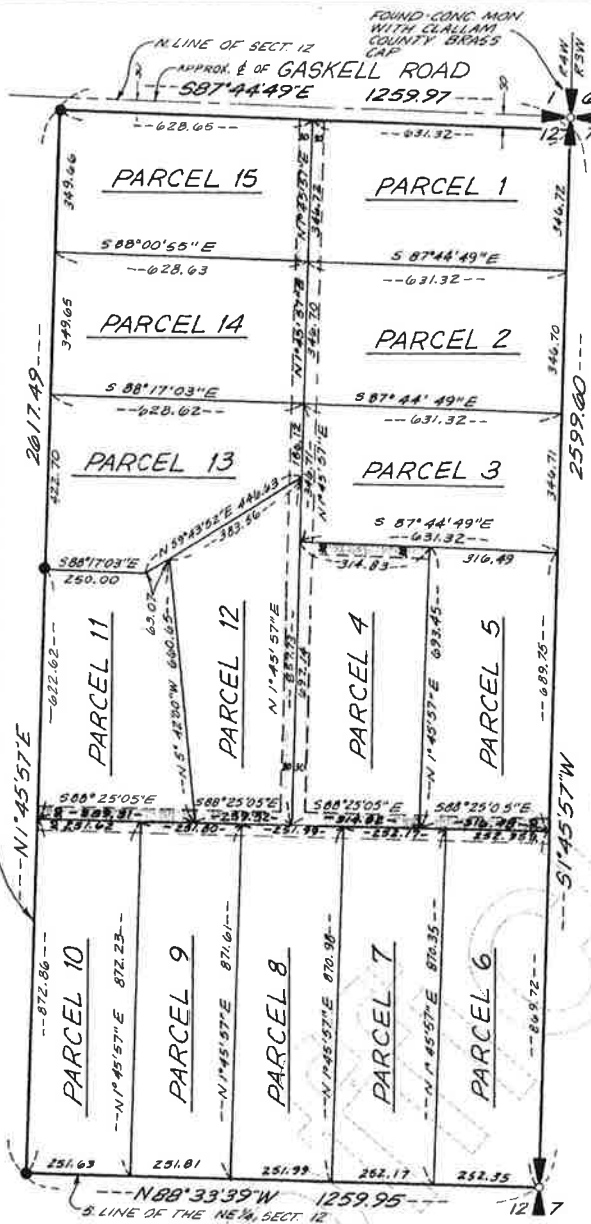
LEGEND

- DENOTES 1" CONDUIT WITH PLASTIC SURVEY CAP STAMPED CLARK-12223 AND 3" 3" GAUGE POST.
- DENOTES EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES.



NOTE: THIS SURVEY IS BEING RECORDED TO INDICATE ACTUAL OWNERSHIP PER RECORDED DESCRIPTIONS. IT IS NOT THE INTENT OF THIS SURVEY TO MAP ENCROACHMENTS, IF ANY EXIST.

WEST LINE OF THE EAST 1260 FT. OF THE NE 1/4 OF SECTION 12.



SURVEY OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON

FOR: DOUGLAS LEWIS
DATE: DECEMBER 11, 1982

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF DOUGLAS LEWIS

DATE: DECEMBER 11, 1982

Kenneth A. Clark
KENNETH A. CLARK
LICENSE NO 12223

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF *Clark & Associates* THIS 16 DAY OF *December*, 1982 A.D. AT 3:15 MINUTES PAST 3 O'CLOCK P.M. AND RECORDED IN VOLUME 5 OF SURVEYS, PAGE 71, RECORDS OF CLALLAM COUNTY, WASHINGTON.

Shirley J. Shaw
DEPUTY COUNTY AUDITOR

DRAWN BY: M.S.D.
PLAT CHECK: J.S.S.
FINAL CHECK: J.S.S.

DOUGLAS LEWIS - SURVEY



CLARK & ASSOCIATES
Land Surveyors • Engineers • Planners
Construction Coordination • Materials Testing

12(30-4)

VOLUME 5 PAGE 71

687937

NORTH LINE OF SECTION 12 APPROX. GASKELL ROAD

CONCRETE MONUMENT
SEE VOLUME 8 OF
SURVEYS, PAGE 71
NOT VISITED FOR THIS
SURVEY

THIS SURVEY IS BASED ON
THE WASHINGTON COORDINATE
SYSTEM GRID, NORTH ZONE.
ALL BEARINGS ARE RELATIVE
TO SAID GRID. ALL DISTANCES
ARE REDUCED TO SAID GRID.

THIS SURVEY WAS ACCOMPLISHED
BY FIELD TRAVERSE METHODS
USING A 1 SECOND AND/OR 5
SECOND THEODOLITE AND AN
INFRARED DISTANCE MEASURING
DEVICE WITH SOME DISTANCES
MEASURED WITH A STEEL CHAIN.

THIS SURVEY MAY BE SUBJECT
TO EASEMENTS OR OTHER
ENCUMBRANCES EITHER RECORDED
OR UNRECORDED NOT SHOWN
HEREON. THIS SURVEY HAS NOT
DETERMINED THE EXISTENCE
OF ALL SUCH EASEMENTS OR
ENCUMBRANCES OR THEIR
EFFECT ON THE SURVEYED PARCEL
EXCEPT AS SPECIFICALLY SHOWN
HEREON.

LEGEND

- 1" CONDUIT WITH PLASTIC SURVEY
CAP STAMPED "CLARK-12223" AND
3"x3" GUARD POST PER VOLUME
8 OF SURVEYS, PAGE 71.
- EXISTING FENCE.
- EXISTING ROAD
- FOUND 1" CONDUIT WITH PLASTIC SURVEY
CAP STAMPED "CLARK-12223" AND
3"x3" GUARD POST PER VOLUME
8 OF SURVEYS, PAGE 66.

200 400
SCALE IN FEET

SURVEY OF A PORTION
OF THE WEST LINE
OF THE SURVEY RECORDED
IN VOLUME 8 OF SURVEYS,
PAGE 71, RECORDS OF
CLALLAM COUNTY, WASHINGTON.

FOR: **MRS. DOUGLAS LEWIS**

DATE: APRIL 9, 1993

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A
SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH
THE SURVEY RECORDING ACT AT THE
REQUEST OF **MRS. DOUGLAS LEWIS**



Ronald L. Nesary 6/3/93
RONALD L. NESARY
LICENSE NO. 22344

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF
NORTHWESTERN TERRITORIES, INC. THIS
4th DAY OF June 1993 A.D. AT 20 MINUTES
PAST 2 O'CLOCK P.M. AND RECORDED
IN VOLUME 27 OF SURVEYS, PAGE 50,
RECORDS OF CLALLAM COUNTY,
WASHINGTON.

Guadalupe Brown
DEPUTY COUNTY AUDITOR

DESIGNED BY:
DRAWN BY: KRISTI PATERSON
CHECKED BY:
FINAL CHECK BY:

MRS. DOUGLAS LEWIS SURVEY

12(30-4)



NORTHWESTERN TERRITORIES, INC.
Engineers • Land Surveyors • Planners
Construction Coordination • Materials Testing
137 SOUTH WYOMING • PO BOX 400 • SEASIDE, WA 98138 • TEL: 206-535-1000

VOLUME 8 OF SURVEYS, PG. 66

VOLUME 8 OF SURVEYS, PG. 71

VOLUME 27 PAGE 50

THIS SORTET WAS PERFORMED USING A TRAVERSE METHOD AND EMPLOYING A 1 SEC HP 3820A TOTAL STATION.

FOR SECTION 36 DIVISION USED SEE THAT RECORD OF SURVEY RECORDED IN VOL. 8 OF SURVEYS, PG. 71. RECORDS OF CLALLAM COUNTY, WASHINGTON COMPARE ALSO DIS/OPS RECORD OF SURVEY VOL. 31 OF SURVEYS, PG. 89. RECORDS OF CLALLAM COUNTY, WASHINGTON.

THIS SURVEY IS BASED ON THE WASHINGTON STATE COORDINATE SYSTEM GRID, NORTH ZONE. ALL BEARINGS ARE RELATIVE TO SAID GRID. ALL DISTANCES REDUCED TO GRID ARE .99994 OF HORIZONTAL GROUND DISTANCE.

PG. 71. ALSO RECORD OF SURVEY RECEIVED IN VOL. 8 OF SURVEYS, CO. 71, AND OS/SPS RECORD OF SURVEY VOL. 31 OF SURVEYS, PG. 89 RECORDS OF CLALLAM COUNTY, WASHINGTON.

LOTS 1, 2, 14 AND 15 OF THAT RECORD OF SURVEY RECORDED DEC. 16, 1942, IN VOL. 8 OF SURVEYS, PG. 71, UNDER AUDITOR'S FILE NO. 53779-A, RECORDS OF CLALLAM COUNTY, WASHINGTON, BEING A SURVEY OF A PORTION OF THE E1/2 OF THE NE 1/4 OF SEC. 12, T.30N., R.4W., WM., CLALLAM COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS OF RECORD, IF ANY.



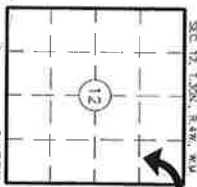
Scale 1 = 100

SEE RECORD OF SURVEY VOL. 44, PG. 14

- SET REBAR W/ PLASTIC CAP "CUMMINS LS 22329"
 - FND. 5/8" REBAR W/ PLASTIC CAP "LS 12223"
 - FND. 5/8" REBAR W/ PLASTIC CAP "WINTERS LS 18104"
- EXISTING EASEMENT FOR INGRESS, EGRESS AND UTILITIES
PER SURVEY VOL. 8, PG. 71.

PER SURVEY VOL. 8, PG. 71,

EXISTING FENCE LINE



THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF HELEN Z. LEWIS.

FILED FOR RECORD THIS 3 DAY OF April
2001 AT 9:43 A.M. IN VOL 46

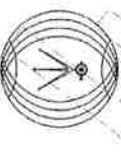
OF A PORTION OF

E.1/2,N.E.1/4,Sec.12,T.30N.,R.4W.,W.M.

Clallam County, Washington

for

Helen Z. Lewis



David Cummins
and
Associates, PS

P.O. Box 120
Sequim, Wa.

Surveying Your Corner
98382
(360) 683-2344

MARCH, 2001

JOB NO. 1-12-30-4-2756

12.000 000

page 11, under auditor's file NO. 128991, described as follows:
beginning at the Southwest corner of Block 14, Crofts Addition as
point of beginning thence East 290 feet along South line of Block 14,
thence South 81°, .02' West for 293.4 feet thence North for 50 feet
to point of beginning.

WD

208689 ✓

Albert Strout and Myrtle Strout, hw
to
Fred Plantz and Gladys A. Plantz, hw

Da. Nov. 4th 1943
Fl. Nov. 5th 1943
Vol. 158 p. 245.
\$ 10.00

C and w to 2p the fol desd re- sitd in CCSW-:

Lots Five (5) and Six (6) in Block Two Hundred Eighty-two
(282) of the Townsite of Port Angeles. ✓

\$.55 Fed. Stamps
\$.50 State "

Albert Strout
Myrtle Strout

Ack. Nov. 4th 1943 in CCSW- by Albert Strout and Myrtle Strout, his
wife as their fvad before Elaine Taylor Sandison, formerly
Elaine Taylor, npss, nsx Mar. 8th 1946.

Spec. WD

208690 ✓

The Pennsylvania Co. for Ins. on Lives and
Granting Annuities, A Penn. Corp, Surviv-
ing and Remaining Trustee under the Will of
Pemberton Hollingsworth, deceased
to

Da. Oct. 30th 1943
Fl. Nov. 5th 1943
Vol. 158 p. 247.
\$ 2,000.00

Clarence Maguire and Hazel B. Maguire, hw

lp to 2p g, b, s, c, and c in CCSW the fol desd re-:

The Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$)
of Section Fifteen (15), Township Thirty (30) North of Range Six
(6) West of the Willamette Meridian. ✓

\$ 2.20 Fed. Stamps
\$ 2.00 State. "

The Penn. Co. for Ins, on Lives
and Granting Annuties
By: Herbert O. Frey Pres.
E. L. Cron Sect.

Ack Oct 30th 1943 in County of Philadelphia, State Of Penn. by
Herbert O. Frey and E. L. Cron, Vice-Pres, and Assist. Sect. of
The Penn. Co. for Ins. on Lives and Granting Annuties, the
corp tt exe the foregoing inst, and ackg the sd inst to be the
fvad of sd corp, and tt they were auth. to exe the sd inst of the
sd corp. Begore J. -----, npss, nsx Mar. 6th 1947.

W.D.

208691 ✓

Arthur Clyde Towne and Fanchon Towne, hw
to
Charles D. Lewis, Jr. and Helen Z. Lewis,
hw

Da. Nov. 3rd 1943
Fl. Nov. 5th 1943
Vol. 158 p. 249.
\$ 10.00

C and w to 2p the fol desd re- sitd in CCSW-:

The East one thousandtwo hundred sixty (1260) feet of the Northeast quarter (NE $\frac{1}{4}$) of Section twelve (12), Township thirty (30) North of Range four (4) West of the Willamette Meridian. Excepting rights of way for public roads, power lines, and irrigation ditches.

And granting joint use of present private road, over grantors' adjoining lands, as a means of ingress and egress to buildings of both parties.

Arthur Clyde Towne
Fanchon Towne

\$ 11.00 Fed. Stamps
\$ 10.00 State #

Ack. Nov. 3rd 1943 in CCSW- by Arthur Clyde Towne and Fanchon Towne, his wife as their fvad before W. Edson Brown, npss, nsx May 18th 1947.

Mtg.

208692 ✓

Charles D. Lewis, Jr. and Helen Z. Lewis, hw
to
Bank of Sequim, add FNB in PA

Da. Nov. 4th 1943
F1. Nov. 5th 1943
Vol. 62 p. 139.
\$ 3200.00
\$ 3200.00

Mtgor mtgs to mtgee to secure pn of two pn dated November 4th 1943 one for \$2500.00 to Bank of Sequim and one for \$ 3200.00 to FNB, the fol desd re- sitd in CCSW -:

The East one thousand two hundred sixty (1260) feet of the Northeast quarter of Section 12, Township 30 North Range 4 West of Willamette Meridian.

Charles D. Lewis, Jr.
Helen Z. Lewis

Ack. Nov. 4th 1943 in CCSW- by Charles D. Lewis, Jr. and Helen Z. Lewis, his wife as their fvad before W. Edson Brown, npss, nsx May 18th 1947.

F. R. Phillips and J. Phillips, hw

Abram E. Virgilio and Cynthia, Virginia, hw

Da. Sept 1942
F1. Nov. 1943
Vol. 158 p. 251.
10.00

C and w to 2p the fol desd re- sitd in CCSW -:

PARTIAL 1:

The South half of the southeast quarter of the Southeast quarter of Section 12, Township 30 North Range 4 West of the Willamette Meridian, (30) feet of the Willamette Meridian, (30) feet of the Willamette Meridian, (30) feet of the Willamette Meridian. (299)

PARTIAL 2:
The South half of the Southeast quarter of the Southeast quarter of Section 12, Township 30 North Range 4 West of the Willamette Meridian, (30) feet of the Willamette Meridian, (30) feet of the Willamette Meridian, (30) feet of the Willamette Meridian. (299)



Filed for Record
at the Request of:

GARY R. COLLEY
The Law Firm of
Platt Irwin Taylor
403 South Peabody
Port Angeles, WA 98362



2003 1115832 Clallam
County

FILED FOR RECORD AT THE REQUEST

OF PIT
RECORDED IN CLALLAM CO.

2003 AUG 28 PM 3: 13



COVER SHEET

GRANTORS: HELEN Z. LEWIS, an Incapacitated person; and DON TAYLOR, as the Guardian of the Estate of Helen Z. Lewis

GRANTEES: CAMERON FARM ESTATES, INC.

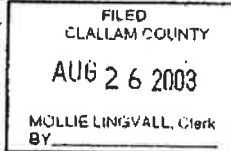
Legal Description: Parcels 10, 11, 13 & 14 of Survey recorded in Vol. 8 of Surveys, page 71, under Auditor's File No. 537794, being a portion of the E 1/2 of NE 1/4, Sec. 12, T30N, R4W, W.M., Clallam County, Washington

Additional legal on pages 1 and 2 of document

Assessor's Property Tax Parcel Account Numbers: 043012 110100; 043012 110110 1000; 043012 110110 2001; 043012 110130; 043012 110140

5 Pgs
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**CERTIFIED
COPY**



SUPERIOR COURT OF WASHINGTON FOR CLALLAM COUNTY

CAMERON FARM ESTATES, INC.,
a Washington corporation,

Plaintiff,

vs.

HELEN Z. LEWIS, an incapacitated
person; and DON TAYLOR, as the
Guardian of the Estate of Helen Z.
Lewis,

Defendants.

NO. 03 2 00189 1

03 9 00833 6
STIPULATED ORDER
QUIETING TITLE AND
EJECTMENT

THIS MATTER having come on before the undersigned judge
of the above entitled court upon stipulation of the parties
pursuant to a settlement agreement between the parties, the
court being duly advised in the premises, now, therefore, it
is

ORDERED, ADJUDGED and DECREED as follows:

1. That defendant, Helen Z. Lewis, and all persons
claiming under the above named defendant be and they are
forever barred from having or asserting any right, title,
estate, lien or interest in the following described property:

That portion of Parcels 10, 11, 13, and 14 of
Survey recorded in Volume 8 of Surveys, page 71,
recorded under Clallam County Auditor's File No.
537794, being a portion of the East half of the
Northeast quarter of Section 12, Township 30 North,
Range 4 West, W.M., Clallam County, Washington,
lying Westerly of a fence line depicted on the

STIPULATED ORDER QUIETING TITLE AND EJECTMENT
PAGE 1
CASE-572, LIT0411

The Law firm of
Platt Irwin Taylor
403 South Peabody
Port Angeles, Washington 98362
(360) 457-3327

**CERTIFIED
COPY**

Western portion of the above described Parcels 10, 11, 13, and 14 as depicted on Survey found in Volume 27, page 50 of Surveys, recorded under Clallam County Auditor's File No. 687937, a copy of a portion of which as modified is attached hereto as Exhibit A and an unrecorded fence mapping, a copy of which is attached hereto as Exhibit B.

The boundary line for the gap in the fence depicted on the survey on Exhibit A located on Parcel 13 shall be a straight line from the Northerly end of the gap in the fence on Parcel 13, (which is 10.1 feet East of the survey line) Southerly approximately 74.75 feet in a straight line to the Southern point of the gap in the fence (which is 1.5 feet to the East of the survey line).

The boundary line for the gap in the fence depicted on both Exhibits A and B located on Parcel 11 shall be a straight line from the Northerly end of the gap in the prior fence on Parcel 11 (which is 4.1 feet East of the survey line as shown on Exhibit A), Easterly parallel to the existing road to a point 10.13 feet East of the survey line, thence Southerly to the Southern point of the gap in the fence (which is 10.13 feet East of the survey line).

It is further,

ORDERED, ADJUDGED and DECREED that fee simple title in and to the above described property be and the same is hereby quieted, established and confirmed in the plaintiff, Cameron Farm Estates, Inc.

It is further,

ORDERED, ADJUDGED and DECREED that any improvements owned or maintained by defendant, specifically including fences, which encroach upon the property being awarded to the plaintiff as described above shall hereby be removed within thirty (30) days from the date of entry of this order. If such encroaching improvements, including fences, are not

**CERTIFIED
COPY**

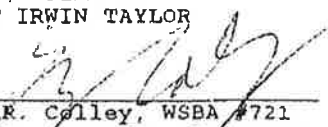
removed within such time period, plaintiff is authorized to
remove the same and to place any such removed materials on
defendant's adjoining property. This specifically includes
the new fence on the survey line north of the driveway which
is identified on Exhibit B as "new fence on line" and is
depicted as being 30.25 feet long.

DONE IN OPEN COURT this 22 day of August, 2003.

KEN WILLIAMS

JUDGE KEN WILLIAMS

Presented by:
THE LAW FIRM OF
PLATT IRWIN TAYLOR


Gary R. Colley, WSBA #721
Of Attorneys for Plaintiff

Copy received; Notice of Presenta-
tion waived; Order stipulated to and
approved for entry:

By 
Erwin P. Jones, Jr., WSBA #970
Attorney for Defendants

CERTIFIED
COPY

687937

NORTH LINE OF
SECTION 12

APPROX. E GASKELL ROAD



CONCRETE /
SEE VOLUM:
SURVEYS, 19
NOT VISITED
SURVEY.

17

15

14

13

14

13

11

2617.49

1055.27

10.1

74.75

1.5

2.2

2.3

4.1

10.13

LINE NOT
MAPPED FOR
ENCROACHMENTS
SOUTH OF THIS
POINT.

OF SURVEYS, PG. 71

EXHIBIT

A

SCALE 1



CERTIFIED
COPY

STATE OF WASHINGTON } SS
County of Clallam } CERTIFICATE OF CLERK
I, MOLLIE LINGVALL, County Clerk of said County and
ex-officio Clerk of Superior Court, do hereby certify
that the above and foregoing is a true and correct
transcript of the above entitled cause, as the same
appears on file in my office.
IN TESTIMONY WHEREOF, I have hereunto set my
hand and affixed the seal of said County this 21
day of Aug, 20 23
By Mollie Lingvall Clerk
Mollie Lingvall Deputy

NORTH OLYMPIC Land Trust



Farms • Fish • Forests

602 E. Front St.
P.O. Box 2945 (mailing)
Port Angeles, WA 98362
Phone: (360) 417-1815
NorthOlympicLandTrust.org
info@nolt.org

Board of Directors

Erika Lindholm
President

Wendy Clark-Getzin
Vice President

Jack Williams
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Jason Bausher

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Julie Knobel

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Anna Swanberg

Richard Tucker

Karen Westwood

Gary Colley, *emeritus*

John Willits, *emeritus/in*
memoriam

North Olympic Land
Trust is accountable:



- Sound Finances
- Ethical Conduct
- Responsible Governance
- Lasting Stewardship

March 11, 2024

Conservation Futures Program Advisory Board
Board of Commissioner's Office
223 East 4th Street, Suite 4
Port Angeles WA 98362-3015

Dear Conservation Futures Program Advisory Board,

North Olympic Land Trust is honored to present to you three applications for funding in our effort to conserve some of the highest quality and most threatened agricultural lands in Clallam County.

If successful, the outcome of this effort will be permanently protecting for farming Cameron Estates and the Heifer Farm, which consists of two properties (and two applications) under different ownership groups which we are calling Heifer Farm North and Heifer Farm South.

The Land Trust requests consideration from the Conservation Futures Program to provide partial funding for these efforts. Conserving these key farms advances the goals of the Conservation Futures Program and the County Comprehensive Plan by preserving prime agricultural soils, providing land and opportunities for future farmers, and extinguishing up to 30 development rights on lands best suited for agriculture. Each property is comprised of lots smaller than called for by zoning, which could be easily developed, and their rich local agricultural heritage lost forever.

Conserving the 133-acre Heifer Farm, currently under two separate ownerships, is integral to the operations of one of only two remaining dairies in the area, Maple View Farm.

Conservation of the 40-acre Cameron Estates will ensure that its 100% prime farmland soils remain available for agriculture into the future. The property is in the heart of a greater agricultural landscape, and is adjacent to No Goat Farm, currently being conserved with support from the Conservation Futures Program.

The Land Trust is a community-based nonprofit with a mission to conserve the land and natural resources that continue to be the foundation of our culture, economy, and way of life. Since 1990, the Land Trust has been dedicated to the conservation of open spaces, local food, local resources, healthy watersheds, and recreational opportunities. Over the past 34 years, the Land Trust has permanently protected more than 3,900 acres of land for farms, fish, and forests, including over 1,000 acres on 25 local farms.

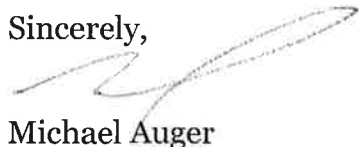
With these applications, the Land Trust requests Clallam County to allocate up to \$2,660,000 of Conservation Futures funds toward the estimated total cost of \$5,701,500 (pending an appraisal) to conserve these farms. As with prior Land Trust applications to the Conservation Futures Program, these applications reflect the highest level of support possible for the fund. The Land Trust will aggressively seek additional support and with success the actual disbursement from Clallam County would be significantly lower than requested.

The current plan is to seek additional funding through the upcoming Legislative cycle of approximately \$2.5M from the State's Washington Wildlife and Recreation Program – Farmland Preservation program for these properties. We also intend to seek approximately \$2M from the USDA's Natural Resource Conservation Service's Agricultural Conservation Easement Program and allocate approximately \$450,000 of funding already secured by the Jamestown S'Klallam Tribe through the State's Floodplains by Design program toward the total project costs. Finally, we expect a community fundraising effort once purchase and sale agreements are signed to help cover any remaining costs.

Each of these future efforts would be greatly bolstered by strong, positive, support from Clallam County's Conservation Futures Program.

I would be happy to give a tour of the properties at your convenience and please do not hesitate to contact me or if you have any questions for the Land Trust. Thank you for your consideration.

Sincerely,



Michael Auger
Conservation Director

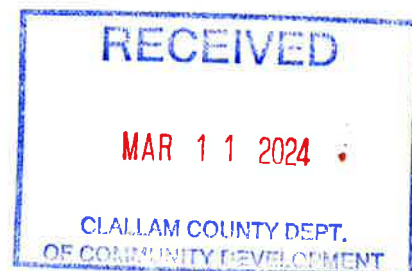


**CLALLAM COUNTY
CLALLAM COUNTY
CONSERVATION FUTURES PROGRAM
223 EAST 4TH STREET, SUITE 5
PORT ANGELES, WASHINGTON**

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

Instructions to the Applicant

- * Confirm your eligibility by contacting coordinator of Conservation Futures Program Advisory Board, Enrique Valenzuela at 360-417-2271 or Enrique.Valenzuela@ClallamCountyWA.gov
- * 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: North Olympic Land Trust
2. Mailing Address: P.O. Box 2945, Port Angeles, WA 98362
3. Property Address, if different from mailing address:

414 Lamar Lane

Sequim, WA 98362

4. Telephone: (360) 417-1815 ext. 7
5. Email Address: michael@northolympiclandtrust.org
6. Contact Person: Michael Auger, Conservation Director
7. Type of legal entity:

☐ individual

☒ corporation incorporated in the State of Washington (non-profit)

☐ 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: Short Hill, LLC

Mailing address: 97 Black Forest Run, Douglasville, GA 30134

Telephone/Fax/Email: 770-778-1587

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:

This was confirmed with the landowner.

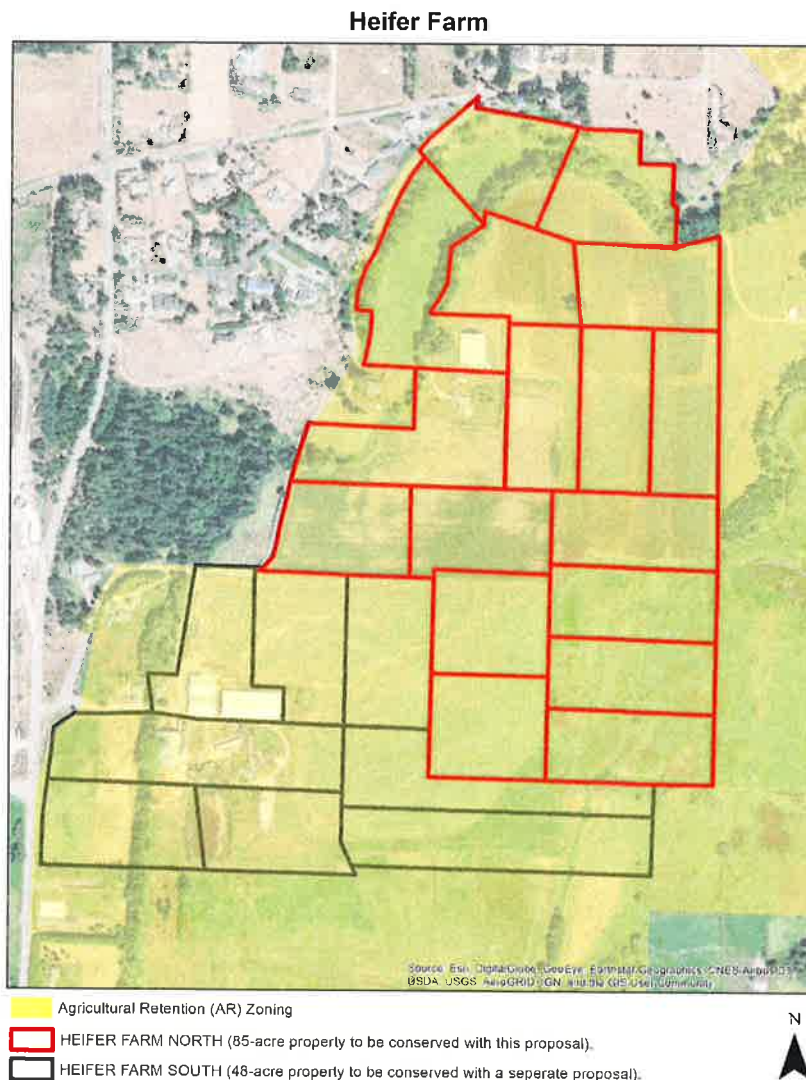
B. PROPERTY INFORMATION

1. Is the property within the Agricultural Retention Zone?

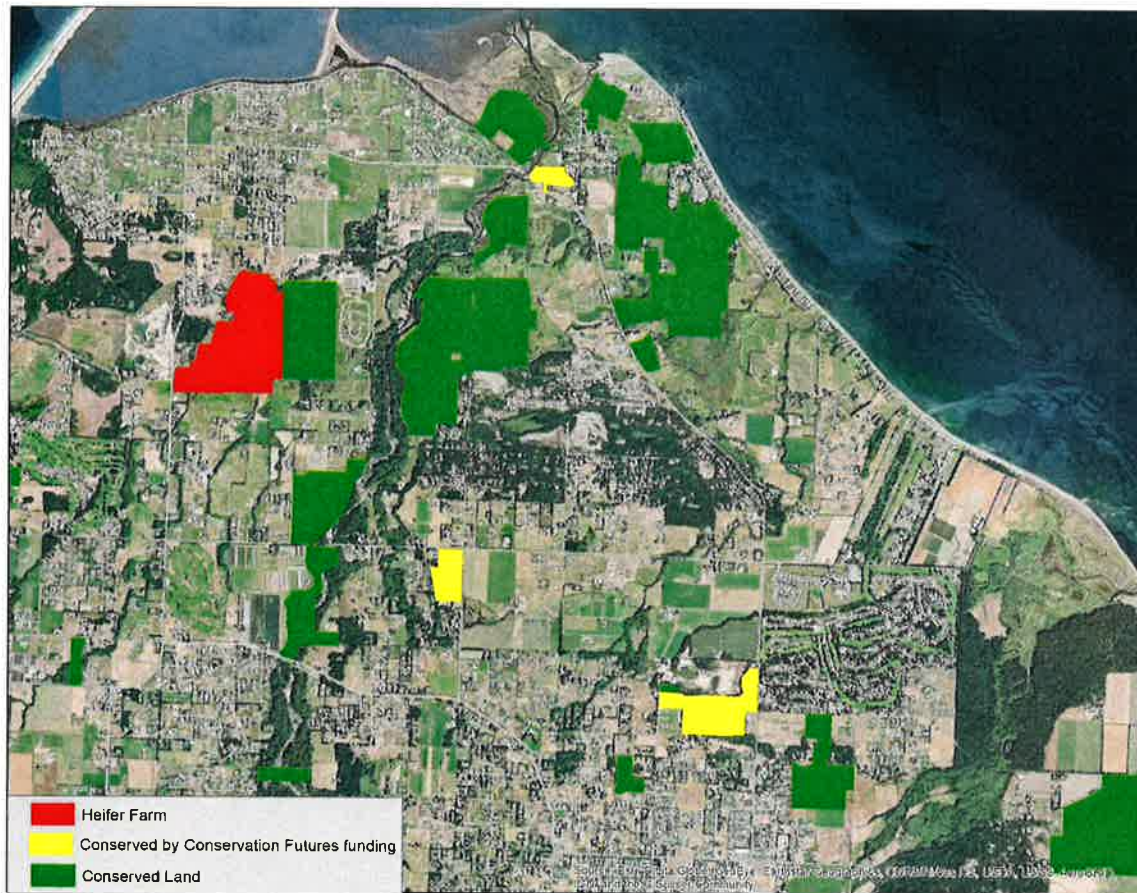
(X) Yes () No

What is the proximity to other conserved farmland?

Heifer Farm North (84.94 acres) is located in the Sequim-Dungeness Valley. North Olympic Land Trust is also seeking to conserve the adjacent Heifer Farm South, which is under different ownership. Heifer Farm South is proposed for consideration for support from the Conservation Futures Fund under a separate application. The Heifer Farm (North and South) is farmed as one farm by Maple View Farm, one of the two remaining dairies in Clallam County, for silage and staging of its youngest cows. The farm is zoned for Agricultural Retention, however is divided into ~5 acre lots as it was subdivided prior to this zoning being placed upon the land.



The Historic Ward Farm (to the southeast) and River's Edge (to the east) are the closest currently conserved working farms and each are about a 1/2 mile away. Immediately to the east of Heifer Farm is a wetland property owned by Northern Conservation Farm, Inc. for conservation purposes. Additional conserved land is nearby as shown on the map below. Heifer Farm is shown in red, and conserved lands are highlighted in green. Farmland conserved with funding from the Clallam Conservation Futures Fund is shown in yellow.



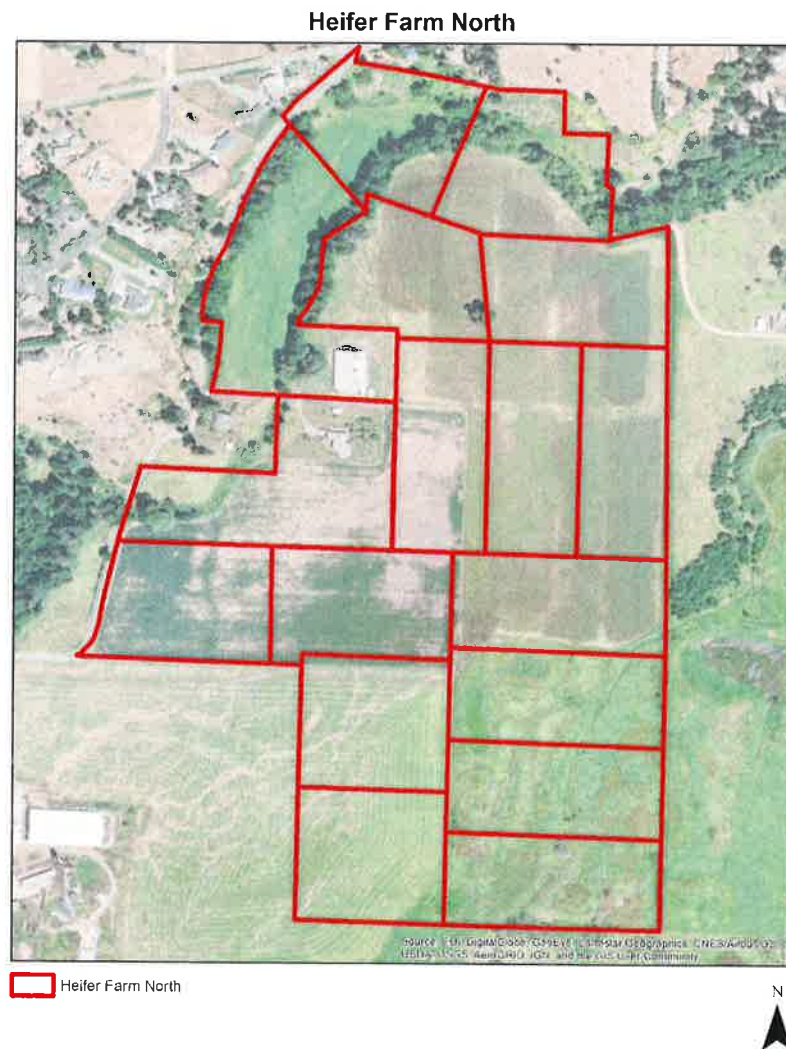
The Land Trust has worked with partners to conserve farmland and habitat in the Lower Dungeness area since 1995 when our first conservation easement was placed on the Quacker Farm in the heart of the Lower Dungeness Basin. Partners include the Jamestown S’Klallam Tribe, Clallam County, the Land Trust, Clallam Conservation District, Washington Farmland Trust, Dungeness River Management Team, Washington Department of Fish and Wildlife, and private landowners. These efforts are aligned with the Clallam County Comprehensive Plan with a shared purpose to ensure lands best suited for farming can remain as farmland, those best suited for wildlife are available for the wildlife, and that the area retains its rural character.

In 2021, the Land Trust did an extensive study prioritizing farmland conservation possibilities that included recent analysis on the climate resilience of these lands. The study also considered zoning, soil type, water access, cultural and historic use, parcel layout, threat, current and potential use, aesthetic and scenic value, and other knowledge regarding the properties appropriateness as farmland. That study prioritized the Heifer Farm in the top tier of Clallam County farmland for conservation.

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

The title report is attached, which includes a legal description and surveys. If this property is conserved, an updated survey would be completed.

The property to be conserved is 84.94 acres according to the County website, and is shown on the map below.



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

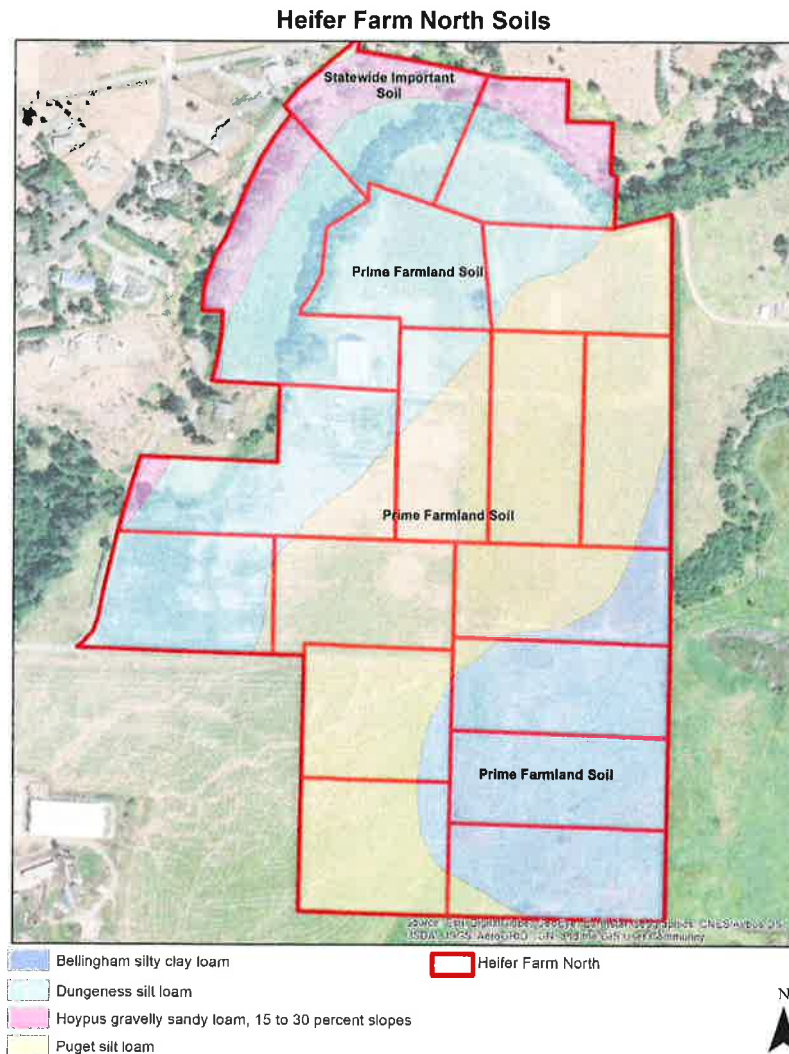
Please describe:

Yes. The property has a water right which is used to irrigate all of the lots on the property.

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 property contains 92% prime farmland soils as defined by the U.S. Department of Agriculture. The remaining 8% of the property are rated farmland soils of statewide importance. Therefore, 100% of the property contains high quality farmland soils. There are 4 soil types on the property as shown on the map below.



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

Maple View Farm which was founded in 1996, is one of the two remaining dairies in Clallam County and has leased this since the current landowner purchased the property in 2018, and for many years prior to that. They cultivate mostly hay and corn to support the nearby Heifer Farm South property and the dairy itself at Washington Harbor. Intermittently, the property is planted in small areas with crops such as spinach.

There are currently no livestock on the property and no plans for it. If conserved, in order for livestock to use the property, use will be in accordance with a farm plan which is created and approved by the landowner and the Land Trust.

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

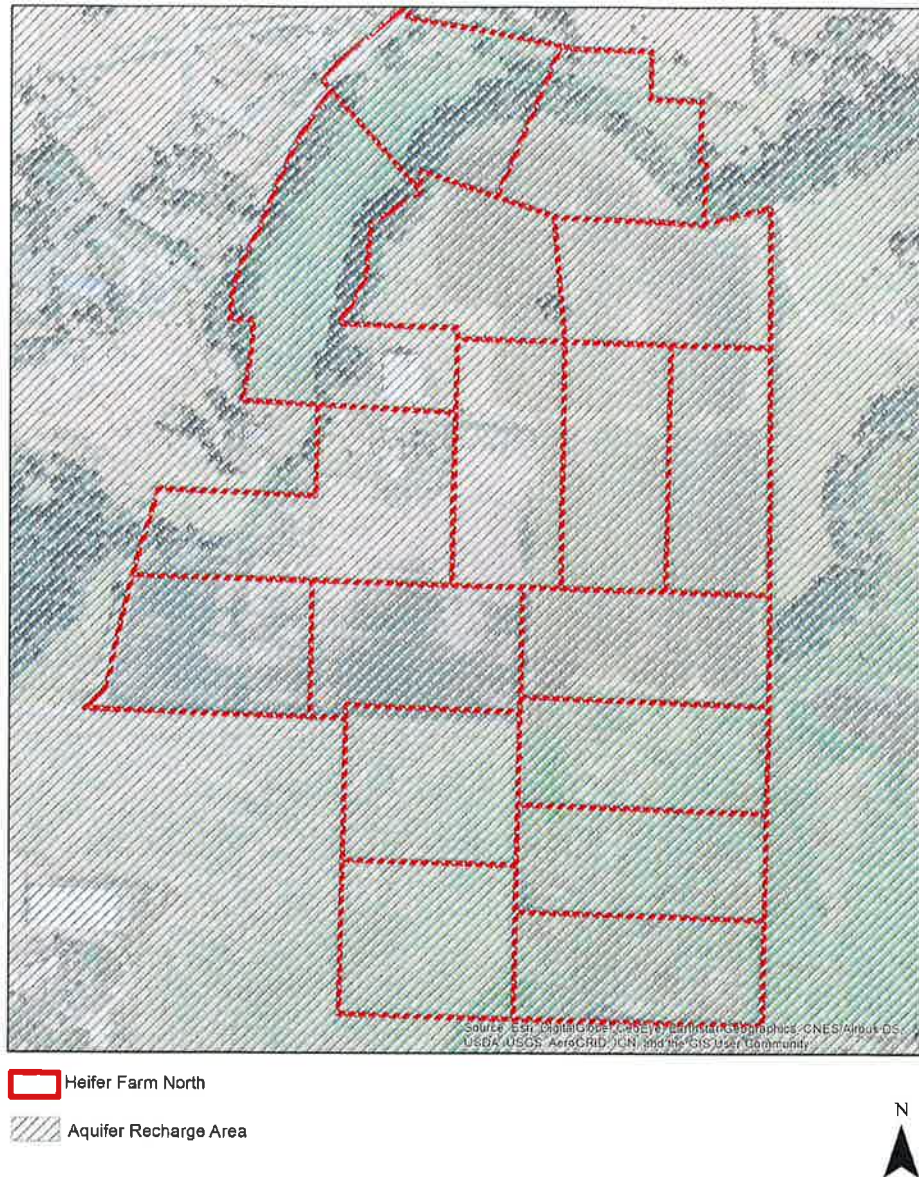
The farmer implements cover cropping and rotational planting conservation practices. Cover crops prevent bare soils, reducing soil loss and increasing soil organic matter over time, resulting in improvements in soil structure, stability, and increased moisture and nutrient holding capacity for plant growth. Crop rotation helps maintain soil fertility.

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

In 2021, North Olympic Land Trust and Jefferson Land Trust completed a study that included an analysis of the working farmland projected to be productive in light of our changing climate. This farm was identified as a Working Farms Conservation Opportunity within that climate resiliency analysis. This means that, when considering all the implications of a warming and changing climate, this farm is likely to retain its robust productive capacity for food and fiber, and is likely to continue to have adequate water supplies. By conserving this land, we are conserving land that should be more resilient with a changing climate regardless of conservation practices.

This land is completely within a critical aquifer recharge area according to Clallam County. By protecting these areas, we are helping conserve the community's water by preventing pollution and maintaining supply. This is particularly critical due to water scarcity exacerbated by our changing climate. This is shown on the map below.

Heifer Farm North Aquifer Recharge

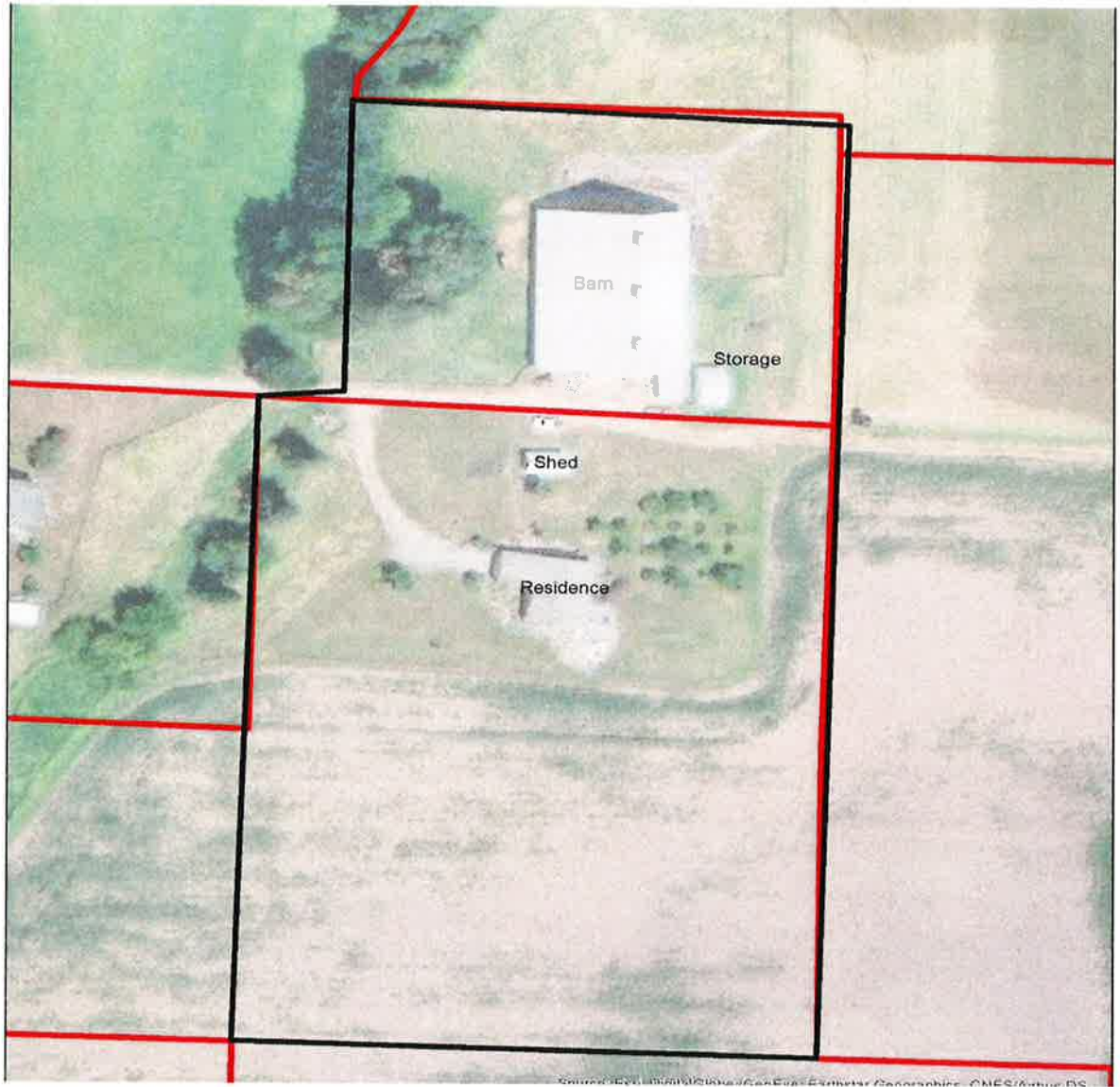


8. Please disclose all residences and buildings on the property

The property includes a barn, a residence, a shed and a storage structure as permanent structures. All are included in the proposed 6.5-acre building envelope, shown below on the maps. There are also two temporary greenhouses on the property, also within the proposed building envelope.

Barn
Storage
Shed
Residence

Source: Esri, DigitalGlobe, GeoEye, AeroGRID, IGN, and the GIS User Community



Closeup of proposed building envelope, showing existing buildings



Barn



Residence (photo courtesy of Clallam County website)



Shed



Shop



Temporary Greenhouses

9. Please provide a brief history of the property.

As the ice sheet retreated following the last Ice Age, what is now the Dungeness River basin formed and quality soils were deposited on this land. Post glaciation, prairies became a predominant ecosystem in this area. These prairies were maintained often through fire by ancestors of the S'Klallam people to provide open space and support vital plants for the community such as camas, then a staple food source.

The farm was settled in 1859 and later homesteaded by Henry Lotzgesell. Henry and his wife Gertrude immigrated from Germany and worked this land along with their 10 children. Over the next 15 decades, the property was farmed by 5 generations of Lotzgesells. In 2018, Short Hill LLC purchased the land from the Lotzgesell Family and continued the farming tradition on this land with a lease to Maple View Farm.

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

The Heifer Farm is one of the region's remaining iconic farms. Pictures of this farm are featured on numerous postcards, websites, and in print. As one of the oldest farms in the area, it has a rich documented history as the large Lotzgesell family was prominent

in the community. Two Lotzgesell family members (Henry 1910s and 1920s, & Dick 1970s) were County Commissioners.

Today, the Heifer Farm is integral to the Maple View Farm, one of the last two dairies in Clallam County. Heifer Farm North provides the dairy with silage, and occasional income from seed crops. Heifer Farm South provides the same in addition to housing the infrastructure for the dairy's youngest cows.

Additionally, Trumpeter Swans (*Cygnus buccinators*) regularly use this and the adjacent land during the winter. Trumpeter Swans are a protected species under state law and the Washington Department of Fish and Wildlife considers them priority species for conservation.

C. VIABILITY OF PROPOSAL

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

(X) Yes

() No

If Yes, please describe.

The property contains among the highest quality farmland in Clallam County, with good access to water. It is zoned Agricultural Retention (AR), which calls for a minimum lot size of 16 acres. However, prior to this zoning being placed on the land, a minimum lot size of 5 acres was allowed. This property was divided into 17 five-acre lots prior to AR zoning being placed on the land and those lots were grandfathered in and remain today. Therefore, prior to a conservation easement being placed on the land, an additional 16 homesites and their associated accessory dwelling units and infrastructure could be developed on this property.

The current landowner purchased the property in order to both enjoy its peaceful agrarian aesthetic, and as an investment. Since purchasing the land, they have learned about conservation easements and are very interested in maintaining the property's agricultural values while also being made whole on their investment. They are interested in receiving an appraised fair-market offer to sell the Land Trust a conservation easement including all of the remaining development rights and intend to move forward with the transaction if the offer makes financial sense.

The landowners, understanding the need for future infrastructure to maintain a viable farm, have agreed to an approximately 6.5-acre building envelope on the property, which allows for existing and future infrastructure, as shown on the map. This would allow for 16 development rights to be extinguished and leaves the rest of the farm without permanent structures and available to crop production in perpetuity.

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

The landowner's current plan is to continue the farmland lease with Maple View Farm and remain an integral part of the entire Heifer Farm. The conservation easement purchased on the property would be associated with a farm plan that the Land Trust would monitor assuring quality stewardship of the land. Securing this conservation easement will help ensure this important farmland and the associated dairy remain viable.

As the Land Trust places a conservation easement on the property, a baseline documentation report will be created, and the Land Trust and the current and future landowners will be entered into a permanent, binding relationship to ensure that the property's documented current agricultural and conservation values are maintained and improved. To fund the Land Trust's costs associated with monitoring and enforcement, the Land Trust maintains an invested Stewardship Fund to endow its conservation easement stewardship costs. Currently, to support the monitoring and enforcement

costs of the Land Trust's 83 permanent conservation easement and 12 fee-owned properties, the fund has a value of over \$1.7 million. Additional funds are added for each new stewardship obligation. When this property is conserved, the Land Trust will add an additional \$40,000 to the Stewardship Fund to address the additional obligations.

North Olympic Land Trust is nationally accredited with the Land Trust Accreditation Commission. This means we follow all of the Land Trust Alliance's ethical and technical guidelines for responsible land trust operations and are audited regularly to ensure compliance. In addition, North Olympic Land Trust is a member of the Terrafirma insurance program. This insurance pool was created by land trusts across the country to provide robust legal defense funds for any potential easement violations. Both of these contribute to our promise of being around forever and stewarding each and every property well.

3. Are you applying to receive monies from other funding sources as well as the Conservation Futures Fund? (X) Yes () No If Yes, please describe.

In addition to the Clallam County Conservation Futures Fund, the Land Trust will seek funding from:

- The State's Washington Wildlife and Recreation Program - Farmland Preservation (WWRP - Farmland). This fund could cover up to 45% of eligible costs, including acquisition, due diligence, and transactional costs. This proposal is due on May 1, 2024. Statewide rankings are expected by the end of October 2024. Funding will be allocated to the ranked list through the 2025-2027 biannual capital budget to be created by the Legislature and approved by the Governor in mid-2025.
- The U.S. Department of Agriculture's Agricultural Conservation Easement Program - Agricultural Land Easement (ACEP-ALE). This fund could cover up to 50% of acquisition costs. The next application date has not yet been announced, but should occur in late 2024 with results announced in the spring of 2025.

If the Land Trust is successful in securing both of these competitive grants, the amount necessary from the Conservation Futures Fund would drop dramatically, which occurred for the recent Mid Valley Farm and Dungeness Hub projects. However, if the Land Trust is successful with only one of these proposals, the need from Conservation Futures is reflected in the request level below.

In addition, the Land Trust currently has support through the State's Floodplains by Design program in a grant secured by the Jamestown S'Klallam Tribe that we intend to use toward the due diligence process for this property.

Therefore, it is expected that if successful this purchase would occur later in 2025 and County funds would not be needed until they are placed in an escrow account just prior to closing.

Finally, the Land Trust intends to seek funding from the local community toward this and other upcoming farmland conservation projects late in the easement acquisition process.

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

Maple View Farm and the Heifer Farm are operated by the Smith family that have farmed in this area since the 1930's. In 1970, the farming operations were transitioned to Gary and Janice Smith. They ran the farm business for 38 years. In 2008, Gary and Janice transitioned the business to their children Ben, Troy, and Wendy. Several of Gary and Janice's grandchildren are active in the agricultural operations: the 5th generation. While there is currently no written business plan on this property, the Smiths have run a successful farming operation for many decades.

5. How long has the current farmer been farming this property and what are their plans to continue farming this property into the future? Please attach a farm plan for expected use of this property.

The current plan is to continue to lease the land to Maple View Farm into the future. There is currently no farm plan for this property, but prior to closing the conservation easement, a farm plan will be created and approved by the landowner and North Olympic Land Trust.

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).

North Olympic Land Trust is requesting **up to \$1,400,000** from the Conservation Futures Fund toward the acquisition of a permanent conservation easement on the Heifer Farm North. With success on all of the other grants discussed above, this amount would decrease substantially. In no scenario, would Clallam County be obligated for more than 47% of the project costs.

The budget below reflects the Land Trust's current assumptions for the acquisition of this easement. The estimated value of the easement is the largest and most variable cost associated with this sort of project. The value shared below is based on the high-end of our estimate, and prior to the purchase will be determined by an independent 3rd-party appraisal that will be verified by an independent 4th-party review appraisal.

Project Name	Acquisition	O & M *	Totals	% Match (maximum)
Conservation Futures Commitment	\$1,400,000	—	\$1,400,000	47%
Sponsor Contribution	\$1,550,500	—	\$1,550,500	53%
Estimated Total Cost	\$2,950,500	—	\$2,950,500	Total match provided is at least 53%

* Not covered for farm easements.

A more detailed budget is below.

Budgeted Costs	Total	Conservation Futures Request	Secured to to be secured from other sources*
Estimated Hi-End Easement Value	\$2,800,000	\$1,400,000	\$1,400,000
Transaction Costs (Closing)	\$64,000	—	\$64,000
Due Diligence (Appraisals, Survey, Legal Review, Env Assessment)	\$46,500	—	\$46,500
Allocated to Land Trust Stewardship Fund	\$40,000	—	\$40,000
Total	\$2,950,500	\$1,400,000	\$1,550,500
Match		47%	53%

* The Land Trust currently has funding on hand for due diligence costs from the State's Floodplains by Design Program, via a grant through the Jamestown S'Klallam Tribe. In addition the Land Trust intends to seek funding for this project from the State's Washington Wildlife and Recreation Program - Farmland Preservation, and the federal Agricultural Conservation Easement Program - Agricultural

Land Easements. If funding is successful from both entities, the necessary funds from Clallam County would decrease significantly.

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 March, 2024
(City) (State)

Name and Signature of Applicant:

Michael Auber 

Name and Signature of Landowner:

Taikang Wang 

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., Monday March 11, 2024

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 Enrique.valenzuela@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 \(clallamcountywa.gov\)](https://www.clallamcountywa.gov/conservation-futures-program-advisory-board)



Order Summary Sheet for Commitment No.: 142172

Enclosed: Preliminary Title Commitment

The following information is for your convenience and not part of the Preliminary Title Commitment. You should read the attached Preliminary Title Commitment very carefully. If you have any questions about your commitment please contact us at (360) 457-2000 during business hours Monday through Friday from 8:00am to 5:00pm PST or email your contact below.

Reference No.:

Loan No.:

Property Address: 412 Lamar Lane, Sequim, WA 98382

Seller: Short Hill LLC

Buyer: North Olympic Land Trust

Your Escrow Contact:

Escrow Officer/L.P.O.

Your Title Contact:

Bryan Harden Title Department bryan@clallamtitle.com

Recording Department:

Lauren Droz Recording Officer ldroz@clallamtitle.com

Please be advised that we require an email to release all recordings. Thank you in advance for your assistance!

Clallam County Offices:

204 S. Lincoln Street / PO Box 248, **Port Angeles**, WA 98362 | phone **360.457.2000**

205 W. Washington Street / PO Box 1990, **Sequim**, WA 98382 | phone **360.683.2000**

*We know you have a choice when choosing Title & Escrow Services,
THANK YOU for choosing CLALLAM TITLE COMPANY!*

 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Commitment	

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN 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, **First American Title Insurance Company**, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American 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; 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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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.
 - (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.

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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.
- (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.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: **Clallam Title Company**

Issuing Office: **204 South Lincoln P.O. Box 248
Port Angeles, WA 98362**

Issuing Office's ALTA® Registry ID: **0002992**

Commitment No.: **142172**

Loan ID No.:

Reference No.:

Property Address: **412 Lamar Lane, Sequim, WA 98382**

SCHEDULE A

1. Commitment Date: **June 30, 2023 at 8:00AM**

2. Policy to be issued:

☒ ALTA® Owner **Standard** Policy

Proposed Insured: **North Olympic Land Trust**

Proposed Policy Amount: **\$ To Be Determined**

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

4. The Title is, at the Commitment Date, vested in:

Short Hill, LLC, a Georgia limited liability company

Your title officer for this transaction is **Bryan Harden**. If you have any questions concerning this title commitment, please do not hesitate to call me at **(360) 457-2000** or email **bryan@clallamtitle.com**.

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5. The Land is described as follows:

Parcel A:

Lots 1, 2, 4, 5, 7, 8, 9, 16, 17, 18, 19, 20, 21, 22 and 23 of D. Lotzgesell Survey recorded in Volume 8 of Surveys, page 91, under Clallam County Recording No. 538045, being portions of the South half of Section 35, Township 31 North, Range 4 West, and the North half of Section 2, Township 30 North, Range 4 West, W.M., Clallam County, Washington.

Situate in the County of Clallam, State of Washington.

Parcel B:

Lot 15 of Lotzgesell Boundary Line Adjustment Survey recorded in Volume 40 of Surveys, page 48, under Clallam County Recording No. 1998 1014288, being a revision of Lots 6 and 15 of D. Lotzgesell Survey recorded in Volume 8 of Surveys, page 91, under Clallam County Recording No. 538045, located in the South half of the Southwest Quarter of Section 35, Township 31 North, Range 4 West, W.M., Clallam County, Washington.

Situate in the County of Clallam, State of Washington.

Parcel C:

Parcels A and B of Lotzgesell Survey recorded in Volume 70 of Surveys, page 29, under Clallam County Recording No. 2010 1253768, being portions of Lots 3 and 6 of D. Lotzgesell Survey recorded in Volume 8 of Surveys, page 91, under Clallam County Recording No. 538045, located in the Southwest Quarter of Section 35, Township 31 North, Range 4 West, W.M., Clallam County, Washington

Situate in the County of Clallam, State of Washington.

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule B – Part I

Commitment No.: **142172**

SCHEDULE B, PART I

Requirements

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. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.
5. Attached herewith is First American Title's form of Owner/Seller Affidavit. This form must be completed and signed before a notary public and returned to Clallam Title Company. Please do so as soon as possible so as not to cause any delay in closing of your transaction.
6. The Company has been asked to issue an owner's policy without disclosure of the liability amount. This commitment shall be effective only when the amount of the policy committed for has been inserted in Schedule "A" hereof. The forthcoming policy must be issued in an amount at least equal to the full value of the estate insured in accordance with our rating schedule on file in the office of the Washington State Insurance Commissioner.

The Company may have further requirements if the undisclosed amount to be insured exceeds the current assessed valuation.

7. Evidence of the authority of the individual(s) to execute the forthcoming document for **Short Hill, LLC, a Georgia limited liability company**, copies of the current operating agreement should be submitted prior to closing.
8. It is our understanding that an easement is to be created over all or a part of the subject property, for purposes to be set out in the instrument creating the easement. Although Schedule A herein reflects the fee title to said parcel, when said easement is properly established of record and determined to be insurable, the policy will cover the easement interest on said parcel only and revise the description accordingly. Matters shown herein as affecting said property will be exceptions in the policy to issue unless released or subordinated to said easement.

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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule B – Part II	

SCHEDULE B, PART II

Exceptions (Continued)

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, FAMILIAL 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:

1. 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.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry or persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public record.
6. (A) Unpatented mining claims; (B) reservations or exceptions in patents or in acts authorizing the issuance thereof; (C) water rights, claims or title to water; Whether or not the matters excepted under (A), (B), or (C) are shown by the public records; (D) Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, Labor or Material therefore or hereafter furnished, imposed by law and not shown by the public records. Any lien, or right to lien, for services, labor materials or medical assistance theretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

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9. Lien of the real estate excise sales tax and surcharge upon any sale of said land, if unpaid.

Tax Code is: 0202

10. General taxes for the year 2023 which have been paid.

Amount: \$24.06
Tax Account No.: 043135 330010
PID: 45126
Affects: Lot 1 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$24.06
Tax Account No.: 043135 330020
PID: 45127
Affects: Lot 2 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$23.90
Tax Account No.: 043135 330040
PID: 45129
Affects: Lot 4 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$47.56
Tax Account No.: 043135 330055
PID: 45131
Affects: Lot 5 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$23.90
Tax Account No.: 043135 330070
PID: 45136
Affects: Lot 7 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$23.90
Tax Account No.: 043135 330080
PID: 45137
Affects: Lot 8 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$23.90
Tax Account No.: 043135 330090
PID: 45138
Affects: Lot 9 Svy 8/91

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General taxes for the year 2023 which have been paid.

Amount: \$3,273.98
Tax Account No.: 043135 330150
PID: 45146
Affects: Lot 15 Svy 40/48

General taxes for the year 2023 which have been paid.

Amount: \$25.35
Tax Account No.: 043135 330160
PID: 45147
Affects: Lot 16 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$25.15
Tax Account No.: 043135 330170
PID: 45148
Affects: Lot 17 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$24.23
Tax Account No.: 043135 330180
PID: 45149
Affects: Lot 18 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$24.14
Tax Account No.: 043002 210190
PID: 33427
Affects: Lot 19 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$24.23
Tax Account No.: 043002 210200
PID: 33428
Affects: Lot 20 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$24.23
Tax Account No.: 043002 210210
PID: 33429
Affects: Lot 21 Svy 8/91

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General taxes for the year 2023 which have been paid.

Amount: \$24.23
Tax Account No.: 043002 210220
PID: 33430
Affects: Lot 22 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$24.08
Tax Account No.: 043002 210230
PID: 33431
Affects: Lot 23 Svy 8/91

General taxes for the year 2023 which have been paid.

Amount: \$34.71
Tax Account No.: 043135 330240
PID: 81864
Affects: Parcel A Svy 70/29

General taxes for the year 2023 which have been paid.

Amount: \$4,521.16
Tax Account No.: 043135 330250
PID: 81865
Affects: Parcel B Svy 70/29

11. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, **whether or not** the interests or rights excepted in (a) or (b) appear in the Public Records.
12. The lands described herein have been classified as Farm and Agricultural Land and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue to present assessment rate. A change in use can cause an increased assessment rate for present and past years.

Recording Nos.: 433458, 452673 and 467011

Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form by the new owner and submission to and approval by the county assessor prior to such sale.

Note: If the proposed transaction involves a sale of the property so classified or designated, there will be additional requirements regarding the real estate excise tax affidavit. Please contact Clallam County Assessor or the company for additional information.

13. Matters relating to water and water rights and rights of way for necessary conduits and facilities for distribution of water, and right of entry for repair and maintenance.

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14. Agreement and the terms and conditions thereof:
Recorded: October 24, 1931
Recording No.: 145253
Regarding: Use of waters of Lotzgesell Creek
15. Easement, including terms and provisions contained therein:
Recorded: October 13, 1978
Recording No.: 487949
In Favor Of: Public Utility District No. 1 of Clallam County, a municipal corporation
For: Electric transmission and/or distribution system
Affects: Lots 6, 15 and 16 Survey Volume 8, Page 91
16. A record of Survey and matters relating thereto:
Recorded: December 22, 1982
Recording No.: 538045
Volume/Page: 8/91
17. A record of Survey and matters relating thereto:
Recorded: December 22, 1995
Recording No.: 732689
Volume/Page: 34/61
Affects: Lots 16 and 17
18. A record of Survey and matters relating thereto:
Recorded: August 24, 1998
Recording No.: 1998 1014288
Volume/Page: 40/48
19. Easement, including terms and provisions contained therein:
Recorded: December 16, 1998
Recording No.: 1998 1020892
In Favor Of: Public Utility District No. 1 of Clallam County, a municipal corporation
For: Electric transmission and/or distribution system
Affects: Lot 15 Survey Volume 40, Page 48
20. Easement, including terms and provisions contained therein:
Recorded: December 16, 1998
Recording No.: 1998 1020893
In Favor Of: Public Utility District No. 1 of Clallam County, a municipal corporation
For: Electric transmission and/or distribution system
Affects: Lot 6 Survey Volume 40, Page 48

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21. Easement, including terms and provisions contained therein:
Recorded: February 25, 2008
Recording No.: 2008 1216627
For: Ingress and egress
Affects: Lots 6 and 15 Survey Volume 40, page 48

Said easement contains provisions for shared maintenance

22. A record of Survey and matters relating thereto:
Recorded: July 7, 2010
Recording No.: 2010 1253768
Volume/Page: 70/29

23. Any question that may arise due to the shifting and/or changing in the course of Matriotti Creek.

24. Manufactured home title elimination application recorded under recording no. 1999 1031124, which recites that a manufactured (mobile) home is, or is being, affixed to said land.
Affects: Lot 15 Survey Volume 40, Page 49

25. Unrecorded lease disclosed by Deeds
Recorded: May 31, 2018
Recording Nos.: 2018 1365654 and 2018 1365655
Lessor: The Lotzgesell Revocable Family Trust
Lessee: Sequim Valley Farms, Inc.

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INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees being charged, subject to auditor's discretion.
- B. Any sketch hereto is done so as a courtesy only and is not part of any title commitment or policy, it is furnished solely for the purpose of assisting in locating the Land and Clallam Title Company expressly disclaims any liability which may result from reliance made upon it.
- C. The legal description in this commitment is based on information provided with the application and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company prior to closing if the description does not conform to their expectations.
- D. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Lots 1, 2, 4, 5, 7, 8, 9 & 16-23 Svy 8/91; Lot 15 Svy 40/48; & Pcls A & B Svy 70/29; S ½ 35-31-4 & N ½ 2-30-4

PLEASE NOTE: THERE WILL BE A FEE OF \$5.44 PER E-RECORDED DOCUMENT INCLUDED ON ALL RECORDING INVOICES.

NOTE: A FEE MAY BE CHARGED UPON THE CANCELLATION OF THIS COMMITMENT PURSUANT TO WASHINGTON STATE INSURANCE CODE AND THE FILED RATE OF THE COMPANY.

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Privacy Policy

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices: We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.

508045

RECORD OF SURVEY

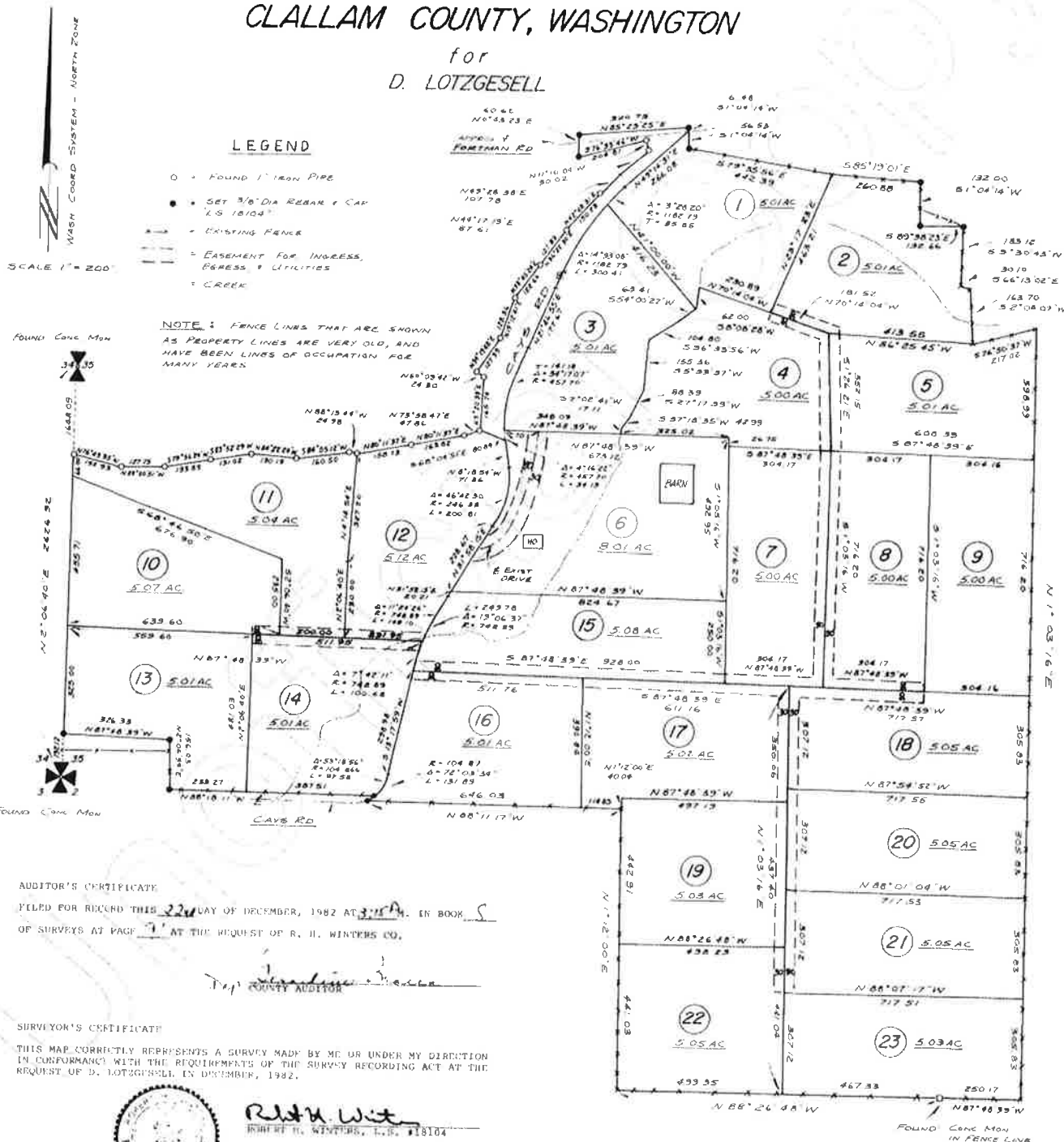
PORTIONS OF THE S 1/2 OF SEC. 35, T. 31 N., R. 4 W., W.M.

&

PORTIONS OF THE N 1/2 OF SEC. 2, T. 30 N., R. 4 W., W.M.

CLALLAM COUNTY, WASHINGTON

for
D. LOTZGESELL



1998 1014288

WASHINGTON STATE COORDINATE SYSTEM
ZONE NORTH

FIND CONC MON W/
BRASS PIN (1988) (NOT
VISITED THIS SURVEY)

34 35

LOT 12
RECORD OF SURVEY
VOL. 8, PG. 91

LOT 14
RECORD OF SURVEY
VOL. 8, PG. 91

LOT 16
RECORD OF SURVEY
VOL. 6, PG. 91

LOT 17
RECORD OF SURVEY
VOL. 8, PG. 91

LOT 15
5.08AC. (BEF ADJ.)
7.32AC. (AFT ADJ.)

LOT 6
8.01AC. (BEF ADJ.)
5.77AC. (AFT ADJ.)

LOT 3
RECORD OF SURVEY
VOL. 6, PG. 91

LOT 4
RECORD OF SURVEY
VOL. 8, PG. 91

LOT 7
RECORD OF SURVEY
VOL. 8, PG. 91

LOT 17
RECORD OF SURVEY
VOL. 8, PG. 91

LOT 16
RECORD OF SURVEY
VOL. 6, PG. 91

LOT 15
5.08AC. (BEF ADJ.)
7.32AC. (AFT ADJ.)

LOT 6
8.01AC. (BEF ADJ.)
5.77AC. (AFT ADJ.)

LOT 3
RECORD OF SURVEY
VOL. 6, PG. 91

LOT 4
RECORD OF SURVEY
VOL. 8, PG. 91

LOT 7
RECORD OF SURVEY
VOL. 8, PG. 91

LOT 17
RECORD OF SURVEY
VOL. 8, PG. 91

LOT 16
RECORD OF SURVEY
VOL. 6, PG. 91

LOT 15
5.08AC. (BEF ADJ.)
7.32AC. (AFT ADJ.)

SUBJECT PROPERTY



LEGEND

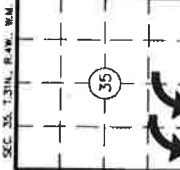
- SET REBAR W/ PLASTIC CAP "CUMMINS LS 22329"
- EXISTING EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER SURVEY VOL. 8, PG. 91.
- EXISTING EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER SURVEY VOL. 8, PG. 91.

NOTE:
THE OWNER OF LOT 15 SHALL RESERVE AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PAVED DRIVEWAY THE CENTRAL LINE OF WHICH IS SHOWN HEREON.

FIND 6"x6" CONC MON W/
CUMMINS CAP (1988) (NOT
VISITED THIS SURVEY)



SEC. 35, T.31N., R.4W., W.M.



SHEET 1 OF 2

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 AT THE REQUEST OF MR. AND MRS. DICK LOTZGESSEL.



DAM CUMMINS P.L.S.
CERTIFICATE NO. 22329

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24 DAY OF Aug 1998 AT 2:51 P.M. IN VOL. 40 OF SURVEYS, ON PG. 4P. RECORDS OF CLALLAM COUNTY, WASHINGTON, AT THE REQUEST OF DAVID CUMMINS AND ASSOCIATES

1998-1014288
AUDITOR'S FILE NO. DEPUTY COUNTY CLERK

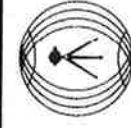
THIS BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED AND APPROVED BY THE CLALLAM COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, PLANNING DIVISION.

ADMINISTRATOR DATE

RECORD OF SURVEY

OF A PORTION OF
S.1/2, Sec.35, T.31N., R.4W., W.M.

for
Clallam County, Washington
Mr. and Mrs. Dick Lotzgesell, Et. AL.



David Cummins
Associates, P.S.
P.O. Box 120
Sequim, Wa.
98382
(360) 683-2344

JULY, 1998

JOB NO. 3-35-31-4-2233BLA

VOL 40 PG 48 1 of 2

information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.

2010-1253760 V. 70 P. 020
 David Cummins & Associates
 Clallam County Auditor
 07/07/2010 09:19:30 AM

RECORD OF SURVEY

OF A PORTION OF
 SW.1/4, Sec. 35, T.31N., R.4W., W.M.

Clallam County, Washington
 for

Lotzgesell Revocable Family Trust - A

BOUNDARY LINE ADJUSTMENT NO. BLA2010-00003
 PARCEL NO. 04-31-35-330030
 AND 04-31-35-330060

LEGEND

- SET 1/2" REBAR W/ PLASTIC CAP "DC & A LS 22329"
- SET P.K. W/ 1" BRASS TAG IN P.W.T. "DC & A LS 22328"

EXISTING 60FT. EASEMENT FOR INGRESS, EGRESS, AND UTILITIES,
 PER SURVEY VOL. 8, PG. 91.

EXISTING ROAD SURFACE

SUNDIAL RIDGE
 PLAT VOL. 8, PG. 67

SUNDIAL CREST
 RECORD OF SURVEY
 VOL. 54, PG. 2

RECORD OF SURVEY
 VOL. 8, PG. 91

RECORD OF SURVEY
 VOL. 8, PG. 91
 VOL. 34, PG. 61

SEE BASIS NOTE
 SURVEY VOL. 8, PG. 91

Scale 1" = 100'

THIS BOUNDARY LINE ADJUSTMENT HAS BEEN REVIEWED
 AND APPROVED BY THE CLALLAM COUNTY DEPARTMENT
 OF COMMUNITY DEVELOPMENT, PLANNING DIVISION
Debbie Clark 7/6/10
 ADMINISTRATOR DATE

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 AT THE REQUEST OF MARGARET E.
 LOTZGESSELL.



David Cummins
 DAVID CUMMINS P.L.S.
 CERTIFICATE NO. 22329
 6-29-2010
 DATE SIGNED

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7th DAY OF July
 2010, AT 9:19 A.M. IN VOL. 70 OF
 SURVEYS, ON PG. 29 RECORDS OF
 CLALLAM COUNTY, WASHINGTON, AT THE REQUEST OF
 DAVID CUMMINS AND ASSOCIATES, PS.

2010-1253768 *Kathy Mills*
 AUDITOR'S FILE NO. DEPUTY COUNTY AUDITOR



Surveying Your
 Corner
 of the World

David Cummins
 and
 Associates, PS
 P.O. Box 120
 Sequim, Wa.
 98382
 (360) 683-2344

MAY 26, 2010
 DATE SURVEYED, MONUMENTED & MAPPED
 JOB NO. 3-35-31-4-4966BLA

SEC. 35, T.31N., R.4W., W.M.



N.T.S.

SHEET 1 OF 2

Vol 70 Pg 29



NO 115018
CLALLAM COUNTY
TRANSACTION EXCISE TAX

DATE PAID MAY 31 2018

AMOUNT \$1575,000.-
COUNTY TREASURER
BY: [Signature]

Escrow Number: 112727-DF

Statutory Warranty Deed

THE GRANTOR John W. Lotzgesell and David W. Lotzgesell, as Co-Successor Trustees of the Lotzgesell Revocable Family Trust-A, under Declaration dated March 17, 1997, 'The Credit Shelter Trust' and John W. Lotzgesell and David W. Lotzgesell, as Co-Successor Trustees of the Lotzgesell Revocable Family Trust-B, under Declaration dated March 17, 1997, 'The Surviving Spouse's Trust' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Short Hill, LLC, a Georgia Limited Liability Company the following described real estate, situated in the County of Clallam, State of Washington.

Abbreviated Legal:

& 23
PCL A: LTS 1, 2, 4, 5, 7, 8, 9, 18, 19, 20, 21, 22 SVY 8/91 S35-31N-4W & S2-30N-R4W;
PCL B: LTS 16 & 17 SVY 8/91 S35-31N-R4W & S2-30N-R4W TGW PTN
PCL C: PCLS A & B SVY 70/29 S35-31N-R4W

For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Tax Parcel Number(s): 04-31-35-330250 / 81865, 04-31-35-330010 / 45126, 04-31-35-330020 / 45127, 04-31-35-330040 / 45129, 04-31-35-330055 / 45131, 04-31-35-330070 / 45136, 04-31-35-330080 / 45137, 04-31-35-330090 / 45138, 04-31-35-330160 / 45147, 04-31-35-330170 / 45148, 04-31-35-330180 / 45149, 04-31-35-330240 / 81864, 04-30-02-210190 / 33427, 04-30-02-210200 / 33428, 04-30-02-210210 / 33429, 04-30-02-210220 / 33430, 04-30-02-210230 / 33431

Dated May 11, 2018

Lotzgesell Revocable Family Trust - A

By: David W. Lotzgesell, Co-Successor Trustee

By: John W. Lotzgesell, Co-Successor Trustee

Lotzgesell Revocable Family Trust - B

By: David W. Lotzgesell, Co-Successor Trustee

By: John W. Lotzgesell, Co-Successor Trustee

STATE OF Washington
COUNTY OF Clallam SS:

I certify that I know or have satisfactory evidence that David W. Lotzgesell & John W. Lotzgesell they is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the Co-Successor Trustee of Lotzgesell Revocable Family Trust-A to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-30-18

Dawn L. Fleming
Notary Public in and for the State of Washington
Residing at Sequim
My appointment expires: 4-9-2022



EXHIBIT A**PARCEL A:**

LOTS 1, 2, 4, 5, 7, 8, 9, 18, 19, 20, 21, 22 AND 23 OF D. LOTZGESELL SURVEY, RECORDED DECEMBER 22, 1982 IN VOLUME 8 OF SURVEYS, PAGE 91, UNDER CLALLAM COUNTY RECORDING NO. 538045, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 4 WEST, AND THE NORTH HALF OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL B:

LOTS 16 AND 17 OF D. LOTZGESELL SURVEY, RECORDED DECEMBER 22, 1982 IN VOLUME 8 OF SURVEYS, PAGE 91, UNDER CLALLAM COUNTY RECORDING NO. 538045, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 4 WEST, AND THE NORTH HALF OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 4 WEST, AS CONVEYED BY DECLARATION AND QUIT CLAIM DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 733510.
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

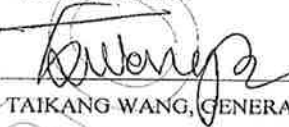
PARCEL C:

PARCELS A AND B OF LOTZGESELL REVOCABLE FAMILY TRUST – A SURVEY RECORDED JULY 7, 2010 IN VOLUME 70 OF SURVEYS, PAGE 29, UNDER CLALLAM COUNTY RECORDING NO. 2010 1253768, BEING A PORTION OF LOTS 3 AND 6 OF D. LOTZGESELL SURVEY, RECORDED DECEMBER 22, 1982 IN VOLUME 8 OF SURVEYS, PAGE 91, UNDER CLALLAM COUNTY RECORDING NO. 538045, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 4 WEST, AND THE NORTH HALF OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

1. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL DISCLOSED BY NOTICE RECORDED UNDER CLALLAM COUNTY RECORDING NOS. 433458, 452673 AND 467011, AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34, WHICH INCLUDE THE REQUIREMENT OF A CONTINUATION OF RESTRICTED USE IN ORDER TO CONTINUE THE PRESENT ASSESSMENT RATE, WHICH GRANTEE AGREES TO ASSUME AND PAY ACCORDING TO ITS TERMS AND CONDITIONS THEREIN.

SHORT HILL LLC



TAIKANG WANG, GENERAL MANAGER

2. LIABILITY FOR FUTURE ASSESSMENTS AND/OR CHARGES FOR THE COST OF ROAD MAINTENANCE DISCLOSED BY DOCUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2008 1216627, WHICH GRANTEE AGREES TO ASSUME AND PAY ACCORDIGLY.
3. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY D. LOTZGESELL SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 538045

4. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY LOTZGESELL REVOCABLE TRUST -A SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO.2010 1253768,
5. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 1998 1014288,
6. MATTERS SET FORTH BY SURVEY THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NO. 732689 (V 34 OF SVYS. P 61)
7. ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION OF THE LAND DESCRIBED HEREIN, DUE TO A SHIFT OR CHANGE IN THE COURSE OF MATRIOTTI CREEK.
8. RIGHTS AND EASEMENTS OF THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES.
9. ANY RESTRICTIONS ON THE USE OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS BEEN, COVERED BY WATER.
10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NOS. 487949, 1998 1020893, AND 2008 1216627
11. FARM LEASE AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NO. 686955
12. UNRECORDED LEASE BETWEEN LESSOR: THE LOTZGESELL REVOCABLE FAMILY TRUST AND LESSEE: SEQUIM VALLEY FARMS, INC.

STATE OF Washington
COUNTY OF Clallam SS:

I certify that I know or have satisfactory evidence that David W. Lotzgesell & John W. Lotzgesell
they is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated they
is/are authorized to execute the instrument and acknowledge that as the
Co-Successor Trustee of Lotzgesell Revocable Family Trust-B
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-30-18



Dawn L. Fleming
Notary Public in and for the State of Washington
Residing at Sequim
My appointment expires: 4-9-2022

2018-1365655
Page 1 of 2
Warranty Deed
Olympic Peninsula Title Company
Clallam County Washington 05/31/2018 04:09:31 PM



NO 115619
CLALLAM COUNTY
TRANSACTION EXCISE TAX
DATE 89350-
PAID MAY 31 2018
AMOUNT 8525.00-
COUNTY TREASURER
BY Jeanette A. REP.

Escrow Number: 112728-DF

Statutory Warranty Deed

THE GRANTORS David W. Lotzgesell and Teresa Y. Lotzgesell, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Short Hill, LLC, a Georgia Limited Liability Company the following described real estate, situated in the County of Clallam, State of Washington

Abbreviated Legal:
LT 15 SVY V40 P48 35-T31N-R4W

For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Tax Parcel Number(s): 04-31-35-330150/45146

Dated May 14, 2018

David W. Lotzgesell

Teresa Y. Lotzgesell

STATE OF Washington
COUNTY OF Clallam } SS:

I certify that I know or have satisfactory evidence that David W. Lotzgesell and Teresa Y. Lotzgesell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/30/18

Dawn L. Fleming
Notary Public in and for the State of Washington
Residing at Sequim
My appointment expires: 4-9-2022



EXHIBIT A

LOT 15 AS DELINEATED ON LOTZGESELL BOUNDARY LINE ADJUSTMENT SURVEY RECORDED IN VOLUME 40 OF SURVEYS, PAGE 48, UNDER CLALLAM COUNTY RECORDING NO. 1998 1014288, BEING A BOUNDARY LINE ADJUSTMENT OF LOTS 6 AND 15 OF D. LOTZGESELL SURVEY, RECORDED DECEMBER 22, 1982 IN VOLUME 8 OF SURVEYS, PAGE 91, UNDER CLALLAM COUNTY RECORDING NO. 538045, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON. SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

1. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL DISCLOSED BY NOTICE RECORDED UNDER CLALLAM COUNTY RECORDING NO. 433458, AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34, WHICH INCLUDE THE REQUIREMENT OF A CONTINUATION OF RESTRICTED USE IN ORDER TO CONTINUE THE PRESENT ASSESSMENT RATE, WHICH GRANTEE AGREES TO ASSUME AND PAY ACCORDING TO ITS TERMS AND CONDITIONS THEREIN.

Short Hill LLC,


Taikang Wang, General Manager

2. LIABILITY FOR FUTURE ASSESSMENTS AND/OR CHARGES FOR THE COST OF ROAD MAINTENANCE DISCLOSED BY DOCUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2008 1216627, WHICH GRANTEE AGREES TO ASSUME AND PAY ACCORDINGLY.
3. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY D. LOTZGESELL SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 538045,
4. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 1998 1014288,
5. MATTERS SET FORTH BY SURVEY THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2010 1253768 (V 70 OF SVYS. P 29)
6. ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION OF THE LAND DESCRIBED HEREIN, DUE TO A SHIFT OR CHANGE IN THE COURSE OF MATRIOTTI CREEK.
7. RIGHTS AND EASEMENTS OF THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES.
8. ANY RESTRICTIONS ON THE USE OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS BEEN, COVERED BY WATER.
9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NOS. 487949, AND 1998 1020892.
10. FARM LEASE AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NO. 686955
11. UNRECORDED LEASE: LESSOR: THE LOTZGESELL REVOCABLE FAMILY TRUST, AND LESSEE: SEQUIM VALLEY FARMS, INC.

433458

03753

NOTICE OF APPROVAL OR DENIAL OF APPLICATION FOR
LAND CLASSIFICATION AS FARM AND AGRICULTURAL LAND UNDER RCW 86.54

TO: Lane Hicks & Margaret Latywell Vol. 421 481
(Land Owner's Name)
Box 199
Sequim Wa 98382
(Address) B. Brand

433458

You are hereby notified that the following land has been approved for classification as farm and agricultural land:

Legal Description: SW 3/4 - E 1/4 Sec 35, T4S, R5E, S4
4836 + 4632; Lot 7 sec 1 Acres Sec 35-31-4 +
Tax # 573 sec 1 Acres Barrow Now Claim
Assessor's Parcel or Account Number: Application # 32

The following land has been denied classification as farm and agricultural land:

Legal Description: 1 acre in Lot 7 Sec 35-31-4 +
1 acre in tax # 573 Barrow Now Claim
(Dormitories)

Assessor's Parcel or Account Number: _____

NOTICE: A denial of an application for classification as farm and agricultural land may be appealed to the County July Board of Equalization. Forms are available from the County Assessor or the Clerk of the Board of Equalization.

In accordance with provisions of Sec. 4 Chapter 212 Laws of 1973 1st Ex. Sess. "the assessor shall submit notification of such approval to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property."

[Signature]
(Assessor or Deputy)

[Signature]
(County)

Assessor prepares in duplicate. File original with auditor and have auditor return original to land owner. A copy is to be retained by the assessor.

Department of Revenue RIF 88 (10/73)

VOL 421 PAGE 481

5-24-74

433458

NOTICE OF APPROVAL OR DENIAL OF APPLICATION FOR

LAND CLASSIFICATION AS FARM AND AGRICULTURAL LAND UNDER RCW 84.34

02620

452673

TO: Paul Dick Fitzgerald
(Land Owner's Name)

El 3 Jan 199
(Address) Vezuvius

You are hereby notified that the following land has been approved for classification as farm and agricultural land:

Legal Description: SWSW 1/4 portion - 23.66A

Sec 35-31-4
Assessor's Parcel or Account Number: Appl # 77

The following land has been denied classification as farm and agricultural land:

Legal Description: _____

Assessor's Parcel or Account Number: _____

NOTICE: A denial of an application for classification as farm and agricultural land may be appealed to the County July Board of Equalization. Forms are available from the County Assessor or the Clerk of the Board of Equalization.

In accordance with provisions of Sec. 4 Chapter 212 Laws of 1973 1st Ex. Sess. "the assessor shall submit notification of such approval to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property."

[Signature]
(Assessor or Deputy)

Challam
(County)

Assessor prepare in duplicate. File original with auditor and have auditor return original to land owner. A copy is to be retained by the assessor.

Department of Revenue PTF 88 (10/73)

BOOK 458 PAGE 118

ja
4/2/76

452673

04215

NOTICE OF APPROVAL OR DENIAL OF APPLICATION FOR
LAND CLASSIFICATION AS FARM AND AGRICULTURAL LAND UNDER R

467011

County Assessor

TO: Paul Dick Fitzgerald
(Land Owner's Name)

1977 MAY -2 PM 1:00
486 506

Rt 3 Box 199
Sequim
(Address)

[Signature]

467011

You are hereby notified that the following land has been approved for classification as farm and agricultural land:

Legal Description: Tax # 97 - E of Road ex Tax # 683
- 3.55A

Thomson D.C. Sec. 35-31-4

Assessor's Parcel or Account Number: App # 77

The following land has been denied classification as farm and agricultural land:

Legal Description: _____

Assessor's Parcel or Account Number: _____

NOTICE: A denial of an application for classification as farm and agricultural land may be appealed to the County July Board of Equalization. Forms are available from the County Assessor or the Clerk of the Board of Equalization.

In accordance with provisions of Sec. 4 Chapter 212 Laws of 1973 1st Ex. Sess. "... the assessor shall submit notification of such approval to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property."

[Signature]
(Assessor or Deputy)

This is to correct the description
previously recorded under Auditors
number 452673. April 2, 1976.

CLALLAM
(County)

Assessor prepare in duplicate. File original with auditor and have auditor return original to land owner. A copy is to be retained by the assessor.

[Signature]
5/2/77

145253

Frank Lotzgesell and Agreement

Alice Lotzgesell jos wife Dated Oct 23, 1931

and

Ack Oct 23rd, 1931 Frank Lotzgesell et ux

John A. Lotzgesell

and John A. Lotzgesell,

Andrew Severyns, N. P. Wash. P. A.

Com. Exp. Aug. 21, 1935

Filed Oct 24, 1931 at 9:30 A. M.

THIS AGREEMENT made, and entered into by and between FRANK LOTZGESELL and ALICE LOTZGESELL, his wife, the parties of the first part, and JOHN A. LOTZGESELL, as the party of the second part;

WITNESSETH: That WHEREAS the first parties are the owners of the Northwest quarter of the Northwest quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section Two (2), Township Thirty (30) North, Range Four (4) West W. M., and second party is the owner of the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Thirty five (35), Township Thirty one (31) North, Range Four (4) West W. M., both in Clallam County, Washington; and

WHEREAS second party did some time prior hereto construct and have in operation a diversion dam or weir for the purpose of diverting the waters of Lotzgesell Creek on to an irrigation ditch immediately north of the boundary lines between the said properties, under Permit No. 879 of the State of Washington; and

WHEREAS the parties of the first part did on the 22nd day of July 1929 institute an action against the second party for the removal of said diversion dam or weir, being cause No. 5697 of the Superior Court of the State of Washington for Clallam County, and judgment was entered in said cause on the 19th day of May, 1930, against said defendants; and

WHEREAS the second party has perfected his appeal appealing said action to the Supreme Court of the State of Washington; and

WHEREAS the parties hereto have now compromised their

differences and as an adjustment of said cause of action now make and enter into this agreement;

NOW, THEREFORE, for and in consideration of the covenants and agreements herein contained, IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO, as follows:

That the second party may, in accordance with his permit from the State of Washington, be entitled to remove from Lotzgesell Creek eight tenths second feet of water at all times during the rights granted by said permit; provided, however, that he shall at no time raise the waters of Lotzgesell ~~Wank~~ Creek so that it stands more than fifteen (15) inches above the present floor of the ditch headgate box, as the same is now constructed and in operation.

And the second party hereby agrees to dismiss his appeal in said action and to waive any further rights granted him under and by virtue of said water right permit; and the first parties hereby agree to waive any further rights granted to them under and by virtue of the judgment made and entered on the 19th day of May, 1930, party of second part agrees to permit party of first part right to put in a substantially covered tile drain extending to Lotzgesell Creek at a point below weir, named before, where suitable drainage fall can be obtained for purpose of draining said swamp mentioned in proceedings.

It is further specifically understood and agreed by and between the parties hereto that within one year from the date hereof there shall be placed at or near said headgate a permanent concrete or iron post or other suitable mark showing the proper height of the water in said headgate in accordance herewith, which post or mark shall be utilized for the purpose of measuring the height of said water in the event said headgate should become destroyed or rotted away.

Frank Lotzgesell

Alice Lotzgesell

Parties of the first part

John A. Lotzgesell

Party of the second part.

S 35, T 31, R 4
[Over-Under]

487919

RIGHT OF WAY EASEMENT

LOTZGESELL
683-5810

10629

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, owners of the land below described, hereby grant to Public Utility District No. 1 of Clallam County, a municipal corporation, the perpetual right to place, locate, construct, reconstruct, operate, repair, maintain, replace and keep clear thereon an overhead and/or underground electric transmission and distribution line or system, together with such communication lines and equipment as may be placed upon the poles or other structures thereof by the grantee or by others with its consent, including the right to cut and trim trees to the extent necessary to keep them clear of such line or system and to cut down, from time to time, all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

The land referred to is in Clallam County, Washington, and described as follows:

See attached Exhibit "A".

Grantee shall at all times have the right to full and free ingress to and egress from said property for all purposes herein mentioned and to remove at any time any and all of the poles, wires and other articles constituting such electric system.

The rights herein granted shall inure to the benefit of the grantee's successors and assigns, including any party to which it may grant contact, joint user or other similar rights.

DATED

10/12/78

Paul Dick Lotzgesell
Margaret E. Lotzgesell

WITNESS:

STATE OF WASHINGTON)

) ss.

COUNTY OF CLALLAM)

This is to certify that on this 12 day of OCT 1978 personally appeared before me PAUL DICK LOTZGESELL to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that HE signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 12 day of OCT 1978.

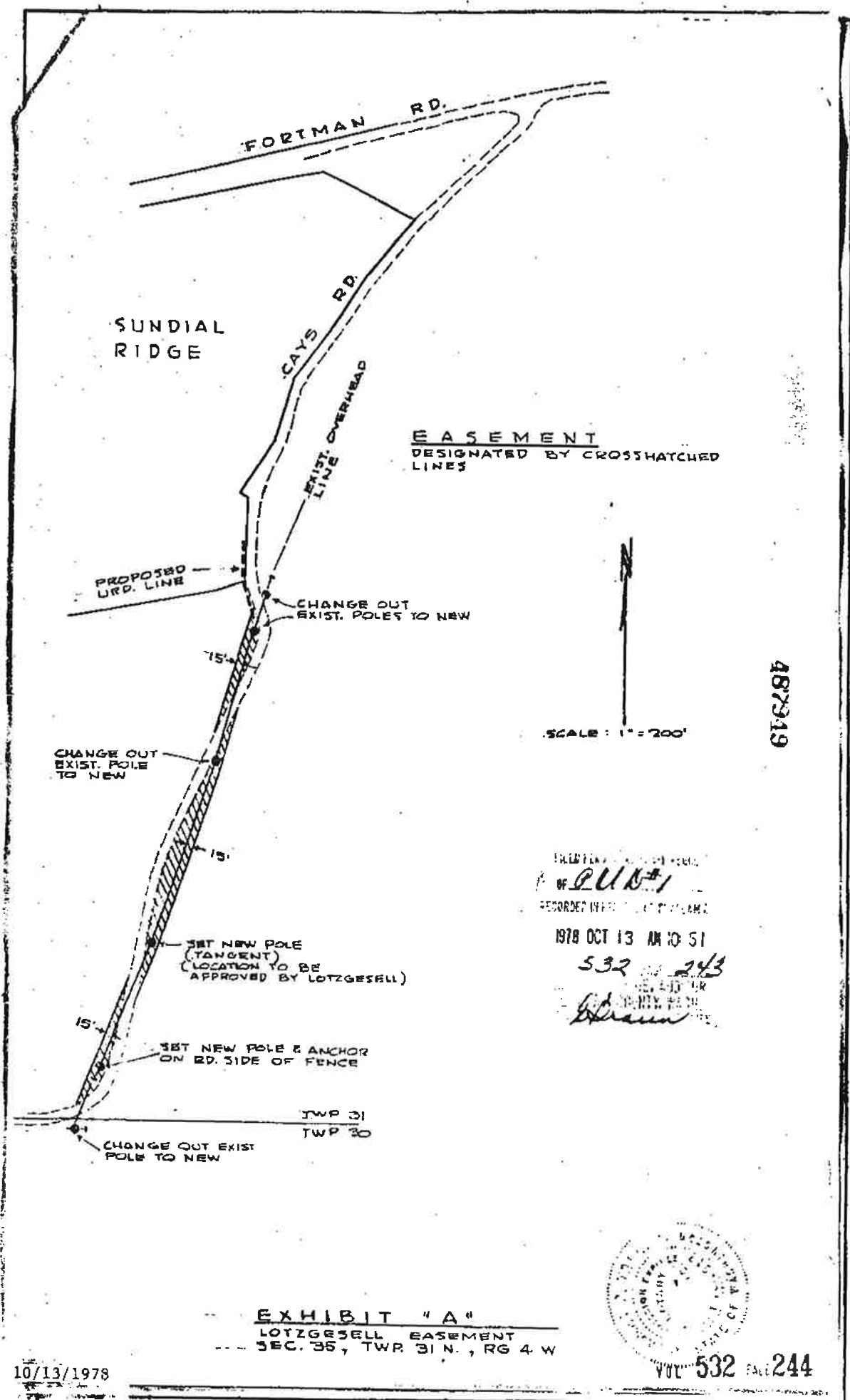
Thomas P. Treat
Notary Public in and for the State of
Washington residing at PORT ANGELES

OLYMPIC PRINTERS, INC.

10/13/1978

VOL 532 243

487949



538045

RECORD OF SURVEY

PORTIONS OF THE S 1/2 OF SEC. 35, T. 31 N., R. 4 W., W.M.

&

PORTIONS OF THE N 1/2 OF SEC. 2, T. 30 N., R. 4 W., W.M.

CLALLAM COUNTY, WASHINGTON

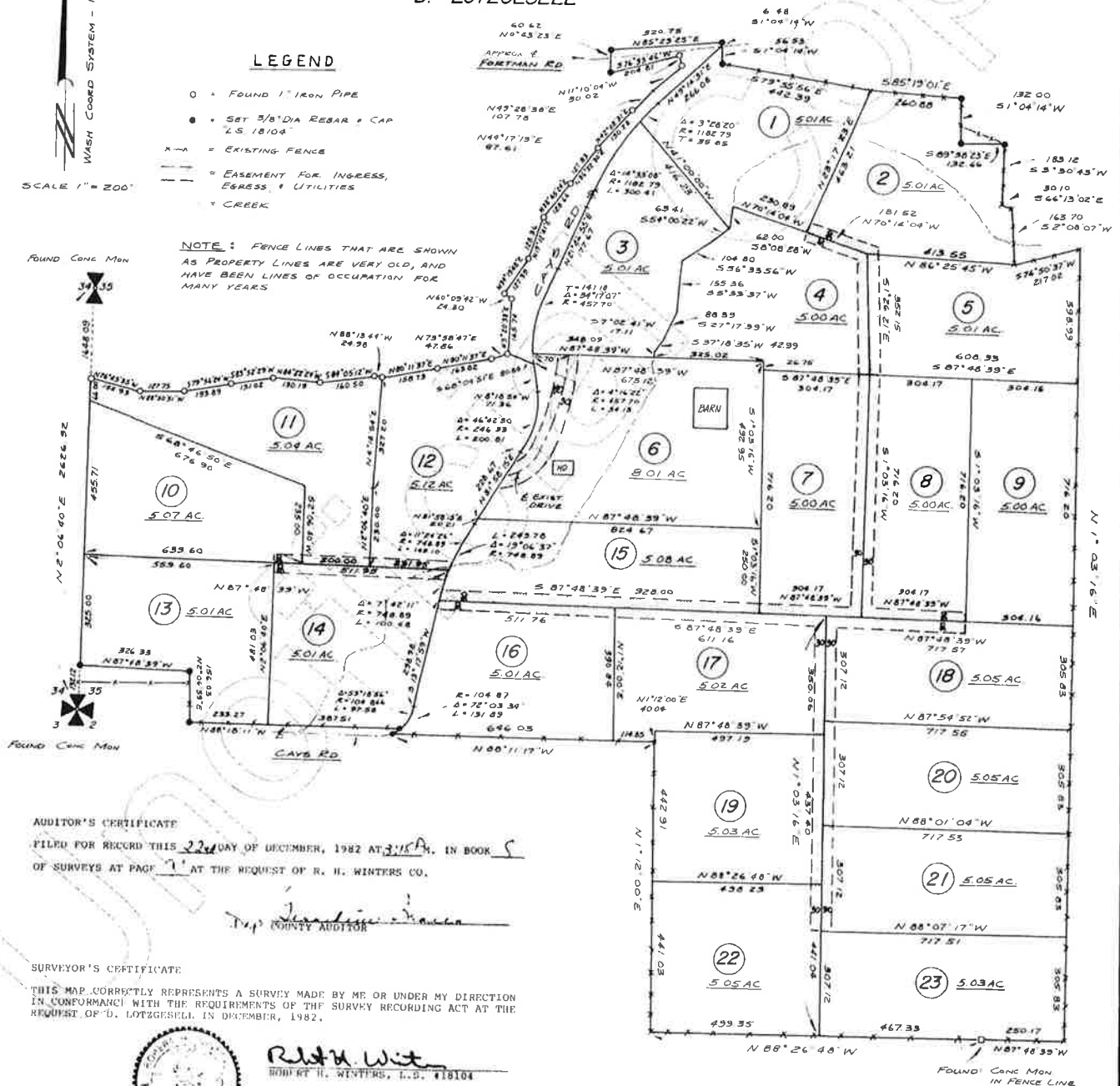
for
D. LOTZGESELL**LEGEND**

- O = FOUND 1" IRON PIPE
 • = SET 3/8" DIA REBAR + CAP
 L.S. 18104
 --- = EXISTING FENCE
 --- = EASEMENT FOR INGRESS,
 EGRESS, & UTILITIES
 --- = CREEK

SCALE 1" = 200'

FOUND CONC MON

NOTE: FENCE LINES THAT ARE SHOWN
AS PROPERTY LINES ARE VERY OLD, AND
HAVE BEEN LINES OF OCCUPATION FOR
MANY YEARS

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 22nd DAY OF DECEMBER, 1982 AT 2:15 P.M. IN BOOK 5
OF SURVEYS AT PAGE 11 AT THE REQUEST OF R. H. WINTERS CO.

Dep. County Auditor
COUNTY AUDITOR

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 AT THE
REQUEST OF D. LOTZGESELL, IN DECEMBER, 1982.



Robert H. Winters
ROBERT H. WINTERS, L.S. 18104

R. H. WINTERS CO.
SURVEYING & MAPPING

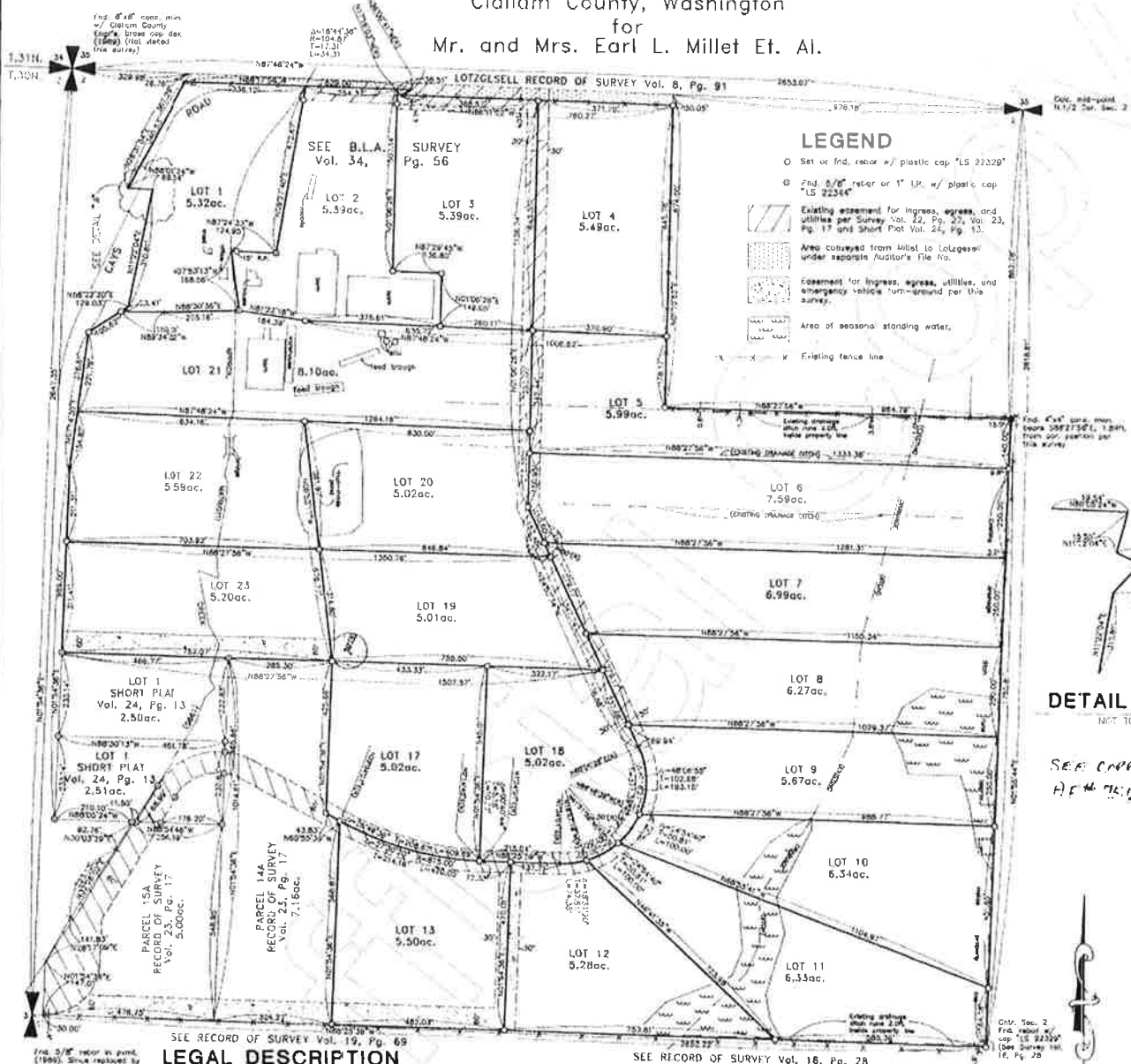
155 W. WASH
P.O. BOX 1042
SEQUIM, WASH
PH 683-3363

RECORD OF SURVEY

732660

OF A PORTION OF
N.W.1/4, Sec. 2, T.30N., R. 4W., W.M.
Clallam County, Washington

for
Mr. and Mrs. Earl L. Millet Et. Al.



LEGAL DESCRIPTION

This map represents a re-survey of the corners of that Record of Survey recorded in Vol. 22 of Surveys, Pg. 27, and Vol. 23, Pg. 17, and a recovery of the corners of Short Plat Vol. 24, Pg. 13, Records of Clallam County, Washington, being a portion of the N.W.1/4 of Sec. 2, T.30N., R.4W., W.M., Clallam County, Washington.
(Except that portion thereof conveyed to Mr. and Mrs. Dick Lotgesse under separate Auditor's File No. (See also B.L.A. Survey Vol. 34, Pg. 56 Records of Clallam County, Washington) relating lots 2 and 3.)

SECTION SUBDIVISION

(a) Section Subdivision used for this survey and that record of survey recorded in Vol. 22 of Surveys, Pg. 27, Records of Clallam County, Washington.

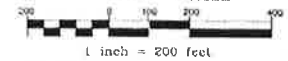
BASIS OF BEARING

This survey is based on the Washington State Coordinate System Grid, North Zone. All bearings shown are relative to said grid. Distances reduced to grid are double of horizontal ground distance. Compare also Survey Vol. 22, Pg. 27, Records of Clallam County, Washington.

SURVEY METHOD

This survey was performed using a traverse method and employing a 1 Sec. H.P. Sokkia total station.

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

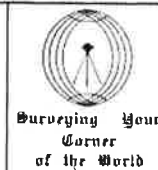
This map represents a survey made by me or under my direction in conformity with the requirements of the Survey Recording Act at the request of Mr. and Mrs. Earl L. Millet Et. Al.

David Cummins, L.S.
Certificate No. 22329

AUDITOR'S CERTIFICATE

Filed for record this 22nd day of December, 1995, at 1:00 P.M., in Vol. 23 of Surveys, on Pg. 17, Records of Clallam County, Washington, at the request of David Cummins and Associates.

Deputy County Auditor

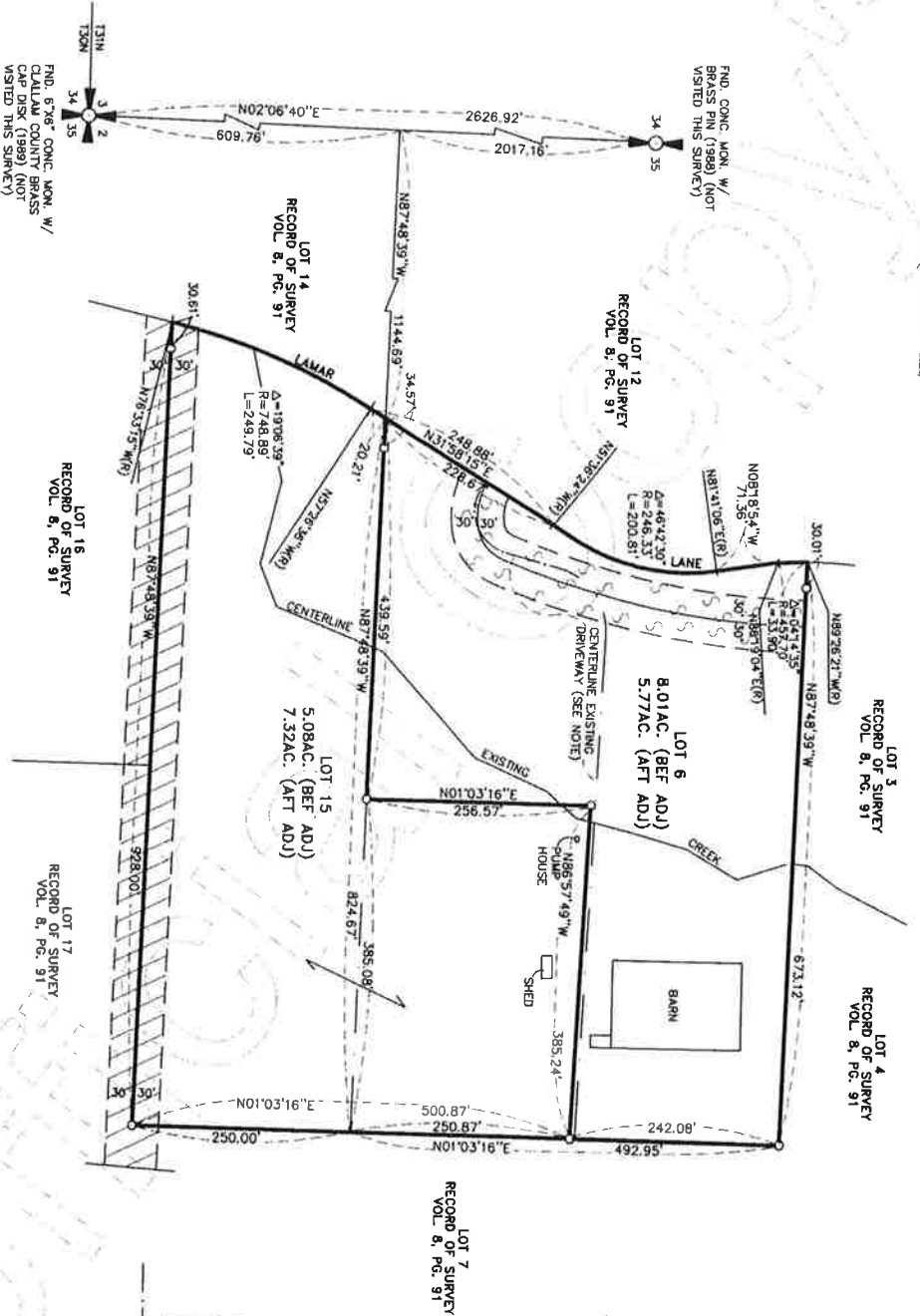


David Cummins
and
Associates, P.S.

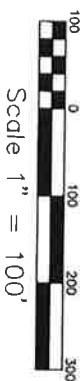
P.O. Box 120
Sequim, Wa.
98382
(509) 683-2344

December, 1995
Job. No. 4-2-30-4-1837

1998 1014288



WASHINGTON STATE COORDINATE SYSTEM
ZONE NORTH

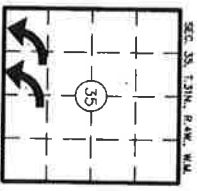


LEGEND

- SET REAR W/ PLASTIC CAP "CUMMINS LS 22329"
- ▨ EXISTING EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER SURVEY VOL. 6, PG. 91.
- ▨ EXISTING EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER SURVEY VOL. 6, PG. 91.

NOTE:
THE OWNER OF LOT 15 SHALL RESERVE AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PLAYED DRIVEWAY THE CENTERLINE OF WHICH IS SHOWN HEREON.

THIS BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED AND APPROVED BY THE CLALLAM COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, PLANNING DIVISION.
James M. [Signature]
DATE August 24, 1998
ADMINISTRATOR



SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

THIS MAP AND SURVEY INSTRUMENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE CLALLAM COUNTY SURVEY RECORDING ACT AT THE REQUEST OF MR. AND MRS. DICK LOTZGESSEL, ET AL.



DAVID CUMMINS, P.L.S.
CERTIFICATE NO. 22329

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24 DAY OF Aug, 1998 AT 2:51 P.M. IN VOL. 40 OF SURVEYS, ON PG. 48. RECORDS OF CLALLAM COUNTY, WASHINGTON, AT THE REQUEST OF DAVID CUMMINS AND ASSOCIATES.

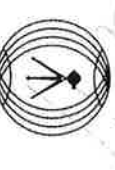
1998-1014288 *James M. [Signature]*
AUDITOR'S FILE NO. DEPUTY COUNTY AUDITOR

RECORD OF SURVEY

OF A PORTION OF
S.1/2, Sec.35, T.31N., R.4W., W.M.

Clallam County, Washington

for
Mr. and Mrs. Dick Lotzgesell, Et. Al.



David Cummins
and
Associates, P.S.
P.O. Box 120
Sequim, Wa.
98382
(360) 683-2344

Surveying firm
of the
JULY, 1998
JOB NO. 3-35-31-4-2233BLA

BASIS OF BEARING

THIS SURVEY IS BASED ON THE WASHINGTON STATE COORDINATE SYSTEM AND NORTH ZONE. ALL BEARINGS ARE RELATIVE TO SUD GRID. ALL DISTANCES REDUCED TO GRID ARE .9994 OF HORIZONTAL GROUND DISTANCE. COMPARE ALSO RECORD OF SURVEY RECORDED IN VOL. 8 OF SURVEYS, P.C. 91, RECORDS OF CLALLAM COUNTY, WASHINGTON.

SURVEY METHODS

THIS SURVEY WAS PERFORMED USING A TRAVERSE METHOD AND EMPLOYING A 1 SEC. HP 38204 TOTAL STATION.

SECTION SUBDIVISION

FOR SECTION SUBDIVISION USED SEE THAT RECORD OF SURVEY RECORDED IN VOL. 8 OF SURVEYS, P.C. 91, RECORDS OF CLALLAM COUNTY, WASHINGTON.

ORIGINAL LEGAL DESCRIPTIONS

LOT 6 OF THAT RECORD OF SURVEY RECORDED DEC. 22, 1982 IN VOL. 8 OF SURVEYS, P.C. 91, UNDER AUDITOR'S FILE NO. 538045, RECORDS OF CLALLAM COUNTY, WASHINGTON, BEING A PORTION OF THE S1/2 OF SEC. 35, T.31N., R.4W., W.M., AND A PORTION OF THE N1/2 OF SEC. 2, T.30N., R.4W., W.M., CLALLAM COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, CONDITIONS, ENCUMBRANCES AND RESTRICTIONS OF RECORD, IF ANY, PARCEL CONTAINING 8.01 ACRES, MORE OR LESS.

LOT 15 OF THAT RECORD OF SURVEY RECORDED DEC. 22, 1982 IN VOL. 8 OF SURVEYS, P.C. 91, UNDER AUDITOR'S FILE NO. 538045, RECORDS OF CLALLAM COUNTY, WASHINGTON, BEING A PORTION OF THE S1/2 OF SEC. 35, T.31N., R.4W., W.M., AND A PORTION OF THE N1/2 OF SEC. 2, T.30N., R.4W., W.M., CLALLAM COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, CONDITIONS, ENCUMBRANCES AND RESTRICTIONS OF RECORD, IF ANY, PARCEL CONTAINING 5.08 ACRES, MORE OR LESS.

NOTES:

THIS CONVEYANCE IS FOR THE PURPOSE OF ACCOMPLISHING A BOUNDARY LINE ADJUSTMENT PURSUANT TO CHAPTER 58.17.040(6) RCW AND TITLE 29 C.C.C. IT SHALL NOT CREATE ANY ADDITIONAL LOTS, TRACTS, PARCELS OR DIVISION.

LEGAL DESCRIPTIONS AFTER ADJUSTMENT

LOT 6 OF THAT RECORD OF SURVEY RECORDED DEC. 22, 1982 IN VOL. 8 OF SURVEYS, P.C. 91, UNDER AUDITOR'S FILE NO. 538045, RECORDS OF CLALLAM COUNTY, WASHINGTON, BEING A PORTION OF THE S1/2 OF SEC. 35, T.31N., R.4W., W.M., AND A PORTION OF THE N1/2 OF SEC. 2, T.30N., R.4W., W.M., CLALLAM COUNTY, WASHINGTON. EXCEPT THAT PORTION OF LOT 6 OF THAT RECORD OF SURVEY RECORDED IN VOL. 8 OF SURVEYS, P.C. 91, RECORDS OF CLALLAM COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 15 OF THAT RECORD OF SURVEY RECORDED DEC. 22, 1982 IN VOL. 8 OF SURVEYS, P.C. 91, UNDER AUDITOR'S FILE NO. 538045, RECORDS OF CLALLAM COUNTY, WASHINGTON, BEING A PORTION OF THE S1/2 OF SEC. 35, T.31N., R.4W., W.M., AND A PORTION OF THE N1/2 OF SEC. 2, T.30N., R.4W., W.M., CLALLAM COUNTY, WASHINGTON. EXCEPT THAT PORTION OF LOT 6 OF THAT RECORD OF SURVEY RECORDED IN VOL. 8 OF SURVEYS, P.C. 91, RECORDS OF CLALLAM COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, THENCE S103°16'W ALONG THE EAST LINE OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, A DISTANCE OF 242.0871; TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING S103°16'W ALONG THE EAST LINE OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, A DISTANCE OF 250.871; TO THE S.E. CORNER OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91; THENCE N87°48'39"W ALONG THE SOUTH LINE OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, A DISTANCE OF 385.0871; THENCE N10°16'18"E PARALLEL WITH THE EAST LINE OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, A DISTANCE OF 266.5711; THENCE S88°37'49"E A DISTANCE OF 365.2471 TO THE INTERSECTION OF THE EAST LINE OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, AND THE TRUE POINT OF BEGINNING.

BEGINNING AT THE N.E. CORNER OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, THENCE S103°16'W ALONG THE EAST LINE OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, A DISTANCE OF 242.0871; TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING S103°16'W ALONG THE EAST LINE OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, A DISTANCE OF 250.871; TO THE S.E. CORNER OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91; THENCE N87°48'39"W ALONG THE SOUTH LINE OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, A DISTANCE OF 385.0871; THENCE N10°16'18"E PARALLEL WITH THE EAST LINE OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, A DISTANCE OF 266.5711; THENCE S88°37'49"E A DISTANCE OF 365.2471 TO THE INTERSECTION OF THE EAST LINE OF SAID LOT 6 OF SAID SURVEY VOL. 8, P.C. 91, AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, CONDITIONS, ENCUMBRANCES AND RESTRICTIONS OF RECORD, IF ANY, PARCEL CONTAINING 5.77 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, CONDITIONS, ENCUMBRANCES AND RESTRICTIONS OF RECORD, IF ANY, PARCEL CONTAINING 7.32 ACRES, MORE OR LESS.



RECORD OF SURVEY

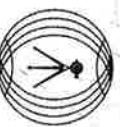
OF A PORTION OF

S.1/2, Sec.35, T.31N., R.4W., W.M.

Clallam County, Washington

for

Mr. and Mrs. Dick Lotzgesell Et. Al.



David Cummins
and
Associates, P.S.

P.O. Box 120

Sequim, Wa.

98382

(360) 683-2344

Surveying Your
Corner
of the World

JULY, 1998
JOB NO. 3-35-31-4-223B1A



1998 1020892 Clallam County

RECORD RECORDED AT THE REQUEST
 OF PUD
 RECORDED IN RECORDS/CLALLAM CO.
 98 DEC 16 AM 10:59
 PAGE 3
 REC'D BY CLERK AUDITOR
 CLALLAM COUNTY, WASH.
 BY BCH DEPUTY

Return Address:
 P.U.D. NO. 1 OF CLALLAM COUNTY
 Post Office Box 1090
 Port Angeles, WA 98362

[Over-Under]

RIGHT-OF-WAY EASEMENT

Reference # (if applicable)

Additional on page

Grantor(s) Last name first;
 then first and initials

(1) Lotzgesell David W.
 (2) Lotzgesell Teresa Y.

Additional on page

Grantee(s) Last name first;
 then first and initials

P.U.D. No. 1 of Clallam County

Legal Description:

SEE ATTACHED

Additional on page

Assessor's Tax Parcel #:

0431-35-330150

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, owners of the land below described, hereby grant(s) to PUBLIC UTILITY DISTRICT NO. 1 OF CLALLAM COUNTY, a municipal corporation, a perpetual easement on, over, under, and across said land for the right to place, locate, construct, reconstruct, operate, repair, maintain, replace, and keep clear thereon an overhead and/or underground electric transmission and distribution line or system, together with such communications lines and equipment as may be placed upon the poles or other structures thereof by the grantee or by others with its consent, including the right to cut and trim trees to the extent necessary to keep them clear of such line or system and to cut down, from time to time, all dead, weak, leaning, or dangerous trees that are tall enough to strike the wires in falling.

The land referred to is in Section(s) 35, Township 31 North,
 Range 04 West, W.M., Clallam County, Washington; and the
 easement is more specifically described as follows:

SEE ATTACHED



(Continue Legal Description Below)

Grantee shall at all times have the right to full and free ingress to and egress from said property for all purposes herein mentioned and to remove at any time any and all of the poles, wires, and other articles constituting such electrical system.

The rights herein granted shall inure to the benefit of the grantee's successors and assigns, including any party to which it may grant contact, joint user, or other similar rights.

DATED 12/5/98

David W. & Teresa Lotzgesell

STATE OF WASHINGTON }
COUNTY OF CLALLAM } ss.

This is to certify that on this 5th day of December, 1998, personally appeared before me David W. & Teresa Lotzgesell to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that They signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of December, 1998.



Jean E. Blaurock
NOTARY PUBLIC in and for the State of Washington,
residing at Sequim, WA

My Commission expires 10/28/00



1998 1020893 Clallam County

PUD
RECORDED IN RECORDS/CLALLAM CO.

98 DEC 16 AM 10:59

PAGE 3
NOTED BY AUDITOR
CLALLAM COUNTY, WASH.
BY KUH DEPUTY**Return Address:**P.U.D. NO. 1 OF CLALLAM COUNTY
Post Office Box 1090
Port Angeles, WA 98362

[Over-Under]

RIGHT-OF-WAY EASEMENT

Reference # (if applicable)

Additional on page

Grantor(s) Last name first;
then first and initials

(1) Lotzgesell, Paul D.

(2) Lotzgesell, Margret E.

Additional on page

Grantee(s) Last name first;
then first and initials

P.U.D. No. 1 of Clallam County

Legal Description:

SEE ATTACHED

Additional on page

Assessor's Tax Parcel #:

043135-30060

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, owners of the land below described, hereby grant(s) to PUBLIC UTILITY DISTRICT NO. 1 OF CLALLAM COUNTY, a municipal corporation, a perpetual easement on, over, under, and across said land for the right to place, locate, construct, reconstruct, operate, repair, maintain, replace, and keep clear thereon an overhead and/or underground electric transmission and distribution line or system, together with such communications lines and equipment as may be placed upon the poles or other structures thereof by the grantee or by others with its consent, including the right to cut and trim trees to the extent necessary to keep them clear of such line or system and to cut down, from time to time, all dead, weak, leaning, or dangerous trees that are tall enough to strike the wires in falling.

The land referred to is in Section(s) 35, Township 31 North, Range 04 West, W.M., Clallam County, Washington; and the easement is more specifically described as follows:

SEE ATTACHED

(Continue Legal Description Below)

Grantee shall at all times have the right to full and free ingress to and egress from said property for all purposes herein mentioned and to remove at any time any and all of the poles, wires, and other articles constituting such electrical system.

The rights herein granted shall inure to the benefit of the grantee's successors and assigns, including any party to which it may grant contact, joint user, or other similar rights.

DATED 12-5-98

Paul Dick Lotzgesell
Margaret E. Lotzgesell

STATE OF WASHINGTON }
COUNTY OF CLALLAM } ss.

This is to certify that on this 5th day of December, 1998, personally appeared before me Paul Dick & Margaret E. Lotzgesell to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of December, 1998.



Jean E. Blaurock
NOTARY PUBLIC in and for the State of Washington,
residing at Sequim, WA.

My Commission expires 10/28/00

Name: David and Teresa LotzgesellAddress: 414 Lamar LaneCity, State, Zip: Sequim, Washington 98382

Page 1 of 2

Creation of Easement

Reference # (If applicable): _____

Grantor(s): (1) Lotzgesell, Margaret- Trustee (2) _____

Additional on pg. _____

Grantee(s): (1) Lotzgesell, David (2) Lotzgesell, Teresa

Additional on pg. _____

Legal Description (abbreviated): Lot 6 of Boundary Line Adjustment Survey Vol. 40, Pg. 48, being aportion of Sec. 35, T. 31N, R. 4W, WM, CC, WA. Additional legal(s) on page _____Assessors Tax Parcel ID# 0431353300602001 benefits 0431353301502001

THE GRANTOR: Margaret Lotzgesell, Trustee

for and in consideration of mutual benefit, but no monetary value

GRANTS TO: David and Teresa Lotzgesell, husband and wife, their heirs, successors, and assigns, an easement for Ingress and Egress, Over and Across.

the following described real estate, situated in the County of Clallam State of Washington, together with all after acquired title of the grantor(s) therein.

That portion of Lot 6, of BLA Survey Vol. 40, Pg. 48 of Clallam County records, being a portion of the S1/2, of Section 35, Township 31N, Range 4W, Wm., CC., WA. To Wit: Beginning at the SW corner of the SW 1/4, of said Section 35; Thence N2°-06'-40"E along the West line of said SW 1/4, of said Section 35, a distance of 609.76 feet; Thence S87°-48'-39"E, a distance of 1144.69 feet; Thence N31°-58'-15"E, a distance of 135.50 feet to the True Point of Beginning of said easement centerline; Thence 30 feet either side of the following centerline, S61°-55'-24"E, a distance of 12.05 feet; Thence thru a curve to the left with a radial bearing (In) of N28°-04'-36"E, a delta of 101°-51'-32", a radius of 50.00 feet, an arc length of 88.89 feet and a radial bearing (Out) of N73°-46'-56"W; Thence N16°-13'-04"E, a distance of 69.23 feet; Thence thru a curve to the right with a radial bearing (In) of S73°-46'-56"E; a delta of 49°-15'-01" a radius of 70.00 feet, an arc length of 60.17 feet and a radial bearing (Out) of N 24°-31'-55"E; Thence N 65°-28'-05"E, a distance of 26.01 Feet; Thence reducing 10 feet either side of the following centerline, S 86°-57'-49"E, a distance of 594.64 feet to the intersection of the East line of said Lot 6 and to terminus of said described center line.

See attached sheet Exhibit "A" for maintenance agreement.

Dated 2.22.08Margaret Lotzgesell, Trustee

Margaret Lotzgesell - Trustee

David W Lotzgesell

David Lotzgesell

Teresa Lotzgesell

Teresa Lotzgesell

STATE OF WASHINGTON
COUNTY OF _____

On this day personally appeared before me:

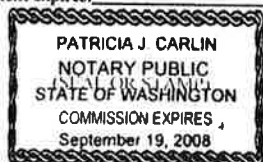
To me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____

Notary Public in and for the

State of Washington, residing at _____

My appointment expires: _____

STATE OF WASHINGTON
COUNTY OF CLALLAM

I certify that I know or have satisfactory evidence that: DAVID LOTZGESELL, MARGARET LOTZGESELL AND TERESA LOTZGESELL is the person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was (were) authorized to execute the instrument and acknowledged it as the TRUSTEE of LOT 765111, DRENOCABLE LAND TRUST be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

2/22/08

Dated

Patricia J. Carlin

Signature

Notary

Title

9-19-08

My Appointment Expires

Name: David and Teresa Lotzgesell
Address: 414 Lamar Lane
City, State, Zip: Sequim, Washington 98382

Page 2 of 2

Exhibit "A"

Note: This easement is being granted with the stipulation that the owners of Lot 6 and Lot 15, their heirs, successors and assigns shall maintain such easement, bridge and any other common facilities within said easement as needed at the following cost ratios:

Lot 6 shall be responsible for 80% of the related costs and

Lot 15 shall be responsible for 20% of said related costs.

Dated 2/22/08

Margaret Lotzgesell
Margaret Lotzgesell Lot 6
David Lotzgesell
David Lotzgesell Lot 15

Teresa Lotzgesell
Teresa Lotzgesell Lot 15

STATE OF WASHINGTON
COUNTY OF _____
On this day personally appeared before me: _____
To me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this _____ day of _____
_____, Notary Public in and for the
State of Washington, residing at _____
My appointment expires: _____

PATRICIA J. CARLIN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
September 19, 2008

STATE OF WASHINGTON
COUNTY OF CLALLAM
I certify that I know or have satisfactory evidence that: DAVID LOTZGESSELL, MARGARET LOTZGESSELL and TERESA LOTZGESSELL is the person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was (were) authorized to execute the instrument and acknowledged it as the THUS &c of LOTZGESSELL, 184 PUEBLO LANE, SEQUIM, WA 98382 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated 2/22/08
Signature Patricia J. Carlin
Title Notary
My Appointment Expires 9-19-08

EASEMENT COURSE TABLE

LET	BEARING	DISTANCE	RAD. BRG. IN.	DELTA	RADIUS	LENGTH	RAD. BRG. OUT
A	N61°52'24" W	12.05	N28°02'36" E	Δ=101°51'32"	R=50.00'	L=88.89'	N73°46'56" W
B	N61°50'4" E	69.23	N73°46'56" W	Δ=49°15'01"	R=70.00'	L=60.17'	N24°31'55" E

LEGEND

- SET REBAR W/ PLASTIC CAP "CUMMINS LS 22329"
- ▨ EXISTING EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER SURVEY VOL. 8, PG. 91.
- ▨ EXISTING EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER SURVEY VOL. 8, PG. 91.
- ▨ EXISTING EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER THIS DOCUMENT.
- ▨ 20FT. DRIVEWAY EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER THIS DOCUMENT.

SCALE - 1"=150'



EASEMENT EXHIBIT
OF A PORTION OF
S.1/2, Sec.35, T.31N., R.4W., W.M.
Clallam County, Washington
for
Mr. David Lotzgesell

David Currantini
and
Associates, P.S.
P.O. Box 120
Sequim, Wa.
98282
(360) 688-2344
Surveying Your
Corner World
PREPARED
JANUARY, 2008
JOB NO. 3-35-31-4-2213EX

RECORD OF SURVEY

OF A PORTION OF
 SW.1/4, Sec. 35, T.31N., R.4W., W.M.

Clallam County, Washington
 for

Lotzgesell Revocable Family Trust - A

BOUNDARY LINE ADJUSTMENT NO. BLA2010-00003
 PARCEL NO. 04-31-35-330030
 AND 04-31-35-330060

LEGEND

- SET 1/2" REBAR W/ PLASTIC CAP "DC & A LS 22329"
- SET P.K. W/ 1" BRASS TAG IN P.V.M.T. "DC & A LS 22329"

EXISTING 60FT. EASEMENT FOR INGRESS, EGRESS, AND UTILITIES,
 PER SURVEY VOL. 8, PG. 91.

EXISTING ROAD SURFACE

SUNDIAL RIDGE
 PLAT VOL. 8, PG. 67

SUNDIAL CREST
 RECORD OF SURVEY
 VOL. 54, PG. 2

PARCEL "A" (LOT 3)
 5.01 AC. (BEF ADJ)
 7.61 AC. (AFT ADJ)

RECORD OF SURVEY
 VOL. 8, PG. 91

RECORD OF SURVEY
 VOL. 8, PG. 91
 VOL. 34, PG. 61

SEE BASIS NOTE
 SURVEY VOL. 8, PG. 91

Scale 1" = 100'

THIS BOUNDARY LINE ADJUSTMENT HAS BEEN REVIEWED
 AND APPROVED BY THE CLALLAM COUNTY DEPARTMENT
 OF COMMUNITY DEVELOPMENT, PLANNING DIVISION.
 Administrator *[Signature]* DATE 7/6/10

FND. CONC. MON. W/
 BRASS PIN (1988) (NOT
 VISITED THIS SURVEY)

FND. 6"x6" CONC. MON. W/
 CLALLAM COUNTY ENGR'S.
 BRASS CAP DISK (1989)
 (NOT VISITED THIS SURVEY)

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 AT THE REQUEST OF MARGARET E.
 LOTZGESSELL



[Signature]
 DAVID CUMMINS P.L.S.
 CERTIFICATE NO. 22329
 6-29-2010
 DATE SIGNED

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7th DAY OF July
 2010, AT 9:19 A.M., IN VOL. 70 OF
 SURVEYS, ON PG. 29, RECORDS OF
 CLALLAM COUNTY, WASHINGTON, AT THE REQUEST OF
 DAVID CUMMINS AND ASSOCIATES, PS.

2010-1253768 *[Signature]*
 AUDITOR'S FILE NO. DEPUTY COUNTY AUDITOR



Surveying Your
 Corner
 of the World

MAY 26, 2010
 DATE SURVEYED, MONUMENTED & MAPPED
 JOB NO. 3-35-31-4-4966BLA

David Cummins
 and
 Associates, PS
 P.O. Box 120
 Sequim, Wa.
 98382
 (360) 683-2344

SEC. 35, T.31N., R.4W., W.M.



N.T.S.

SHEET 1 OF 2

Vol 70 Pg 29

RECORD OF SURVEY

OF A PORTION OF
SW..1/4 Sec. 35, T.31N., R.4W., W.M.

Clallam County, Washington
for

Lotzgesell Revocable Family Trust - A

BOUNDARY LINE ADJUSTMENT NO. BLA2010-00003
PARCEL NO. 04-31-35-330030
AND 04-31-35-330060

ORIGINAL LEGAL DESCRIPTIONS

LOTZGESELL: (SEE SURVEY VOL. 8, PG. 91) 043135330030
LOT 3 OF THAT RECORD OF SURVEY RECORDED DECEMBER 22, 1982,
IN VOL. 8 OF SURVEYS, PG. 91, UNDER AUDITOR'S FILE NO. 538045,
RECORDS OF CLALLAM COUNTY, WASHINGTON, BEING A SURVEY OF
A PORTION OF THE S.1/2, OF SEC. 35, T.31N., R.4W., W.M., AND
PORTIONS OF THE N.1/2, OF SEC. 2, T.30N., R.4W., W.M., CLALLAM
COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHT-OF-WAYS,
CONDITIONS, ENCUMBRANCES AND RESTRICTIONS OF RECORD, IF ANY
PARCEL CONTAINING 5.01 ACRES, MORE OR LESS.

LOTZGESELL: (SEE SURVEY VOL. 40, PG. 48) 043135330060
LOT 6 OF SURVEY RECORDED ON AUGUST 24, 1998, UNDER AUDITOR'S
FILE NO. 1998-1014288 ADJUSTING THE BOUNDARY LINES BETWEEN LOTS
15 AND 6 OF SURVEY RECORDED ON DECEMBER 22, 1982, UNDER AUDITOR'S
FILE NUMBER 538045 IN VOL. 8 OF SURVEYS AT PG. 91, BEING A PORTION
OF THE S.1/2, OF SEC. 35, T.31N., R.4W., W.M., CLALLAM COUNTY, WASH-
INGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHT-OF-WAYS,
CONDITIONS, ENCUMBRANCES AND RESTRICTIONS OF RECORD, IF ANY
PARCEL CONTAINING 7.61 ACRES, MORE OR LESS.

NOTE:

THIS SURVEY IS FOR THE PURPOSE OF ACCOMPLISHING A BOUNDARY LINE ADJUSTMENT
PURSUANT TO CHAPTER 58.17.040(6) RCW AND TITLE 29 C.C.C. IT SHALL NOT CREATE
ANY ADDITIONAL LOTS, TRACTS, PARCELS, OR DIVISION.

LEGAL DESCRIPTIONS AFTER ADJUSTMENT

THE LEGAL DESCRIPTIONS FOR THE PARCELS FOLLOWING THE RECORDING OF THIS
BOUNDARY LINE ADJUSTMENT WILL HERE AFTER BE DESCRIBED AS PARCELS "A"
AND "B" OF THIS RECORDED DOCUMENT. TOGETHER WITH AND SUBJECT TO EASE-
MENTS, RIGHT-OF-WAYS, CONDITIONS, ENCUMBRANCES AND RESTRICTIONS OF
RECORD, IF ANY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMED TO BE N02°06'40"E,
ALONG THE WEST LINE OF THE S.W.1/4, OF SEC. 35, T.31N., R.4 W.,
W.M., AS SHOWN ON THAT SURVEY RECORDED IN VOL. 8 OF SURVEYS,
PG. 91, RECORDS OF CLALLAM COUNTY, WASHINGTON.

SURVEY METHODS

THIS SURVEY WAS PERFORMED USING A TRAVERSE METHOD AND
EMPLOYING A TOPCON GPT-3000W SERIES TOTAL STATION. SOME
DISTANCES MAY HAVE BEEN MEASURED USING A STEEL TAPE.
ACCURACY MEETS STANDARDS SET BY WAC J32-130-090.

SECTION SUBDIVISION

FOR SECTION DIVISION USED SEE THAT SURVEY RECORDED IN VOL. 8
OF SURVEYS, PG. 91, RECORDS OF CLALLAM COUNTY, WASHINGTON
COMPARE GIS/GPS SURVEY VOL. 40, PG. 43, RECORDS OF CLALLAM
COUNTY, WASHINGTON

TREASURER'S CERTIFICATE

ALL TAXES AND ANY DELINQUENT ASSESSMENTS FOR WHICH
THE LAND WITHIN THE BOUNDARY LINE ADJUSTMENT MAY BE
LIABLE HAVE BEEN DULY PAID AS REQUIRED BY RCW 84.56.345.

Judith A. Scott by *Jessie Marchi*
TREASURER DEPUTY

MAY 29, 2010
DATE

CRITICAL AREA NOTE

PARCELS WITHIN THIS BOUNDARY LINE ADJUSTMENT ARE LOCATED
WITHIN A CRITICAL AQUIFER RECHARGE AREA AND CONTAIN A TYPE
3 STREAM AND ASSOCIATED BUFFER AREAS DESIGNATED UNDER THE
CLALLAM COUNTY CRITICAL AREA CODE, CHAPTER 27.12 CCC. NEW
DEVELOPMENT AND LAND DISTURBING ACTIVITIES WITHIN THE JURIS-
DICTION OF THESE CRITICAL AREAS ARE SUBJECT TO COMPLIANCE
WITH THE STANDARDS OF CHAPTER 27.12 CCC. CONSULT THE CLALLAM
COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT FOR FURTHER
INFORMATION.

NOTES:

- 1) THE SURVEYED PARCEL MAY BE SUBJECT TO EASEMENTS OR
OTHER ENCUMBRANCES EITHER RECORDED OR UNRECORDED
NOT SHOWN HEREON. THIS SURVEY HAS NOT DETERMINED
THE EXISTENCE OF ALL SUCH EASEMENTS OR ENCUMBRANCES
OR THEIR EFFECT ON THE SURVEYED PARCEL EXCEPT AS
SPECIFICALLY SHOWN HEREON.
- 2) EXTERIOR BOUNDARIES HAVE BEEN FULLY MAPPED FOR EN-
CROACHMENTS, EXISTING FENCELINES OR OCCUPATION LINES
AS SHOWN HEREON, AND LOCATED ON MAY 26, 2010.
- 3) THIS RECORD OF SURVEY MAY DEPICT EXISTING FENCE LINES
AND OTHER OCCUPATIONAL INDICATORS THAT MAY INDICATE A
POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNER-
SHIP BASED UPON UNWRITTEN TITLE CLAIMS HAVE NOT BEEN
RESOLVED BY THIS SURVEY.



Surveying Your
Corner
of the World

David Cummins
and
Associates, PS
P.O. Box 120
Sequim, Wa.
98382
(360) 683-2344

MAY 26, 2010

DATE SURVEYED, MONUMENTED & MAPPED
JOB NO. 3-35-31-4-4966BLA



N.T.S.

SHEET 2 OF 2



OLYMPIC PENINSULA TITLE CO
RECORDED IN RECORDS/CLALLAM CO.

1999 1031124 Clallam County

99 JUN 10 PM 3:58

RETURN ADDRESS

OLYMPIC PENINSULA TITLE COMPANY

P.O. BOX 1479

SEQUIM, WA 98382

02064560

KEH FOSTER, AUDITOR
CLALLAM COUNTY, WASH.
BY KLH DEPUTY

STATE OF WASHINGTON Department of Licensing		MANUFACTURED HOME APPLICATION	
PLEASE CHECK ONE ☒ TITLE ELIMINATION ☐ TRANSFER IN LOCATION ☐ REMOVAL FROM REAL PROPERTY			
1 MANUFACTURED HOME			
TYPE / DATE NUMBER	YEAR	MAKE	LENGTH X WIDTH X HEIGHT
	1999	EVERGREEN	52 X 40
		VEHICLE IDENTIFICATION NUMBER (VIN)	
		1928	
2 LAND		ADDITIONAL LEGAL DESCRIPTION ON PAGE	
MANUFACTURED HOME WILL BE		TITLE FEES	
☒ AFFIXED ☐ REMOVED		PROPERTY TAX PARCEL NUMBER	
		043135 330150	
LOT	BLOCK	PLAT NAME	SECTION/TOWNSHIP/RANGE
15		SURVEY V40 P48	35-31-4
A legal description can be obtained from the local County Assessor's Office. If there is not enough room here, use the Application Attachment form, TD-420-732, available at your local County Auditor's Office. LOT 15 AS DELINEATED ON LOTZGESELL BOUNDARY LINE ADJUSTMENT SURVEY RECORDED IN VOLUME 40 OF SURVEYS, PAGE 48, UNDER RECORDING NO. 19981014288, BEING A BOUNDARY LINE ADJUSTMENT OF LOTS 6&15 OF SURVEY RECORDED IN VOLUME 8, PAGE 91, BEING A PORTION OF GOV'T LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SEC. 35, TOWNSHIP 31 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WA.			
3 GRANTOR(S) REGISTERED/LEGAL OWNER(S)		ADDITIONAL NAMES ON PAGE	
COUNTY	INCORPORATED	UNINCORPORATED	REGISTERED OWNERS
5			2
NAME OF FIRST REGISTERED OWNER		DOL CUSTOMER ACCOUNT NUMBER	
DAVID W. LOTZGESELL		LOTZGDW4221T	
ADDRESS OF FIRST REGISTERED OWNER		STATE	
414 Kanaw Rd Sequim		WA 98382	
NAME OF FIRST LEGAL OWNER		DOL CUSTOMER ACCOUNT NUMBER	
WASHINGTON MUTUAL BANK		601-576-388	
ADDRESS OF FIRST LEGAL OWNER		STATE	
1102 PACIFIC AVE FIRST FLOOR TACOMA, WA 98402		ZIP CODE	
GRANTEE(S)		ADDITIONAL NAMES ON PAGE	
NAME OF FIRST GRANTEE		DOL CUSTOMER ACCOUNT NUMBER	
Anyone who knowingly makes a false statement of a material fact is guilty of a felony, and upon conviction may be punished by a fine, imprisonment, or both. (RCW 46.12.210) I DO SOLEMNLY ATTEST UNDER PENALTY OF PERJURY LAW THAT I/WE ARE THE REGISTERED OWNERS OF THIS VEHICLE AND THIS INFORMATION IS ACCURATE: SIGNATURE OF LEGAL OWNER INDICATES CONSENT FOR ELIMINATION OF TITLE / REMOVAL FROM REAL PROPERTY: ☒ <u>David W. Lotzgesell</u> SIGNATURE OF FIRST REGISTERED OWNER AND TITLE, IF APPLICABLE: <u>David W. Lotzgesell</u> SIGNATURE OF SECOND REGISTERED OWNER AND TITLE, IF APPLICABLE: <u>Sharon Gustafson</u>			
NOTARIZATION / CERTIFICATION FOR REGISTERED OWNER(S) SIGNATURE			
NOTARY PUBLIC David W. Lotzgesell Printed Name of Applicant Notary Public DEALERSHIP Position/Agent/NOTARY		Signed or attested before me on DEC. 7, 1998 Signature <u>Sharon Gustafson</u> Dealer No. OR 12-29-99 AND: County/Office No. OR Notary Expiration Date	
DEALER'S REPORT OF SALE I certify that this information is correct. The vehicle is clear of encumbrances except as shown.			
DEALER NAME		WA DEALER NUMBER	DATE OF SALE
M+C DEVELOPMENT		7199	10/2/98
PURCHASE PRICE	TAX JURISDICTION/TAX RATE	DEALER'S AUTHORIZED SIGNATURE	
19,982	99	<u>David W. Lotzgesell</u>	
☐ USE TAX EXEMPT Sale to a Certified Tribal member on the reservation (attach notarized statement of delivery). 4 COUNTY AUDITOR/AGENT LICENSING OFFICE APPROVAL: (Not for use by Sub-Agents) I certify that the above application appears to have been completed correctly, and the applicant has sufficient documentation to proceed with the recording of this form.			
NAME (TYPED OR PRINTED)		COUNTY DECEIVEFS OPERATOR NUMBER	
Sharon Gustafson		5501-04	
SIGNATURE		DATE	
<u>Sharon Gustafson</u>		10-10-99	

991031124

[Handwritten signature]

5 TITLE COMPANY CERTIFICATION	
I certify that the legal description of the land and ownership is true and correct per the real property records.	
NAME	TITLE COMPANY/PHONE NUMBER
SIGNATURE / POSITION	DATE
Finalize this application with a Licensing Agent within 10 calendar days of the date Title Company Representative signs.	
6 BUILDING PERMIT OFFICE CERTIFICATION	
I certify that the manufactured home has been affixed to the real property as described, OR a building permit has been issued for this purpose and the attachment will be inspected upon completion.	
NAME	BPT 98-1075
SIGNATURE / POSITION	BLOG PERMIT OFFICE/PHONE # 417-2317
	DATE 12/19/98

INSTRUCTIONS

COMPLETE THE APPROPRIATE BOXES ON THE FORM AS INDICATED BELOW,
DEPENDING UPON THE TRANSACTION YOU WISH TO PROCESS.

- A. **Manufactured Home Title Elimination Application** (complete boxes 1, 2, 3, 4 and 6). Use to eliminate a title for a manufactured home which is to become real property.
- B. **Manufactured Home Transfer in Location Application** (complete all boxes). Use only when a manufactured home (whose title has been eliminated) is being moved to land with a different legal description AND will become part of the real property to which it will be moved and affixed. If the transfer in location is between two different counties, prepare this form in duplicate and have each recorded in its respective county.
- C. **Manufactured Home Removal From Real Property Application** (complete boxes 1, 2, 3, 4 and 5). Use when titling a manufactured home whose title has been previously eliminated. Once properly completed and recorded, this application becomes a supporting document along with others required to apply for a Certificate of Title for the manufactured home.

IMPORTANT: SIGNATURES OF THE OWNERS ON THE MANUFACTURED HOME APPLICATION INDICATE TERMINATION OF INTEREST IN THE MANUFACTURED HOME THROUGH TITLE PROVIDED BY CHAPTER 46.12 RCW AND INDICATE INTENT TO PERFECT INTEREST IN THE MANUFACTURED HOME AS REAL PROPERTY WITH THE LAND HE/SHE/they OWN AND TO WHICH IT IS/WILL BE AFFIXED. IF THE MANUFACTURED HOME IS BEING REMOVED FROM REAL PROPERTY, SIGNATURES OF THE OWNERS PER THE REAL PROPERTY RECORDS INDICATE CONSENT TO THE REMOVAL. THE FORM MAY THEN BE USED FOR MAKING APPLICATION FOR TITLE WITH THE DEPARTMENT OF LICENSING AS PROVIDED BY CHAPTER 46.12 RCW.

Note: Owners of the manufactured home must own the land when the application is for a Manufactured Home Title Elimination or a Manufactured Home Transfer in Location, as provided by Chapter 65.20 RCW.

SECTION 1 Enter the description of the manufactured home.

SECTION 2 Place an "X" in the appropriate box and enter the property tax parcel number, lot, block, plat number and section/township/range, when applicable. Write a legal description in the space provided. If there is not enough room, use the Title Application Attachment (TD0420-732). When processing a "Transfer in Location Application," both boxes should be checked. The application must then be accompanied by two separate land descriptions.

SECTION 3 This area must be signed by all registered owners of the manufactured home when processing a title elimination. If the manufactured home has been sold and is being removed from the real property, the owners per the real property records must complete this portion to obtain a Certificate of Title. Signatures of the owners must be notarized or certified by the selling dealer or a vehicle licensing agent. Fees will include a filing and application fee plus sales or use tax due. Additional fees may include: a title elimination fee and a Mobile Home Affairs Fee. Subagents will charge an additional service fee. (Fees are subject to change without notice.)

SECTION 4 Take the properly completed Manufactured Home Application and all necessary supporting documents to the County Auditor/Licensing Agent Office for approval. Supporting documents may include but are not limited to: proof of ownership or a Manufacturer's Statement of Origin (MSO), proof of taxes paid, and applicable release(s) of interest. Subagents may not complete the approval portion of this form.

SECTION 5 The "Title Company Certification" box must be completed when processing a "Transfer in Location" or a "Removal From Real Property" application. **Important:** The final recorded application form must be submitted to a vehicle licensing agent within 10 days of the title company's certification.

SECTION 6 When processing an "Elimination" or "Transfer in Location" application, a city or county office (depending upon the location of the manufactured home) must certify that the home is affixed to the land/or, issue a building permit to affix the manufactured home to the land, inspecting the completed attachment. The issuing office must sign the application, adding the permit number if the inspection has not yet occurred.

IMPORTANT: Once the application has been approved by the County Auditor/Licensing Agent Office, take your application form to the County Recording Office. Retain proof of the recording fees paid. If the Recording Office retains your original application form, obtain a certified copy of the recorded form.

APPLICANTS: Once recorded, you must return to a Vehicle Licensing office to file the Manufactured Home Application, paying all required fees.

The Department of Licensing has a policy of providing equal access to its services.
If you need special accommodation, please call (360) 902-3600 or TDD (360) 664-8885.

991031124

Use this form when there is not enough room on TD-420-729 (Manufactured Home Application) to provide the owner(s) names. This form must be recorded with the Manufactured Home Application and a certified copy presented to a vehicle licensing agency as part of the supporting documentation for a Manufactured Home application.

Check type of application: ☒ Title Elimination
☐ Removal From Real Property
☐ Transfer In Location

Property Tax Parcel Number: 043135 330150

Registered Owners Printed Name(s):

Washington Client "NUMBER"

1. TERESA Y. LOTZGESELL

LOT2GTY405JP

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

Signature of Legal Owner Indicates consent for elimination of title:

1. X _____

2. X _____

Anyone who knowingly makes a false statement of a material fact is guilty of a felony, and upon conviction may be punished by a fine of up to \$5,000 and/or up to 10 years imprisonment (RCW 4B.12.210). I do solemnly attest under penalty of perjury law that I/we are the registered owners of this vehicle and this information is accurate:

Registered Owners Signature(s):

Date

1. X

See Signature on Pg 1

12/7/99

2. X _____

3. X _____

4. X _____

5. X _____

6. X _____

7. X _____

8. X

Notary Page 1

NOTARY OR LICENSE AGENT & NO. X	Subscribed to and Sworn to before me this 7 day of Dec, 19 99		RECORDING NUMBER			
PRINTED NAME OF NOTARY	COUNTY	COMMISSION EXPIRES	COUNTY	VOLUME	PAGE	DATE

991031124


 NO 115018
 CLALLAM COUNTY
 TRANSACTION EXCISE TAX

 DATE PAID \$27,980.00
 MAY 31 2018

 AMOUNT \$1575,000.-
 COUNTY TREASURER
 BY: [Signature]

Escrow Number: 112727-DF

Statutory Warranty Deed

THE GRANTOR John W. Lotzgesell and David W. Lotzgesell, as Co-Successor Trustees of the Lotzgesell Revocable Family Trust-A, under Declaration dated March 17, 1997, 'The Credit Shelter Trust' and John W. Lotzgesell and David W. Lotzgesell, as Co-Successor Trustees of the Lotzgesell Revocable Family Trust-B, under Declaration dated March 17, 1997, 'The Surviving Spouse's Trust' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Short Hill, LLC, a Georgia Limited Liability Company the following described real estate, situated in the County of Clallam, State of Washington.

Abbreviated Legal:

& 23
 PCL A: LTS 1, 2, 4, 5, 7, 8, 9, 18, 19, 20, 21, 22 SVY 8/91 S35-31N-4W & S2-30N-R4W;
 PCL B: LTS 16 & 17 SVY 8/91 S35-31N-R4W & S2-30N-R4W TGW PTN
 PCL C: PCLS A & B SVY 70/29 S35-31N-R4W

For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Tax Parcel Number(s): 04-31-35-330250 / 81865, 04-31-35-330010 / 45126, 04-31-35-330020 / 45127, 04-31-35-330040 / 45129, 04-31-35-330055 / 45131, 04-31-35-330070 / 45136, 04-31-35-330080 / 45137, 04-31-35-330090 / 45138, 04-31-35-330160 / 45147, 04-31-35-330170 / 45148, 04-31-35-330180 / 45149, 04-31-35-330240 / 81864, 04-30-02-210190 / 33427, 04-30-02-210200 / 33428, 04-30-02-210210 / 33429, 04-30-02-210220 / 33430, 04-30-02-210230 / 33431

Dated May 11, 2018

Lotzgesell Revocable Family Trust - A

By: David W. Lotzgesell, Co-Successor Trustee

By: John W. Lotzgesell, Co-Successor Trustee

Lotzgesell Revocable Family Trust-B

By: David W. Lotzgesell, Co-Successor Trustee

By: John W. Lotzgesell, Co-Successor Trustee

 STATE OF Washington }
 COUNTY OF Clallam } SS:

I certify that I know or have satisfactory evidence that David W. Lotzgesell & John W. Lotzgesell
they is/are the person(s) who appeared before
 me, and said person(s) acknowledge that they signed this instrument, on oath stated they
 is/are authorized to execute the instrument and acknowledge that as the
Co-Successor Trustee of Lotzgesell Revocable Family Trust-A
 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-30-18

Dawn L. Fleming

Notary Public in and for the State of Washington

Residing at Sequim

My appointment expires: 4-9-2022



EXHIBIT A**PARCEL A:**

LOTS 1, 2, 4, 5, 7, 8, 9, 18, 19, 20, 21, 22 AND 23 OF D. LOTZGESELL SURVEY, RECORDED DECEMBER 22, 1982 IN VOLUME 8 OF SURVEYS, PAGE 91, UNDER CLALLAM COUNTY RECORDING NO. 538045, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 4 WEST, AND THE NORTH HALF OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL B:

LOTS 16 AND 17 OF D. LOTZGESELL SURVEY, RECORDED DECEMBER 22, 1982 IN VOLUME 8 OF SURVEYS, PAGE 91, UNDER CLALLAM COUNTY RECORDING NO. 538045, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 4 WEST, AND THE NORTH HALF OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 4 WEST, AS CONVEYED BY DECLARATION AND QUIT CLAIM DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 733510.
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

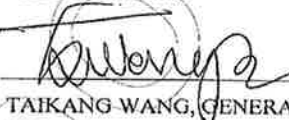
PARCEL C:

PARCELS A AND B OF LOTZGESELL REVOCABLE FAMILY TRUST – A SURVEY RECORDED JULY 7, 2010 IN VOLUME 70 OF SURVEYS, PAGE 29, UNDER CLALLAM COUNTY RECORDING NO. 2010 1253768, BEING A PORTION OF LOTS 3 AND 6 OF D. LOTZGESELL SURVEY, RECORDED DECEMBER 22, 1982 IN VOLUME 8 OF SURVEYS, PAGE 91, UNDER CLALLAM COUNTY RECORDING NO. 538045, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 4 WEST, AND THE NORTH HALF OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

1. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL DISCLOSED BY NOTICE RECORDED UNDER CLALLAM COUNTY RECORDING NOS. 433458, 452673 AND 467011, AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34, WHICH INCLUDE THE REQUIREMENT OF A CONTINUATION OF RESTRICTED USE IN ORDER TO CONTINUE THE PRESENT ASSESSMENT RATE, WHICH GRANTEE AGREES TO ASSUME AND PAY ACCORDING TO ITS TERMS AND CONDITIONS THEREIN.

SHORT HILL LLC



TAIKANG WANG, GENERAL MANAGER

2. LIABILITY FOR FUTURE ASSESSMENTS AND/OR CHARGES FOR THE COST OF ROAD MAINTENANCE DISCLOSED BY DOCUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2008 1216627, WHICH GRANTEE AGREES TO ASSUME AND PAY ACCORDIGLY.
3. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY D. LOTZGESELL SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 538045

4. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY LOTZGESELL REVOCABLE TRUST -A SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2010 1253768,
5. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 1998 1014288,
6. MATTERS SET FORTH BY SURVEY THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NO. 732689 (V 34 OF SVYS. P 61)
7. ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION OF THE LAND DESCRIBED HEREIN, DUE TO A SHIFT OR CHANGE IN THE COURSE OF MATRIOTTI CREEK.
8. RIGHTS AND EASEMENTS OF THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES.
9. ANY RESTRICTIONS ON THE USE OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS BEEN, COVERED BY WATER.
10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NOS. 487949, 1998 1020893, AND 2008 1216627
11. FARM LEASE AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NO. 686955
12. UNRECORDED LEASE BETWEEN LESSOR: THE LOTZGESELL REVOCABLE FAMILY TRUST AND LESSEE: SEQUIM VALLEY FARMS, INC.

STATE OF Washington
COUNTY OF Clallam SS:

I certify that I know or have satisfactory evidence that David W. Lotzgesell & John W. Lotzgesell
they is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated they
is/are authorized to execute the instrument and acknowledge that as the
Co-Successor Trustee of Lotzgesell Revocable Family Trust-B
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-30-18



Dawn L. Fleming
Notary Public in and for the State of Washington
Residing at Sequim
My appointment expires: 4-9-2022



NO 115619
CLALLAM COUNTY
TRANSACTION EXCISE TAX
DATE 89350-
PAID MAY 31 2018
AMOUNT 525,000-
COUNTY TREASURER
BY Jeanette A. REP.

Escrow Number: 112728-DF

Statutory Warranty Deed

THE GRANTORS David W. Lotzgesell and Teresa Y. Lotzgesell, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Short Hill, LLC, a Georgia Limited Liability Company the following described real estate, situated in the County of Clallam, State of Washington

Abbreviated Legal:
LT 15 SVY V40 P48 35-T31N-R4W

For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Tax Parcel Number(s): 04-31-35-330150/45146

Dated May 14, 2018

David W. Lotzgesell

Teresa Y. Lotzgesell

STATE OF Washington
COUNTY OF Clallam } SS:

I certify that I know or have satisfactory evidence that David W. Lotzgesell and Teresa Y. Lotzgesell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/30/18

Dawn L. Fleming
Notary Public in and for the State of Washington
Residing at Sequim
My appointment expires: 4-9-2022



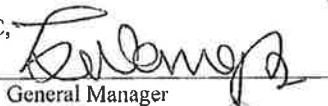
EXHIBIT A

LOT 15 AS DELINEATED ON LOTZGESELL BOUNDARY LINE ADJUSTMENT SURVEY RECORDED IN VOLUME 40 OF SURVEYS, PAGE 48, UNDER CLALLAM COUNTY RECORDING NO. 1998 1014288, BEING A BOUNDARY LINE ADJUSTMENT OF LOTS 6 AND 15 OF D. LOTZGESELL SURVEY, RECORDED DECEMBER 22, 1982 IN VOLUME 8 OF SURVEYS, PAGE 91, UNDER CLALLAM COUNTY RECORDING NO. 538045, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON. SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

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Short Hill LLC,


Taikang Wang, General Manager

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3. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY D. LOTZGESELL SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 538045,
4. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 1998 1014288,
5. MATTERS SET FORTH BY SURVEY THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2010 1253768 (V 70 OF SVYS. P 29)
6. ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION OF THE LAND DESCRIBED HEREIN, DUE TO A SHIFT OR CHANGE IN THE COURSE OF MATRIOTTI CREEK.
7. RIGHTS AND EASEMENTS OF THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES.
8. ANY RESTRICTIONS ON THE USE OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS BEEN, COVERED BY WATER.
9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NOS. 487949, AND 1998 1020892.
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11. UNRECORDED LEASE: LESSOR: THE LOTZGESELL REVOCABLE FAMILY TRUST, AND LESSEE: SEQUIM VALLEY FARMS, INC.

NORTH OLYMPIC Land Trust



Farms • Fish • Forests

602 E. Front St.
P.O. Box 2945 (mailing)
Port Angeles, WA 98362
Phone: (360) 417-1815
NorthOlympicLandTrust.org
info@nolt.org

Board of Directors

Erika Lindholm
President

Wendy Clark-Getzin
Vice President

Jack Williams
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Richard Tucker

Karen Westwood

Gary Colley, *emeritus*

John Willits, *emeritus/in*
memoriam

North Olympic Land
Trust is accountable:



- Sound Finances
- Ethical Conduct
- Responsible Governance
- Lasting Stewardship

March 11, 2024

Conservation Futures Program Advisory Board
Board of Commissioner's Office
223 East 4th Street, Suite 4
Port Angeles WA 98362-3015

Dear Conservation Futures Program Advisory Board,

North Olympic Land Trust is honored to present to you three applications for funding in our effort to conserve some of the highest quality and most threatened agricultural lands in Clallam County.

If successful, the outcome of this effort will be permanently protecting for farming Cameron Estates and the Heifer Farm, which consists of two properties (and two applications) under different ownership groups which we are calling Heifer Farm North and Heifer Farm South.

The Land Trust requests consideration from the Conservation Futures Program to provide partial funding for these efforts. Conserving these key farms advances the goals of the Conservation Futures Program and the County Comprehensive Plan by preserving prime agricultural soils, providing land and opportunities for future farmers, and extinguishing up to 30 development rights on lands best suited for agriculture. Each property is comprised of lots smaller than called for by zoning, which could be easily developed, and their rich local agricultural heritage lost forever.

Conserving the 133-acre Heifer Farm, currently under two separate ownerships, is integral to the operations of one of only two remaining dairies in the area, Maple View Farm.

Conservation of the 40-acre Cameron Estates will ensure that its 100% prime farmland soils remain available for agriculture into the future. The property is in the heart of a greater agricultural landscape, and is adjacent to No Goat Farm, currently being conserved with support from the Conservation Futures Program.

The Land Trust is a community-based nonprofit with a mission to conserve the land and natural resources that continue to be the foundation of our culture, economy, and way of life. Since 1990, the Land Trust has been dedicated to the conservation of open spaces, local food, local resources, healthy watersheds, and recreational opportunities. Over the past 34 years, the Land Trust has permanently protected more than 3,900 acres of land for farms, fish, and forests, including over 1,000 acres on 25 local farms.

With these applications, the Land Trust requests Clallam County to allocate up to \$2,660,000 of Conservation Futures funds toward the estimated total cost of \$5,701,500 (pending an appraisal) to conserve these farms. As with prior Land Trust applications to the Conservation Futures Program, these applications reflect the highest level of support possible for the fund. The Land Trust will aggressively seek additional support and with success the actual disbursement from Clallam County would be significantly lower than requested.

The current plan is to seek additional funding through the upcoming Legislative cycle of approximately \$2.5M from the State's Washington Wildlife and Recreation Program – Farmland Preservation program for these properties. We also intend to seek approximately \$2M from the USDA's Natural Resource Conservation Service's Agricultural Conservation Easement Program and allocate approximately \$450,000 of funding already secured by the Jamestown S'Klallam Tribe through the State's Floodplains by Design program toward the total project costs. Finally, we expect a community fundraising effort once purchase and sale agreements are signed to help cover any remaining costs.

Each of these future efforts would be greatly bolstered by strong, positive, support from Clallam County's Conservation Futures Program.

I would be happy to give a tour of the properties at your convenience and please do not hesitate to contact me or if you have any questions for the Land Trust. Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Michael Auger', written over a light blue horizontal line.

Michael Auger
Conservation Director



**CLALLAM COUNTY
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

- * Confirm your eligibility by contacting coordinator of Conservation Futures Program Advisory Board, Enrique Valenzuela at 360-417-2271 or Enrique.Valenzuela@ClallamCountyWA.gov
- * 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: North Olympic Land Trust
2. Mailing Address: P.O. Box 2945, Port Angeles, WA 98362

3. Property Address, if different from mailing address:

34 Lamar Lane

Sequim, WA 96362

4. Telephone: (360) 417-1815 ext. 7
5. Email Address: michael@northolympiclandtrust.org
6. Contact Person: Michael Auger, Conservation Director

7. Type of legal entity:

() individual

(X) corporation incorporated in the State of Washington (non-profit)

() 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: Troy A and Bennett L. Smith (Property ID #s 33443, 33446, 33447, 33472, 33473, and 33474) and Maple View Heritage, LLC (Property ID #s 33449 and 33450)

Mailing address: 193 Dairy View Lane, Sequim 98382

Telephone/Fax/Email: bens@olypen.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 (X) No If Yes, please explain:

This was confirmed with all of the landowners.

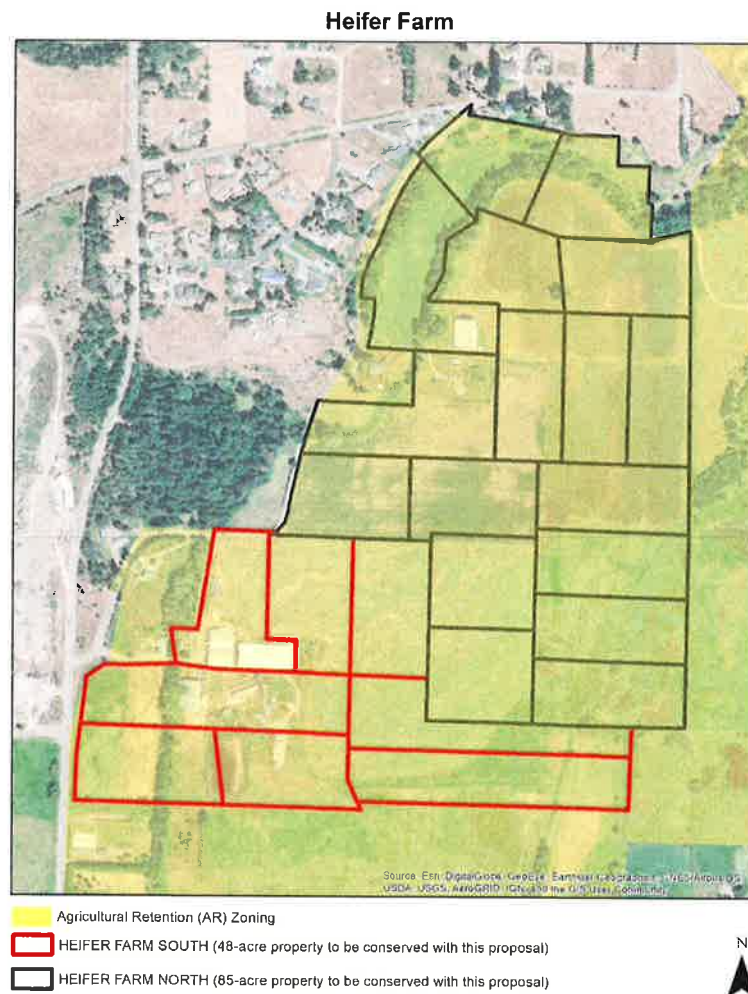
B. PROPERTY INFORMATION

1. Is the property within the Agricultural Retention Zone?

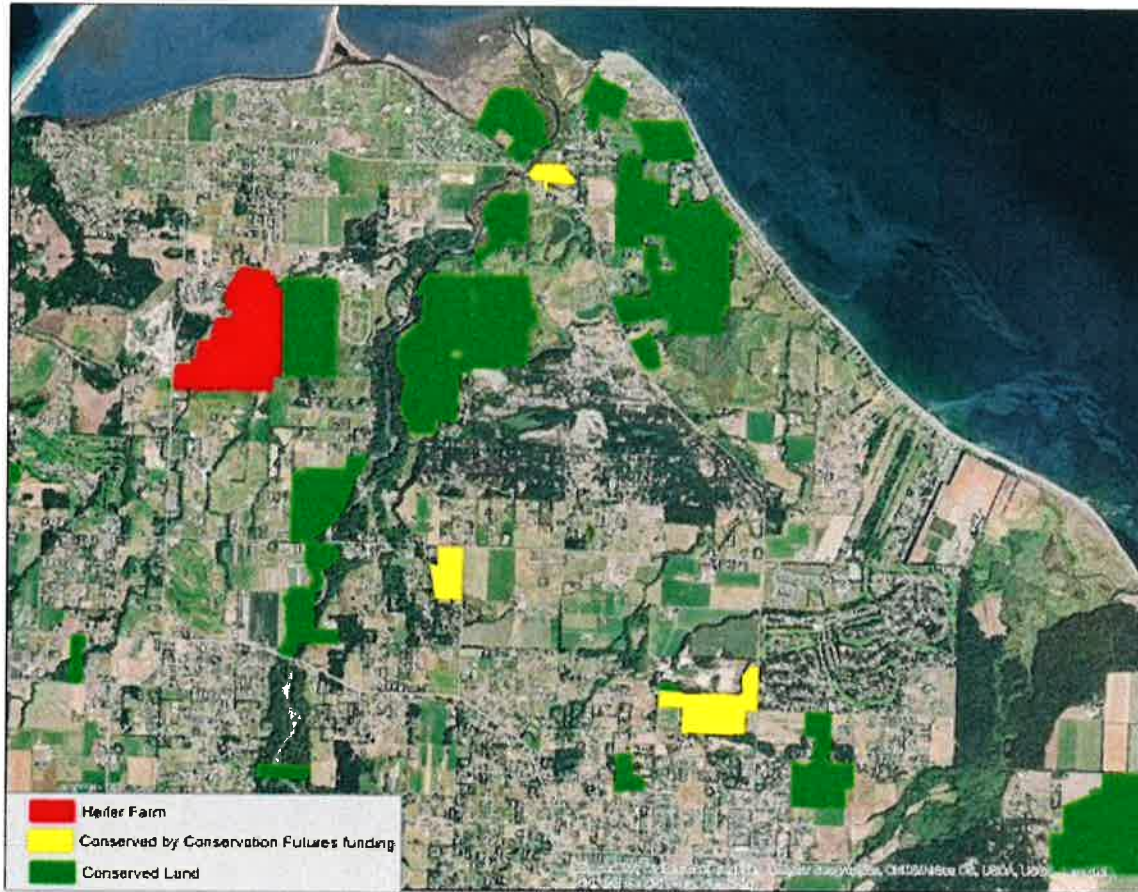
(X) Yes () No

What is the proximity to other conserved farmland?

Heifer Farm South (48.66 acres) is located in the Sequim-Dungeness Valley. North Olympic Land Trust is also seeking to conserve the adjacent Heifer Farm North, which is under different ownership. Heifer Farm North is proposed for consideration for support from the Conservation Futures Fund under a separate application. The Heifer Farm (North and South) is farmed as one farm by Maple View Farm, one of the two remaining dairies in Clallam County, for silage and staging of its youngest cows. The farm is zoned for Agricultural Retention, however is divided into ~5 acre lots as it was subdivided prior to this zoning being placed upon the land.



The Historic Ward Farm (to the southeast) and River's Edge (to the east) are the closest currently conserved working farms and each are about a ½ mile away. Immediately to the east of Heifer Farm is a wetland property owned by Northern Conservation Farm, Inc. for conservation purposes. Additional conserved land is nearby as shown on the map below. Heifer Farm is shown in red, and conserved lands are highlighted in green. Farmland conserved with funding from the Clallam Conservation Futures Fund is shown in yellow.



The Land Trust has worked with partners to conserve farmland and habitat in the Lower Dungeness area since 1995 when our first conservation easement was placed on the Quacker Farm in the heart of the Lower Dungeness Basin. Partners include the Jamestown S'Klallam Tribe, Clallam County, the Land Trust, Clallam Conservation District, Washington Farmland Trust, Dungeness River Management Team, Washington Department of Fish and Wildlife, and private landowners. These efforts are aligned with the Clallam County Comprehensive Plan with a shared purpose to ensure lands best suited for farming can remain as farmland, those best suited for wildlife are available for the wildlife, and that the area retains its rural character.

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

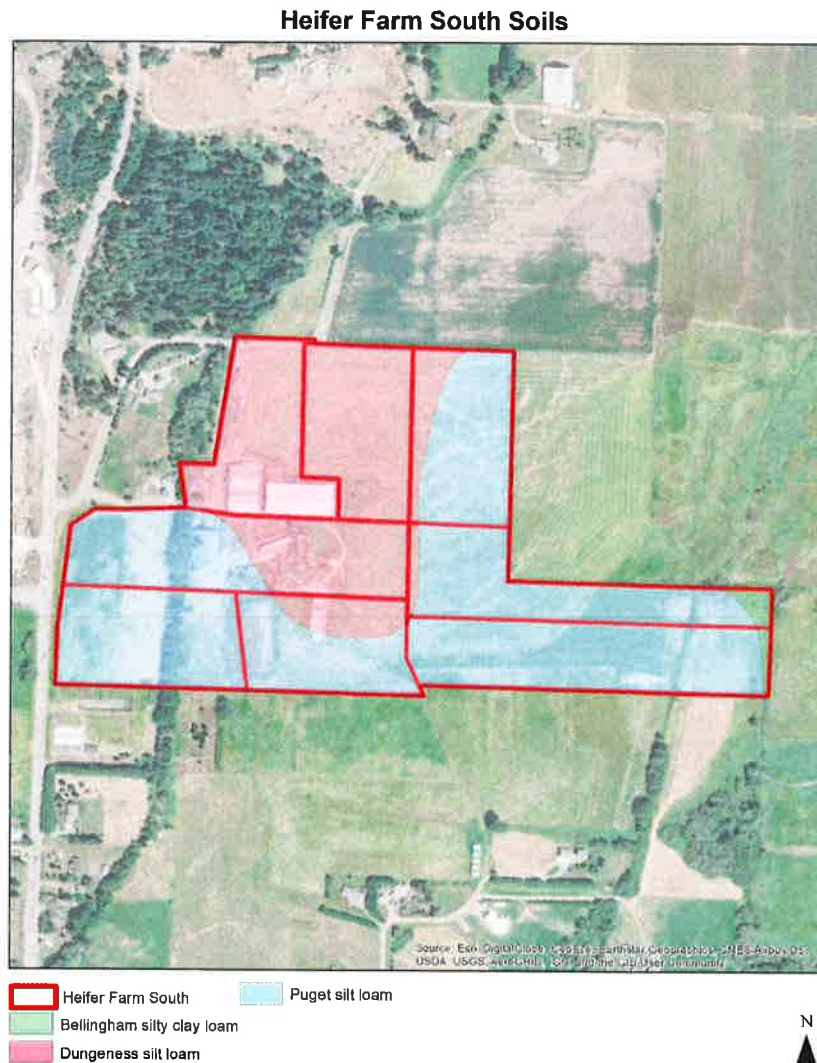
Please describe:

Yes. The property has a water right that supplies water for stockwater, domestic use and agricultural irrigation.

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 property is 100% prime farmland soils as defined by the U.S. Department of Agriculture. There are 3 soil types on the property as shown on the map below.



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

Heifer Farm South is owned and operated as a part of Maple View Farm, one of the two remaining dairies in Clallam County. Approximately 350 heifers (aged from 2 to 24 months old) are raised on Heifer Farm South, in addition the fields are cultivated mostly with hay and corn for feed and silage. Hay and corn are also raised on the adjacent Heifer Farm North for this dairy operation. Livestock usage and management is in accordance with a farm plan (attached). If this property is conserved with a conservation easement, the existing farm plan will be updated and approved by the Land Trust.

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

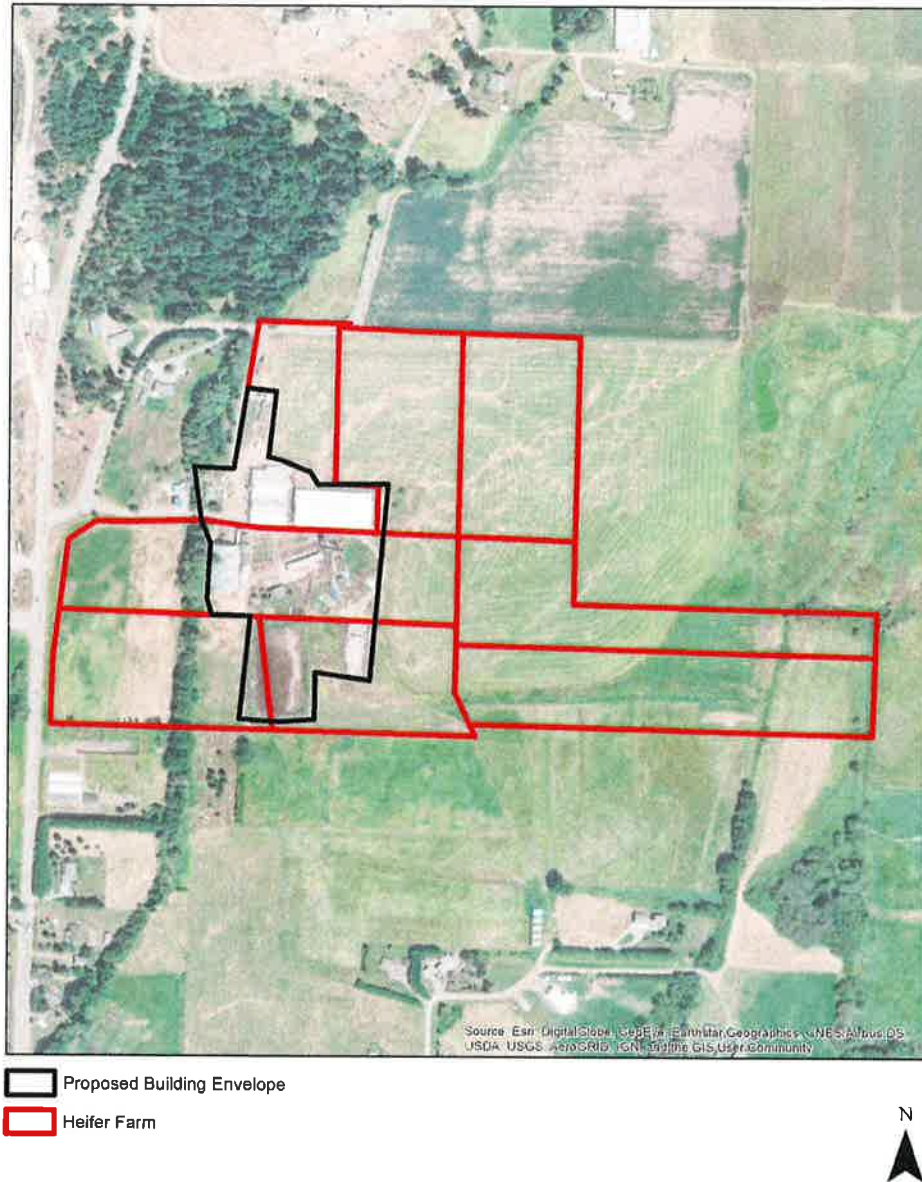
The farmer implements cover cropping and rotational planting conservation practices. Cover crops prevent bare soils, reducing soil loss and increasing soil organic matter over time, resulting in improvements in soil structure, stability, and increased moisture and nutrient holding capacity for plant growth. Crop rotation helps maintain soil fertility.

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

In 2021, North Olympic Land Trust and Jefferson Land Trust completed a study that included an analysis of the working farmland projected to be productive in light of our changing climate. This farm was identified as a Working Farms Conservation Opportunity within that climate resiliency analysis. This means that, when considering all the implications of a warming and changing climate, this farm is likely to retain its robust productive capacity for food and fiber, and is likely to continue to have adequate water supplies. By conserving this land, we are conserving land that should be more resilient with a changing climate regardless of conservation practices.

This land is completely within a critical aquifer recharge area according to Clallam County. By protecting these areas, we are helping conserve the community's water by preventing pollution and maintaining supply. This is particularly critical due to water scarcity exacerbated by our changing climate. This is shown on the map below.

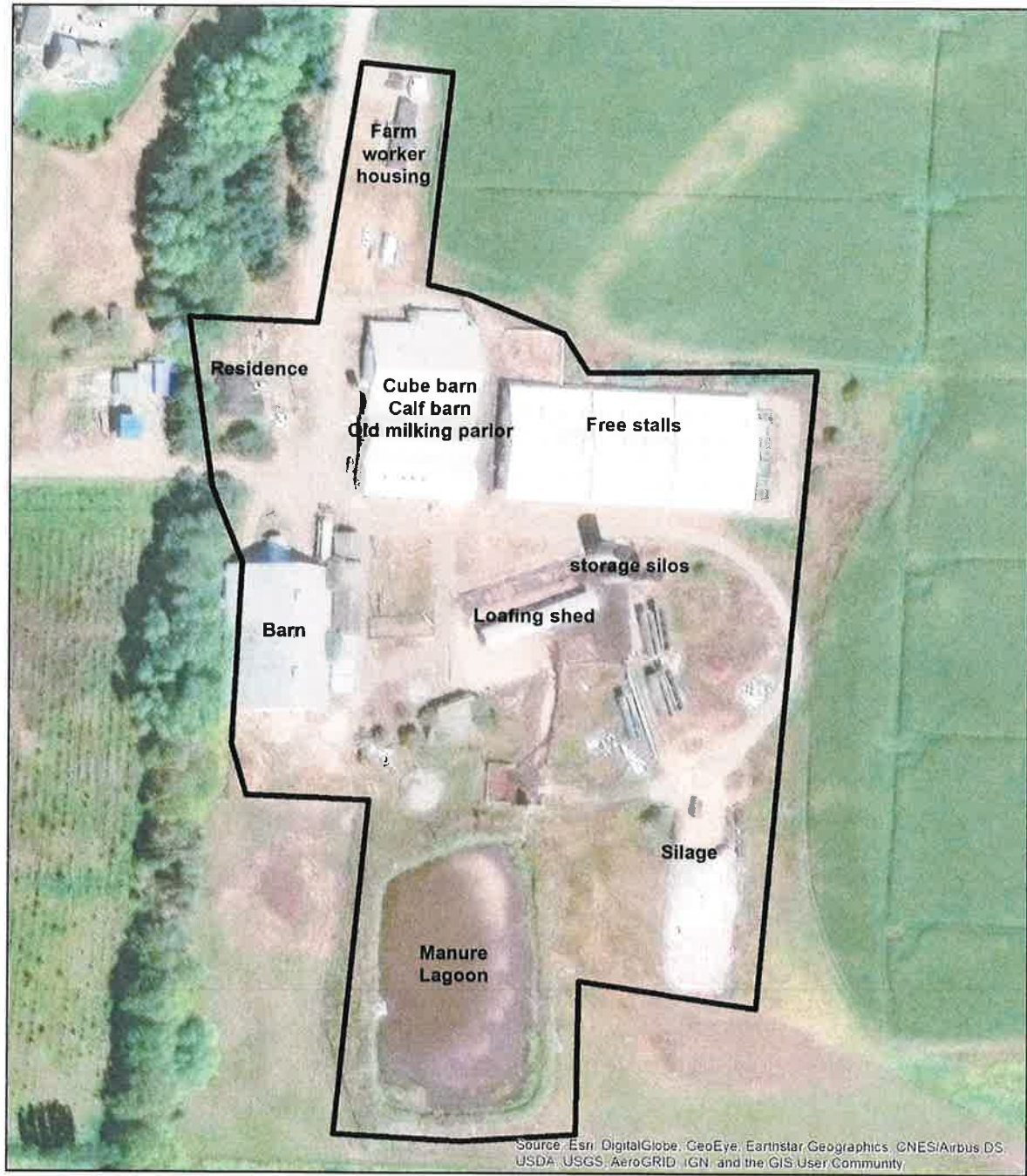
Heifer Farm South Proposed Building Envelope



8. Please disclose all residences and buildings on the property

The property includes a number of structures: a large hay barn, a house and a trailer used for farm worker housing, an old milking parlor, cube barn, calf barn, free stalls, a loafing shed, storage silos, and an open manure lagoon with its associated structures. There are also some concrete pads and pavement. All are included in the proposed 9-acre building envelope, as shown on the map below.

Heifer Farm South Proposed Building Envelope



 Proposed Building Envelope





Large barn (photo courtesy of Clallam County)



Refrigeration and creamery building (photo courtesy of Clallam County)



Residence (photo courtesy of Clallam County)



Cube barn, calf barn and free stalls (photo courtesy of Clallam County)



Old milking parlor (photo courtesy of Clallam County)



Silos (photo courtesy of Clallam County)



Farmworker housing (photo courtesy of Clallam County)

9. Please provide a brief history of the property.

As the ice sheet retreated following the last Ice Age, what is now the Dungeness River basin formed and quality soils were deposited on this land. Post glaciation, prairies became a predominant ecosystem in this area. These prairies were maintained often through fire by ancestors of the S'Klallam people to provide open space and support vital plants for the community such as camas, then a staple food source.

Heifer Farm South was purchased by the Maple View Farm and the Smiths in 1996 from the Millet Family, who ran a dairy operation here known as Mil-Key Farm from the 1970s until the land was bought by the Maple View Farm. In the late 1800s through the mid 1900s, it is our understanding that this farm was owned by the Lotzgesell Family who also owned adjacent land, including what is now Heifer Farm North.

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

The Heifer Farm is one of the region's remaining iconic farms. Pictures of this farm are featured on numerous postcards, websites, and in print. As one of the oldest farms in the area, it has a rich documented history as the large Lotzgesell family was prominent in the community. Two Lotzgesell family members (Henry 1910s and 1920s, & Dick 1970s) were County Commissioners.

Today, the Heifer Farm is integral to the Maple View Farm, one of the last two dairies in Clallam County. Heifer Farm North provides the dairy with silage, and occasional income from seed crops. Heifer Farm South provides the same in addition to housing the infrastructure for the dairy's youngest cows.

Additionally, Trumpeter Swans (*Cygnus buccinators*) regularly use this and the adjacent land during the winter. Trumpeter Swans are a protected species under state law and the Washington Department of Fish and Wildlife considers them priority species for conservation.

C. VIABILITY OF PROPOSAL

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

(X) Yes

() No

If Yes, please describe.

The property contains among the highest quality farmland in Clallam County, with good access to water. It is zoned Agricultural Retention (AR), which calls for a minimum lot size of 16 acres. However, prior to this zoning being placed on the land, a minimum lot size of 5 acres was allowed. This property was divided into 8 lots each slightly larger than five-acre prior to AR zoning being placed on the land and those lots were grandfathered in and remain today. Therefore, prior to a conservation easement being placed on the land. Through this conservation process, additional clarity is requested from the County and the appraiser regarding whether 6 or 7 additional homesites and their associated accessory dwelling units could be developed on the property.

The landowners have a strong desire to keep this and other farms they own or work available for agriculture. They also have a number of stakeholders associated with the business and any loss of development rights needs to be fairly compensated. They are interested in receiving an appraised fair-market offer to sell the Land Trust a conservation easement including all of the remaining development rights and intend to move forward with the transaction if the offer makes financial sense.

The landowners, understanding the need for future infrastructure to maintain a viable farm, have agreed to an approximately 9-acre building envelope on the property, which allows for the existing infrastructure, as shown on the map. This leaves the remainder of the farm without permanent structures and available for grazing and crop production.

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

For the foreseeable future, the landowner's plan is to continue the operation of Maple View Farm, and Heifer Farm South is an integral part of that long-term plan. The conservation easement purchased on the property will be associated with a Land Trust approved farm plan. Securing this conservation easement will help ensure this important farmland and the associated dairy remain viable.

As the Land Trust places a conservation easement on the property, a baseline documentation report will be created, and the Land Trust and the current and future landowners will be entered into a permanent, binding relationship to ensure that the property's documented current agricultural and conservation values are maintained and improved. To fund the Land Trust's costs associated with monitoring and enforcement, the Land Trust maintains an invested Stewardship Fund to endow its conservation easement stewardship costs. Currently, to support the monitoring and enforcement costs of the Land Trust's 83 permanent conservation easement and 12 fee-owned properties, the fund has a value of over \$1.7 million. Additional funds are added for each

new stewardship obligation. When this property is conserved, the Land Trust will add an additional \$40,000 to the Stewardship Fund to address the additional obligations.

North Olympic Land Trust is nationally accredited with the Land Trust Accreditation Commission. This means we follow all of the Land Trust Alliance's ethical and technical guidelines for responsible land trust operations and are audited regularly to ensure compliance. In addition, North Olympic Land Trust is a member of the Terrafirma insurance program. This insurance pool was created by land trusts across the country to provide robust legal defense funds for any potential easement violations. Both of these contribute to our promise of being around forever and stewarding each and every property well.

3. Are you applying to receive monies from other funding sources as well as the Conservation Futures Fund? (X) Yes () No If Yes, please describe.

In addition to the Clallam County Conservation Futures Fund, the Land Trust will seek funding from:

- The State's Washington Wildlife and Recreation Program - Farmland Preservation (WWRP - Farmland). This fund could cover up to 45% of eligible costs, including acquisition, due diligence, and transactional costs. This proposal is due on May 1, 2024. Statewide rankings are expected by the end of October 2024. Funding will be allocated to the ranked list through the 2025-2027 biannual capital budget to be created by the Legislature and approved by the Governor in mid-2025.
- The U.S. Department of Agriculture's Agricultural Conservation Easement Program - Agricultural Land Easement (ACEP-ALE). This fund could cover up to 50% of acquisition costs. The next application date has not yet been announced, but should occur in late 2024 with results announced in the spring of 2025.

If the Land Trust is successful in securing both of these competitive grants, the amount necessary from the Conservation Futures Fund would drop dramatically, which occurred for the recent Mid Valley Farm and Dungeness Hub projects. However, if the Land Trust is successful with only one of these proposals, the need from Conservation Futures is reflected in the request level below.

In addition, the Land Trust currently has support through the State's Floodplains by Design program in a grant secured by the Jamestown S'Klallam Tribe that we intend to use toward the due diligence process for this property.

Therefore, it is expected that if successful this purchase would occur later in 2025 and County funds would not be needed until they are placed in an escrow account just prior to closing.

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

Maple View Farm and the Heifer Farm are operated by the Smith family that have farmed in this area since the 1930's. In 1970, the farming operations were transitioned to Gary and Janice Smith. They ran the farm business for 38 years. In 2008, Gary and Janice transitioned the business to their children Ben, Troy, and Wendy. Several of Gary and Janice's grandchildren are active in the agricultural operations: the 5th generation. While there is currently no written business plan, the Smiths have run a successful farming operation for many decades.

5. How long has the current farmer been farming this property and what are their plans to continue farming this property into the future? Please attach a farm plan for expected use of this property.

The current plan is for Maple View Farm to continue to farm the land in support of the dairy. There is an existing farm plan for this property, which also includes other land Maple View Farm leases, which is attached. Prior to closing the conservation easement, an updated farm plan will be approved by the landowner and the Land Trust.

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).

North Olympic Land Trust is requesting **up to \$630,000** from the Conservation Futures Fund toward the acquisition of a permanent conservation easement on the Heifer Farm South. With success on all of the other grants discussed above, this amount would decrease substantially. In no scenario, would Clallam County be obligated for more than 46% of the project costs.

The budget below reflects the Land Trust's current assumptions for the acquisition of this easement. The estimated value of the easement is the largest and most variable cost associated with this sort of project. The value shared below is based on the high-end of our estimate, and prior to the purchase will be determined by an independent 3rd-party appraisal that will be verified by an independent 4th-party review appraisal.

Project Name	Acquisition	O & M *	Totals	% Match (maximum)
Conservation Futures Commitment	\$630,000	—	\$630,000	46%
Sponsor Contribution	\$745,500	—	\$745,500	54%
Estimated Total Cost	\$1,375,500	—	\$1,375,500	Total match provided is at least 54%

* Not covered for farm easements.

A more detailed budget is below.

Budgeted Costs	Total	Conservation Futures Request	Secured to to be secured from other sources*
Estimated Hi-End Easement Value	\$1,260,000	\$630,000	\$630,000
Transaction Costs (Closing)	\$29,000	—	\$29,000
Due Diligence (Appraisals, Survey, Legal Review, Env Assessment)	\$46,500	—	\$46,500
Allocated to Land Trust Stewardship Fund	\$40,000	—	\$40,000
Total	\$1,375,500	\$630,000	\$745,500
Match		46%	54%

* The Land Trust currently has funding on hand for due diligence costs from the State's Floodplains by Design Program, via a grant through the Jamestown S'Klallam Tribe. In addition the Land Trust intends to seek funding for this project from the State's Washington Wildlife and Recreation Program - Farmland Preservation, and the federal Agricultural Conservation Easement Program - Agricultural

Land Easements. If funding is successful from both entities, the necessary funds from Clallam County would decrease significantly.

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 SEQUIA WA., on the 5 day of MARCH, 20 24
(City) (State)

Name and Signature of Applicant:

MICHAEL AUGER 

Name and Signature of Landowner:

BENNETT L. SMITH 

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., Monday March 11, 2024

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 Enrique.valenzuela@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 \(clallamcountywa.gov\)](https://www.clallamcountywa.gov/conservation-futures-program)



Order Summary Sheet for Commitment No.: 141966

Enclosed: Preliminary Title Commitment

The following information is for your convenience and not part of the Preliminary Title Commitment. You should read the attached Preliminary Title Commitment very carefully. If you have any questions about your commitment please contact us at (360) 457-2000 during business hours Monday through Friday from 8:00am to 5:00pm PST or email your contact below.

Reference No.:

Loan No.:

Property Address: 34 Lamar Ln, Sequim, WA 98382

Seller: Troy A. Smith and Bennett L. Smith; and Maple View Heritage, LLC

Buyer: North Olympic Land Trust

Your Escrow Contact:

Escrow Officer/L.P.O.

Your Title Contact:

Bryan Harden Title Department bryan@clallamtitle.com

Recording Department:

Lauren Droz Recording Officer ldroz@clallamtitle.com

Please be advised that we require an email to release all recordings. Thank you in advance for your assistance!

Clallam County Offices:

204 S. Lincoln Street / PO Box 248, Port Angeles, WA 98362 | phone **360.457.2000**

205 W. Washington Street / PO Box 1990, Sequim, WA 98382 | phone **360.683.2000**

*We know you have a choice when choosing Title & Escrow Services,
THANK YOU for choosing CLALLAM TITLE COMPANY!*

 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Commitment	

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN 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 EXTRACTIONAL 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, **First American Title Insurance Company**, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

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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.
 - (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.

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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.
- (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.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule A	

Transaction Identification Data for reference only:

Issuing Agent: **Clallam Title Company**

Issuing Office: **204 South Lincoln P.O. Box 248
Port Angeles, WA 98362**

Issuing Office's ALTA® Registry ID: **0002992**

Commitment No.: **141966**

Loan ID No.:

Reference No.:

Property Address: **34 Lamar Ln, Sequim, WA 98382**

SCHEDULE A

1. Commitment Date: **May 25, 2023 at 8:00AM**

2. Policy to be issued:

☒ ALTA® Owner **Standard** Policy

Proposed Insured: **North Olympic Land Trust**

Proposed Policy Amount: **\$ To Be Determined**

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

4. The Title is, at the Commitment Date, vested in:

Troy A. Smith and Bennett L. Smith, each as his separate estate, as to Parcel A;

And Maple View Heritage, LLC, a Washington limited liability company, as to Parcel B

Your title officer for this transaction is **Bryan Harden**. If you have any questions concerning this title commitment, please do not hesitate to call me at **(360) 457-2000** or email **bryan@clallamtitle.com**.

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5. The Land is described as follows:

Parcel A:

Lots 2, 3, 4, 20, 21 and 22 of Survey recorded in Volume 34 of Surveys, page 61, under Clallam County Recording No. 732689, being a re-survey of those certain surveys recorded in Volume 22 of Surveys, page 27 and Volume 34 of Surveys, page 56, located in the Northwest Quarter in Section 2, Township 30 North, Range 4 West, W.M., Clallam County, Washington.

Situate in the County of Clallam, State of Washington.

Parcel B:

Lots 5 and 6 of Amended Millet Survey as recorded in Volume 43 of Surveys, page 78, under Clallam County Recording No. 2000 1041701, being an amendment to survey recorded in Volume 34 of Surveys, page 61, under Clallam County Recording No. 732689, located in the Northwest Quarter of Section 2, Township 30 North, Range 4 West, W.M., Clallam County, Washington.

Situate in the County of Clallam, State of Washington.

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 First American Title™	ALTA Commitment for Title Insurance
Schedule B – Part I	ISSUED BY First American Title Insurance Company

Commitment No.: **141966**

SCHEDULE B, PART I

Requirements

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. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.
5. Attached herewith is First American Title's form of Owner/Seller Affidavit. This form must be completed and signed before a notary public and returned to Clallam Title Company. Please do so as soon as possible so as not to cause any delay in closing of your transaction.
6. Evidence of the authority of the individual(s) to execute the forthcoming document for **Maple View Heritage, LLC, a Washington limited liability company**, copies of the current operating agreement should be submitted prior to closing.
7. The Company has been asked to issue an owner's policy without disclosure of the liability amount. This commitment shall be effective only when the amount of the policy committed for has been inserted in Schedule "A" hereof. The forthcoming policy must be issued in an amount at least equal to the full value of the estate insured in accordance with our rating schedule on file in the office of the Washington State Insurance Commissioner.

The Company may have further requirements if the undisclosed amount to be insured exceeds the current assessed valuation.

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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule B – Part II	

SCHEDULE B, PART II

Exceptions (Continued)

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, FAMILIAL 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:

1. 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.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry or persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public record.
6. (A) Unpatented mining claims; (B) reservations or exceptions in patents or in acts authorizing the issuance thereof; (C) water rights, claims or title to water; Whether or not the matters excepted under (A), (B), or (C) are shown by the public records; (D) Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, Labor or Material therefore or hereafter furnished, imposed by law and not shown by the public records. Any lien, or right to lien, for services, labor materials or medical assistance theretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

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9. Lien of the real estate excise sales tax and surcharge upon any sale of said land, if unpaid.
Tax Code is: 0202

10. General Taxes. The first portion \$1,329.45 becomes delinquent after April 30th. The second portion \$1,329.41 becomes delinquent after October 31st.

Year: 2023
Amount Billed: \$2,658.86
Amount Paid: \$1,329.45
Amount Due: \$1,329.41, plus interest and penalty, if delinquent
Tax Account No.: 043002 240020
PID: 33443
Affects: Lot 2

General taxes for the year 2023 which have been paid.

Amount: \$32.14
Tax Account No.: 043002 240030
PID: 33446
Affects: Lot 3

General taxes for the year 2023 which have been paid.

Amount: \$33.86
Tax Account No.: 043002 240040
PID: 33447
Affects: Lot 4

General taxes for the year 2023 which have been paid.

Amount: \$30.58
Tax Account No.: 043002 240200
PID: 33472
Affects: Lot 20

General Taxes. The first portion \$31.99 becomes delinquent after April 30th. The second portion \$31.90 becomes delinquent after October 31st.

Year: 2023
Amount Billed: \$63.89
Amount Paid: \$31.99
Amount Due: \$31.90, plus interest and penalty, if delinquent
Tax Account No.: 043002 240210
PID: 33473
Affects: Lot 21

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General taxes for the year 2023 which have been paid.

Amount: \$26.58
Tax Account No.: 043002 240220
PID: 33474
Affects: Lot 22

General taxes for the year 2023 which have been paid.

Amount: \$34.82
Tax Account No.: 043002 240055
PID: 33449
Affects: Lot 5

General taxes for the year 2023 which have been paid.

Amount: \$35.53
Tax Account No.: 043002 240060
PID: 33450
Affects: Lot 6

11. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, **whether or not** the interests or rights excepted in (a) or (b) appear in the Public Records.
12. The lands described herein have been classified as Farm & Agricultural Land and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue to present assessment rate. A change in use can cause an increased assessment rate for present and past years.

Application Recorded: May 24, 1974
Recording No.: 433446

Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form by the new owner and submission to and approval by the county assessor prior to such sale.

Note: If the proposed transaction involves a sale of the property so classified or designated, there will be additional requirements regarding the real estate excise tax affidavit. Please contact Clallam County Assessor or the company for additional information.

13. Matters relating to water and water rights and rights of way for necessary conduits and facilities for distribution of water, and right of entry for repair and maintenance.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American 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; 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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14. Agreement and the terms and conditions thereof:
Recorded: October 24, 1931
Recording No.: 145253
Regarding: Use of waters of Lotzgesell Creek
15. Easement, including terms and provisions contained therein:
Recorded: June 22, 1978
Recording No.: 483528
In Favor Of: Public Utility District No. 1 of Clallam County, a municipal corporation
For: Electric transmission and/or distribution system
16. Easement, including terms and provisions contained therein:
Recorded: March 17, 1986
Recording No.: 575821
In favor of: Clallam County
For: Drainage
Affects: Portion of said premises and other lands
17. Easement, including terms and provisions contained therein:
Recorded: March 17, 1986
Recording No.: 575822
In favor of: Clallam County
For: Drainage
Affects: Portion of said premises and other lands
18. A record of Survey and matters relating thereto:
Recorded: October 25, 1991
Recording No.: 658867
Volume/Page: 22/27
19. Easement, including terms and provisions contained therein:
Recorded: May 14, 1993
Recording No.: 686743
In Favor Of: Public Utility District No. 1 of Clallam County, a municipal corporation
For: Electric transmission and/or distribution system
Affects: Portion of Lot 22
Above easement is correction of instrument recorded under Auditor's File No. 681249.
20. A record of Survey and matters relating thereto:
Recorded: December 21, 1995
Recording No.: 732606
Volume/Page: 34/56

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21. A record of Survey and matters relating thereto:
Recorded: December 22, 1995
Recording No.: 732689
Volume/Page: 34/61
22. A record of Survey and matters relating thereto:
Recorded: January 7, 2000
Recording No.: 2000 1041701
Volume/Page: 43/78
23. Wellsite covenants and restrictions contained in instrument:
Recorded: August 31, 2006
Recording No.: 2006 1187031
Affects: Lots 2 and 21
24. Option to purchase and the terms and conditions thereof contained in instrument:
Recorded: April 22, 2008
Recording No.: 2008 1219809
In favor of: Troy A. Smith and Bennett L. Smith
Affects: Parcel B and other property
25. Mortgage and the Terms and Conditions thereof:
Mortgagor: Bennett L. Smith and Troy A. Smith
Mortgagee: Northwest Farm Credit Services, FLCA
Amount: 280,300.00
Dated: September 13, 2007
Recorded: September 19, 2007
Recording No.: 2007 1209318
Affects: Parcel A

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INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees being charged, subject to auditor's discretion.
- B. Any sketch hereto is done so as a courtesy only and is not part of any title commitment or policy, it is furnished solely for the purpose of assisting in locating the Land and Clallam Title Company expressly disclaims any liability which may result from reliance made upon it.
- C. The legal description in this commitment is based on information provided with the application and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company prior to closing if the description does not conform to their expectations.
- D. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Lots 2, 3, 4, 20, 21 & 22 Svy 34/61 And Lots 5 & 6 Svy 43/78; NW 1/4 2-30-4

PLEASE NOTE: THERE WILL BE A FEE OF \$5.44 PER E-RECORDED DOCUMENT INCLUDED ON ALL RECORDING INVOICES.

NOTE: A FEE MAY BE CHARGED UPON THE CANCELLATION OF THIS COMMITMENT PURSUANT TO WASHINGTON STATE INSURANCE CODE AND THE FILED RATE OF THE COMPANY.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American 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; 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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Privacy Policy

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices: We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

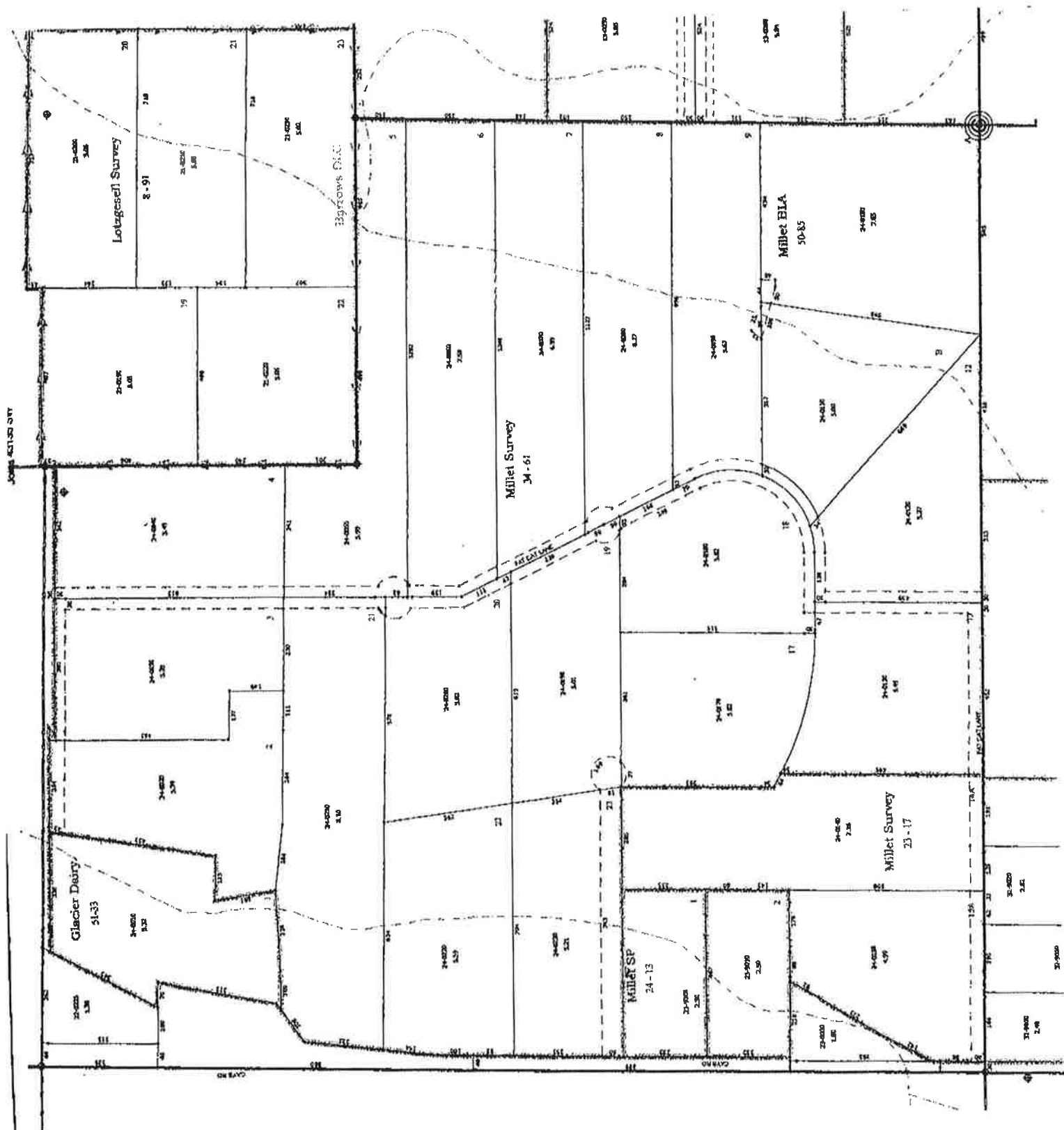
Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, the Company's policy or policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



OLYMPIC PENINSULA

TITLE COMPANY

495 W. Spruce Street
Sequim, WA 98382

NO. 30542
CLALLAM COUNTY 3825
TRANSACTION EXCISE TAX
PAID 1 1996
AMOUNT \$ 22,000
COUNTY TREASURER
Lewna Mascher, Rep.

THIS SPACE PROVIDED FOR RECORDER'S USE

Olympic Peninsula Title Company

96 FEB 15 PM 3:51

VC 1126 PAGE 17

K H

File Number 020 17

STATUTORY WARRANTY DEED

LPB-10

THE GRANTOR E. LAMAR MILLET AND VINA MAE MILLET, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, convey, and warrants to TROY A. SMITH, A MARRIED MAN, AS HIS SEPARATE ESTATE AND BENNETT L. SMITH, A SINGLE MAN

the following described real estate, situated in the County of CLALLAM, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

SUBJECT TO:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF:

THIS SALE INCLUDES THAT CERTAIN 1979 SANDPIPER MOBILE HOME,
VIN #

Dated : February 08, 1996

By E. Lamar Millet
E. LAMAR MILLET

By Vina Mae Millet
VINA MAE MILLET

By _____

By _____

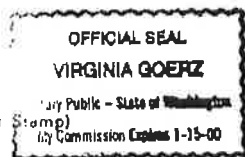
State of Washington

County of _____

I certify that _____ have satisfactory evidence that E. LAMAR MILLET AND VINA MAE MILLET

is the person who _____ and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: FEBRUARY 8, 1996



Virginia Goerz
(Signature)
Notary Public
Title
My appointment expires BOOK 1126 PAGE 97

734818

tw

EXHIBIT B

FILE NUMBER: 02058147

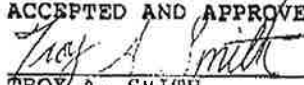
~~DO NOT REMOVE FOR FUTURE ASSESSMENTS DELETED BY THE HIGHWAY DEPARTMENT~~

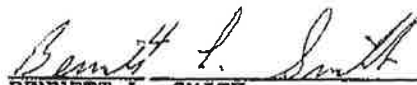
- 2) AGREEMENT DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NO. 145253, REGARDING USE OF WATER FROM LOTZGESELL CREEK.
- 3) ALL COVENANTS, CONDITIONS OR RESTRICTIONS, ALL EASEMENTS OR OTHER SERVITUDES, AND ALL RESERVATIONS, IF ANY, DISCLOSED BY VINA MAE MILLET SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 658867.
- 4) EASEMENTS DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NO'S 681249 AND 483528, IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF CLALLAM COUNTY, FOR PURPOSE OF ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OR SYSTEMS, AND AFFECTING A PORTION OF THE PROPERTY HEREIN DESCRIBED.
- 5) MATTERS SET FORTH BY SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 732606, DISCLOSED EASEMENTS, LOCATION OF IMPROVEMENTS AND BOUNDARY LINE ADJUSTMENT.
- 6) MATTERS SET FORTH BY SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 732689, DISCLOSING EASEMENTS; LOCATION OF EXISTING FENCES, IMPROVEMENTS, MATRIOTTI CREEK AND MAN- MADE POND
- 7) RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE LAND HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF MATRIOTTI CREEK.
- 8) RIGHTS AND EASEMENTS OF THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES.
- 9) ANY PROHIBITION OF OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS FORMERLY BEEN, COVERED BY WATER.

ALSO SUBJECT TO:

THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL AND ARE SUBJECT TO THE PROVISIONS OF RCW 84.34, WHICH INCLUDE THE REQUIREMENT OF A CONTINUATION OF RESTRICTED USE IN ORDER TO CONTINUE THE PRESENT ASSESSMENT RATE. A CHANGE IN USE CAN CAUSE AN INCREASED ASSESSMENT RATE FOR PRESENT AND PAST YEARS. ANY SALE OR TRANSFER OF ALL OR A PORTION OF SAID PROPERTY REQUIRES EXECUTION OF A NOTICE OF COMPLIANCE FORM ATTACHED TO THE EXCISE TAX AFFIDAVIT.

ACCEPTED AND APPROVED:


TROY A. SMITH


BENNETT L. SMITH

BOOK 1126 PAGE 98

734818

EXHIBIT A

FILE NUMBER: 02058147

PARCEL A:

PARCELS 2, 3, 4, 20, 21 AND 22 OF SURVEY RECORDED IN VOLUME 34 OF SURVEYS, PAGE 61, UNDER CLALLAM COUNTY RECORDING NO. 732689, BEING A RE-SURVEY OF THOSE CERTAIN SURVEYS RECORDED IN VOLUME 22 OF SURVEYS, PAGE 27 AND VOLUME 34 OF SURVEYS, PAGE 56, BEING A PORTION OF THE NORTHWEST QUARTER IN SECTION 2, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON. SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

734818

734818

TRANSAMERICA
TITLE INSURANCE COMPANY

739238 -

FILED FOR RECORD AT REQUEST OF

NO. 31524
CLALLAM COUNTY
TRANSACTION EXCISE TAX

PAID MAY 17 1996

AMOUNT
COUNTY TREASURER

THIS SPACE PROVIDES FOR THE ORDER'S USE:
OF
RECORDED IN RECORD CLALLAM CO.

96 MAY 17 PM 12:28

VOL. 1138 PAGE 315
RECORDED & INDEXED
CLALLAM COUNTY, WA.

WHEN RECORDED RETURN TO

Name..... OLYMPIC PENINSULA TITLE CO.

Address..... PO BOX 1479

City, State, Zip..... SEQUIM, WA. 98382

02-58147

Quit Claim Deed

LPB-12

THE GRANTOR SHANNON PAULINE SMITH, WIFE OF THE GRANTEE

for and in consideration of TO CREATE SEPARATE PROPERTY, UNDER WAC 458-61-340

conveys and quit claims to TROY A. SMITH, HUSBAND OF THE GRANTOR

the following described real estate, situated in the County of Clallam State of Washington,
together with all after acquired title of the grantor(s) therein.

PARCELS 2, 3, 4, 20, 21 AND 22 OF SURVEY RECORDED IN VOLUME 34
OF SURVEYS, PAGE 61, UNDER CLALLAM COUNTY RECORDING NO. 732689,
BEING A RE-SURVEY OF THOSE CERTAIN SURVEYS RECORDED IN VOLUME 22
OF SURVEYS, PAGE 27 AND VOLUME 34 OF SURVEYS, PAGE 56, BEING A
PORTION OF THE NORTHWEST QUARTER IN SECTION 2, TOWNSHIP 30
NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

Dated March 29, 1996

Shannon Pauline Smith
SHANNON PAULINE (Individual) SMITH

By (Individual) (President)

By (Secretary)



STATE OF WASHINGTON } ss.
COUNTY OF CLALLAM }

On this day of April, 1996,
SHANNON PAULINE SMITH
to me known to be the individual described in and
who executed the within and foregoing instrument,
and acknowledged that she signed the same
as her free and voluntary act and deed,
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
5 day of April, 1996

Notary Public in and for the State of Wash-
ington, residing at Sequim

My appointment expires: 12/9/96

STATE OF WASHINGTON } ss.
COUNTY OF }

On this day of April, 1996,
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared
and
to me known to be the President and Secretary,
respectively, of
the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corpora-
tion, for the uses and purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first
above written.

Notary Public in and for the State of Washington,
residing at

My appointment expires:

BOOK 1138 PAGE 315

WHEN RECORDED MAIL TO:
Alan E. Millet, P.S.
P.O. Box 1029
Sequim, WA 98382

NO E 133210
CLALLAM COUNTY
TRANSACTION EXCISE TAX

SALE PRICE \$0.00

DATE PAID APR 06 2023

EXCISE AMOUNT \$0.00
COUNTY TREASURER
BY D King

QUIT CLAIM DEED

Assessor's Tax Parcel ID#: 033010-110000 / 23154; 033022-230000 / 23769; 033021-140080 / 23188; 033021-118030 / 23166; 033016- 130000 / 19155; 033016-120100 / 19146; 042901-330025 / 32089; 042901-330000 / 32088; 042901-330350 / 32096; 043002-240055 / 33449; 043022-240060 / 33450; 033016-210000 / 19157

The Grantor, J & G AG, LLC, a Washington Limited Liability Company, conveys and quit claims to MAPLE VIEW HERITAGE, LLC, a Washington Limited Liability Company, the following described real estate, situated in Clallam County, State of Washington, together with all after acquired title of the Grantor therein:

SEE ATTACHED FOR LEGAL DESCRIPTIONS

Dated 2/13/23

Wendy Schroeder
Wendy Schroeder, Manager

Bennett Smith
Bennett Smith, Manager

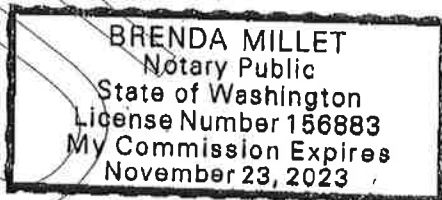
State of Washington

County of Clallam

On this day personally appeared before me Wendy Schroeder and Bennett Smith, who proved to me on the basis of satisfactory evidence that they are the individuals described herein, and who executed this instrument, and acknowledged that they signed the same as their free and voluntary act and deed as the Managers of J & G AG, LLC, for the uses and purposes therein mentioned.

Given under my hand and official seal on

Feb. 13, 2023



Brenda Millet
NOTARY PUBLIC in and for the State of Washington
Residing at Sequim
My commission expires Nov. 23, 2023

File Number 02090604AGN

FARM PROPERTY

EXHIBIT "A"

PARCEL A: (A-1)

THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
 BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 21;
 THENCE NORTH 450 FEET ALONG THE SECTION LINE BETWEEN SECTIONS 21 AND 22;
 THENCE WEST APPROXIMATELY 1634 FEET TO THE POINT OF INTERSECTION WITH THE ROAD RIGHT OF WAY;
 THENCE 708 FEET SOUTHWESTERLY PARALLEL WITH AND APPROXIMATELY 20 FEET FROM THE CENTER LINE OF ROAD TO INTERSECTION OF SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;
 THENCE EAST APPROXIMATELY 2178 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER;
 THENCE RUNNING WEST ALONG THE QUARTER SECTION LINE, 2177

FEET TO THE RIGHT OF WAY LINE OF THE COUNTY ROAD;
 THENCE NORTHEASTERLY ALONG SAID COUNTY ROAD RIGHT OF WAY 708 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING OF THIS EXCEPTION;
 THENCE EAST PARALLEL WITH THE QUARTER SECTION LINE 751.4 FEET;
 THENCE NORTH 227.2 FEET;
 THENCE WEST 399.6 FEET TO THE RIGHT OF WAY LINE OF SAID COUNTY ROAD;
 THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE QUARTER SECTION LINE, 2231.37 FEET WEST OF THE QUARTER CORNER BETWEEN 21 AND 22, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., AND RUNNING WEST ALONG THE QUARTER SECTION LINE, 281.61 FEET;
 THENCE NORTH $51^{\circ} 35'$ EAST 497.83 FEET;
 THENCE EAST 281.61 FEET TO THE INTERSECTION WITH THE NORTH SIDE OF COUNTY ROAD;
 THENCE SOUTH $51^{\circ} 35'$ WEST ALONG THE WESTERLY SIDE OF SAID COUNTY ROAD, 497.83 FEET TO THE POINT OF BEGINNING, ALL OF SAID TRACT BEING LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

File Number 02090604AGN

EXHIBIT "A" CONTINUED

ALSO EXCEPT THAT PORTION CONVEYED TO JAKE SCHIMELFENING BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 277774 AND AUDITOR'S FILE NO. 322834, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE QUARTER SECTION LINE 2231.37 FEET WEST OF THE QUARTER CORNER BETWEEN SECTIONS 21 AND 22 IN TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., WHICH POINT IS THE POINT OF INTERSECTION OF SAID QUARTER SECTION LINE WITH THE WESTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD;
 THENCE NORTH 51° 35' EAST ALONG THIS RIGHT OF WAY LINE 497.83 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE WEST PARALLEL WITH THE QUARTER SECTION LINE 497.2 FEET;
 THENCE NORTH 41° 09' EAST 74 FEET;
 THENCE NORTH 64° 35' EAST 537.8 FEET;
 THENCE NORTH 22° 00' EAST 282.6 FEET;
 THENCE NORTH 59° 31' EAST 258.6 FEET;
 THENCE SOUTH 73° 27' EAST 160.9 FEET;
 THENCE SOUTH 11° 28' WEST 267.9 FEET TO INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD;
 THENCE SOUTH 51° 41' WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 596 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO JOHN SCHIMELFENING ET UX, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 287864, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE QUARTER SECTION LINE LYING 2,231.4 FEET WEST FROM THE QUARTER CORNER BETWEEN SECTIONS 21 AND 22 IN THE ABOVE MENTIONED TOWNSHIP, WHICH POINT IS THE POINT OF INTERSECTION OF SAID QUARTER SECTION LINE WITH THE WESTERLY RIGHT OF WAY LINE OF THE WASHINGTON HARBOR COUNTY ROAD;
 THENCE NORTH 51° 35' EAST ALONG THIS RIGHT OF WAY LINE 497.3 FEET;
 THENCE NORTH 51° 41' EAST 596.0 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 11° 28' EAST 267.9 FEET;
 THENCE SOUTH 60° 52' EAST 200.0 FEET;
 THENCE SOUTH 81° 28' EAST 214.4 FEET;
 THENCE SOUTH 9° 12' WEST 82.3 FEET;
 THENCE NORTH 82° 34' WEST 206.6 FEET;
 THENCE SOUTH 79° 7' WEST 102.2 FEET;
 THENCE SOUTH 65° 55' WEST, 131.4 FEET TO THE TRUE POINT OF BEGINNING.

File Number 02090604AGN

EXHIBIT "A" CONTINUED

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO G. C. SHERRILL ET UX BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 305521 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.;
 THENCE RUNNING WESTERLY ALONG THE QUARTER SECTION LINE 2177 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD;
 THENCE NORTHEASTERLY ALONG SAID ROAD RIGHT OF WAY 708 FEET TO A POINT WHICH IS 450 FEET NORTH AS MEASURED AT RIGHT ANGLES TO THE QUARTER SECTION LINE;
 THENCE EASTERLY PARALLEL TO SAID QUARTER SECTION LINE 751.4 FEET;
 THENCE NORTHERLY 227.2 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE WESTERLY PARALLEL TO SAID QUARTER SECTION LINE 399.6 FEET TO THE SOUTHEASTERLY BOUNDARY OF THE COUNTY ROAD;
 THENCE NORTHERLY AND EASTERLY ALONG SAID BOUNDARY TO THE POINT NORTH OF THE POINT OF BEGINNING;
 THENCE SOUTHERLY TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED TO ALVA O. MCWAID ET UX BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 292036 AND CORRECTED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 307546, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 21 AND 22 IN TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON, 450.0 FEET NORTH FROM THE QUARTER CORNER THEREOF;
 THENCE SOUTH $89^{\circ} 57'$ WEST PARALLEL TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 21 A DISTANCE OF 862.5 FEET TO AN IRON PIPE CORNER MARKER, FOUND, WHICH MARKER IS 751.4 FEET EAST FROM THE RIGHT OF WAY LINE OF THE UN-DEEDED, UNRECORDED, UNDEFINED COUNTY ROAD ASSUMING THAT THIS RIGHT OF WAY LINE IS PARALLEL TO AND 20 FEET DISTANT FROM THE CENTERLINE OF THE OILED TRACT OF SAID COUNTY ROAD;
 THENCE NORTH $00^{\circ} 02'$ WEST ALONG THE SHERRILL EAST BOUNDARY LINE 253.5 FEET, MORE OR LESS, TO INTERSECTION WITH THE CENTERLINE OF THE OILED TRACT OF SAID COUNTY ROAD;
 THENCE SOUTH $83^{\circ} 36'$ EAST 436.0 FEET TO ANOTHER POINT IN THE CENTERLINE OF SAID OILED TRACT OF THE COUNTY ROAD;
 THENCE NORTH $15^{\circ} 18'$ EAST 278.9 FEET TO ANOTHER POINT IN THE CENTERLINE OF SAID OILED TRACT OF THE COUNTY ROAD;
 THENCE NORTH $82^{\circ} 45'$ EAST 159.6 FEET TO INTERSECTION WITH THE SECTION LINE;
 THENCE SOUTH 290.6 FEET, MORE OR LESS ALONG THE SECTION LINE TO THE PLACE OF BEGINNING;
 EXCEPT A STRIP 20 FEET WIDE ALONG THE COUNTY ROAD ASSUMED, AS ABOVE INDICATED AS RIGHT OF WAY OF SAID COUNTY ROAD.

File Number 02090604AGN

EXHIBIT "A" CONTINUED

ALSO EXCEPT THAT PORTION CONVEYED TO THE TOWN OF SEQUIM, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 368699, AND CORRECTED BY AUDITOR'S FILE NO. 543183, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 21, LYING SOUTH $1^{\circ} 24' 40''$ WEST, A DISTANCE OF 515.54 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH $89^{\circ} 59' 55''$ WEST, A DISTANCE OF 998.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $5^{\circ} 23' 40''$ EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH $84^{\circ} 36' 20''$ WEST, A DISTANCE OF 556.12 FEET; THENCE NORTH $5^{\circ} 23' 40''$ WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH $84^{\circ} 36' 20''$ EAST, A DISTANCE OF 556.12 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEQUIM BY DEED RECORDED MAY 01, 1997, UNDER CLALLAM COUNTY RECORDING NO. 754099, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH $01^{\circ} 23' 58''$ WEST ALONG THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 515.54 FEET; THENCE SOUTH $87^{\circ} 13' 34''$ WEST, 409.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $05^{\circ} 24' 22''$ EAST, 262.00 FEET; THENCE SOUTH $84^{\circ} 35' 38''$ WEST, 584.63 FEET; THENCE NORTH $50^{\circ} 24' 22''$ WEST, 52.33 FEET TO THE BOUNDARY OF THAT PARCEL AS SHOWN ON VOLUME 8 OF SURVEYS, PAGE 130, RECORDS OF CLALLAM COUNTY, WASHINGTON; THENCE NORTH $84^{\circ} 35' 38''$ EAST ALONG SAID BOUNDARY 37.00 FEET; THENCE NORTH $05^{\circ} 24' 22''$ WEST ALONG SAID BOUNDARY 267.45 FEET; THENCE NORTH $87^{\circ} 52' 56''$ EAST, 323.71 FEET; THENCE NORTH $89^{\circ} 48' 47''$ EAST, 262.54 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT ALL OF THE JAN SMITH LARGE LOT SUBDIVISION RECORDED IN VOLUME 1 OF LARGE LOT SUBDIVISIONS, PAGE 70, RECORDS OF CLALLAM COUNTY, WASHINGTON.

File Number 02090604AGN

EXHIBIT "A" CONTINUED

PARCEL B: (A-2)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SECTION CORNER COMMON TO SECTION 15, 16, 21 AND 22, IN TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., WHICH IS THE TRUE POINT OF BEGINNING;
 THENCE SOUTH ALONG THE SECTION LINE BETWEEN SAID SECTIONS 21 AND 22 OF SAID TOWNSHIP AND RANGE, TO THE QUARTER CORNER ON SAID LINE;

THENCE EAST 495 FEET;
 THENCE NORTH ON A LINE PARALLEL WITH THE SECTION LINE BETWEEN SAID SECTIONS 21 AND 22, WHICH LINE IS ON THE WEST RIGHT OF WAY LINE OF EXISTING COUNTY ROAD, A DISTANCE OF 1935 FEET;
 THENCE NORTH $52^{\circ} 16'$ WEST 335 FEET;
 THENCE NORTH $69^{\circ} 06'$ WEST 225 FEET;
 THENCE NORTH $1^{\circ} 05'$ EAST 305 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 22;
 THENCE WEST ALONG SAID NORTH LINE OF SAID SECTION, A DISTANCE OF 20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
 EXCEPTING THEREFROM, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 21;
 THENCE EAST ON THE LINE BETWEEN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 495 FEET;
 THENCE NORTH A DISTANCE OF 450 FEET;
 THENCE WEST A DISTANCE OF 495 FEET TO THE SECTION LINE;
 THENCE SOUTH 450 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO ALVA O. MCWAID, ET UX, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 292036 AND CORRECTED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 307548, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE SECTION LINE BETWEEN SECTIONS 21 AND 22 IN TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., 450.00 FEET NORTH FROM THE QUARTER CORNER THEREOF; THENCE NORTH $89^{\circ} 57'$ EAST 495.0 FEET TO A POINT AT WHICH POINT AN IRON PIPE CORNER MARKER WAS SET; THENCE NORTH PARALLEL TO SAID SECTION LINE 177.8 FEET, MORE OR LESS, TO INTERSECTION WITH THE CENTERLINE OF THE OILED SURFACE OF THE BEFORE MENTIONED COUNTY ROAD;
 THENCE NORTH $74^{\circ} 12'$ WEST 443.8 FEET TO ANOTHER POINT IN THE CENTERLINE OF SAID OILED SURFACE OF THE COUNTY ROAD;
 THENCE SOUTH $83^{\circ} 45'$ WEST 68.6 FEET TO INTERSECTION WITH THE SECTION LINE;
 THENCE SOUTH 290.6 FEET, MORE OR LESS, ALONG THE SECTION LINE TO THE POINT OF BEGINNING;
 ALL, EXCEPT A STRIP 20 FEET WIDE ALONG THE COUNTY ROAD ASSUMED AS ABOVE INDICATED AS RIGHT OF WAY OF SAID COUNTY ROAD.
 ALSO EXCEPT COUNTY ROADS.

File Number 02090604AGN

EXHIBIT "A" CONTINUED

PARCEL C: (A-3)

LOT 3 OF JAN SMITH LARGE LOT SUBDIVISION, RECORDED JUNE-08, 1999 IN VOLUME 1 OF LARGE LOT SUBDIVISIONS, PAGE 70, UNDER CLALLAM COUNTY RECORDING NO. 1999 1030945, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

PARCEL D: (A-4)

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING SOUTH OF COUNTY ROAD KNOWN AS PORT WILLIAMS ROAD, ALL IN SECTION 16, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., EXCEPT THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 16 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF; THENCE SOUTH $01^{\circ} 08' 26''$ EAST, ALONG THE WEST LINE THEREOF; 1060.37 FEET TO A POINT ON THE CENTERLINE OF THE EXISTING PORT WILLIAMS ROAD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH $01^{\circ} 08' 26''$ EAST 595.36 FEET; THENCE NORTH $88^{\circ} 33' 25''$ EAST 333.00 FEET; THENCE NORTH $01^{\circ} 08' 26''$ WEST 774.82 FEET TO A POINT ON THE CENTERLINE OF SAID PORT WILLIAMS ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE 340.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; EXCEPT EXISTING COUNTY ROAD RIGHT-OF-WAY; ALSO EXCEPT THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 16 DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF AN EXISTING COUNTY ROAD, COMMONLY KNOWN AS THE PORT WILLIAMS ROAD, AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO LESTER J. LANCASTER, AUDITOR'S FILE NOS. 268106 AND 268107); THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID ROAD APPROXIMATELY 200 FEET TO A POINT WHICH IS 175 FEET WEST OF AND AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SAID POINT BEGINS THE TRUE POINT OF BEGINNING); THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 600 FEET TO A POINT 175 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTHWESTERLY A DISTANCE OF 265 FEET TO A POINT 516 FEET SOUTH OF AFORE DESCRIBED COUNTY ROAD; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER 516 FEET TO THE POINT OF INTERSECTION WITH THE CENTER OF AFORE DESCRIBED COUNTY ROAD; THENCE NORTHEASTERLY ALONG THE CENTER OF THE AFORE DESCRIBED COUNTY ROAD TO THE TRUE POINT OF BEGINNING.

File Number 02090604AGN

EXHIBIT "A" CONTINUED

PARCEL E: (A-5)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF AN EXISTING COUNTY ROAD, COMMONLY KNOWN AS THE PORT WILLIAMS ROAD, AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO LESTER J. LANCASTER, AUDITOR'S FILE NOS. 268106 AND 268107);

PARCEL F: (A-6)

THAT NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY WASHINGTON, EXCEPT THAT PORTION LYING EASTERLY OF THE IRRIGATION DITCH, AS CONVEYED TO ALBERT HALLER BY DEED RECORDED UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 300509, ALSO EXCEPT RIGHT OF WAY CONVEYED TO HIGHLAND IRRIGATION DISTRICT BY DEED RECORDED IN VOLUME 113 OF DEEDS, PAGE 192, AND

EXCEPT RIGHT OF WAY CONVEYED TO THE TOWN OF SEQUIM BY DEED RECORDED IN VOLUME 120 OF DEEDS, PAGE 341, RECORDS OF CLALLAM COUNTY, WASHINGTON;

ALSO EXCEPT

THE SOUTH HALF OF THE NORTH 330 OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, LYING 15 FEET WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH $3^{\circ}17'00''$ WEST 731.35 FEET; THENCE NORTH $65^{\circ}19'00''$ EAST 114.59 FEET TO A POINT; THENCE SOUTH $30^{\circ}59'20''$ EAST 508.94 FEET; THENCE SOUTH $16^{\circ}08'00''$ EAST 230.54 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH $7^{\circ}16'30''$ EAST TO THE SOUTH LINE OF SAID NORTH 330 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE TERMINUS OF SAID LINE DESCRIPTION AND EXCEPT ANY PORTION OF THE SOUTH 150 FEET OF THE NORTH 315 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, LYING EASTERLY OF THE DUNGENESS RIVER.

File Number 02090604AGN

EXHIBIT "A" CONTINUED

AND EXCEPT

THE NORTH HALF OF THE NORTH 330.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, LYING WEST OF THE CENTERLINE OF THE EXTENSION OF THE FOLLOWING RIGHT OF WAY (SAID CENTERLINE LYING 15 FEET WESTERLY OF DESCRIBED LINE); A STRIP OF LAND 30 FEET IN WIDTH AND LYING 30 FEET WEST OF AND ADJOINING THE FOLLOWING DESCRIBED LINE: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 3°17'00" WEST 731.35 FEET; THENCE NORTH 65°19'00" EAST 114.59 FEET TO A POINT; THENCE SOUTH 30°59'20" EAST 508.94 FEET; THENCE SOUTH 16°08'00" EAST 230.54 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 7°16'30" EAST TO THE SOUTH LINE OF SAID NORTH 330.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1.

PARCEL G: (A-7)

THAT PORTION OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER BETWEEN SECTIONS 1 AND 2, SAID TOWNSHIP AND RANGE; THENCE SOUTH 3°17'00" EAST 731.35 FEET ALONG THE LINE BETWEEN SECTIONS 1 AND 2; THENCE NORTH 65°19'00" EAST 114.58 FEET; THENCE SOUTH 30°59'20" EAST 508.94 FEET; THENCE SOUTH 16°08' EAST 151.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 16°08' EAST 79.54 FEET; THENCE SOUTH 89°29'34" EASTS 200 FEET MORE OR LESS, TO THE CENTERLINE OF KINCADE CREEK; THENCE NORTHERLY, ALONG SAID CENTERLINE TO A POINT THAT IS NORTH 85°03' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 85°03' WEST 210 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL H: (A-8)

PARCELS 5 AND 6 OF AMENDED MILLET SURVEY AS RECORDED JANUARY 7, 2000, IN VOLUME 43 OF SURVEYS, PAGE 78, UNDER RECORDING NO. 2000 1041701, BEING AN AMENDMENT TO SURVEY RECORDED IN VOLUME 34 OF SURVEYS, PAGE 61, UNDER CLALLAM COUNTY RECORDING NO. 732689, BEING A SURVEY OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

EXHIBIT "A" CONTINUED

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM
COUNTY, WASHINGTON.

Clallam County Assessor & Treasurer

Property Search Results > 1 - 11 of 11 for Year 2022 - 2023

New Search

Property Address Click Director

Parcel ID	Geographic Location	Tract Area	Property Address	Owner Name	Assessed Value
19146	0330161201000000 Real	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQR&R	1794 PORT WILLIAMS RD SEQUIM, WA 98382	J AND G AG LLC	\$273,328 View Details View Map
23188	0330211400800000 Real	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQR&R	155 SCHMUCK RD SEQUIM, WA 98382	J AND G AG LLC	\$315,018 View Details View Map
23166	0330211160300000 Real	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQR&R	DAIRY VIEW LN SEQUIM, WA 98382	J AND G AG LLC	\$2,835 View Details View Map
23154	0330211100000000 Real	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQR&R	SCHMUCK RD SEQUIM, WA 98382	J AND G AG LLC	\$43,563 View Details View Map
23769	0330222300000000 Real	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQR&R	WASHINGTON HARBOR RD SEQUIM, WA 98382	J AND G AG LLC	\$9,236 View Details View Map
19155	0330161300000000 Real	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQR&R	PORT WILLIAMS RD SEQUIM, WA 98382	J AND G AG LLC	\$28,702 View Details View Map
32096	0429813300350000 Real	0201 - 323 PORT ST CNTY RDS FD3EMS L H2 SQR&R	KINKADE RD SEQUIM, WA 98382	J AND G AG LLC	\$370 View Details View Map
33449	0430022400550000 Real	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQR&R	FAT CAT LN SEQUIM, WA 98382	J AND G AG LLC	\$3,356 View Details View Map
32088	0429013300000000 Real	0201 - 323 PORT ST CNTY RDS FD3EMS L H2 SQR&R	KINKADE RD SEQUIM, WA 98382	J AND G AG LLC	\$756 View Details View Map
33450	0430022400600000 Real	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQR&R	FAT CAT LN SEQUIM, WA 98382	J AND G AG LLC	\$4,304 View Details View Map
32089	0429013300250000 Real	0201 - 323 PORT ST CNTY RDS FD3EMS L H2 SQR&R	KINKADE RD SEQUIM, WA 98382	J AND G AG LLC	\$423 View Details View Map
19157	0330162106000000 Real	0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQR&R	HOLLAND RD SEQUIM, WA 98382	ANTHONY F SMITH ET AL	\$6,169 View Details View Map



Return Address:
 Farm Credit Services - Chehalis
 1123 South Market Boulevard
 PO Box 420
 Chehalis, WA 98532-0420

05089298
 Please print neatly or type information

Document 1 Title: Mortgage

Reference #s: _____

Additional Reference #s on page _____

Grantors:

Smith, Bennett L.

Smith, Troy A.

Additional grantors on page _____

Grantees:

Northwest Farm Credit Services, FLCA

Additional grantees on page _____

Document 2 Title:

Reference #s: _____

Additional Reference #s on page _____

Grantors:**Grantees:**

Additional grantors on page _____

Additional grantees on page _____

Legal description (abbreviated form: i.e. lot, blk, plat or S,T,R quarter/quarter):

Lots 2 & 3, of Boundary line adjustment survey, Lots 4, 20, & 22 of Vina Mae Millet Survey, a Ptn of NW1/4 of Sec. 2, Twp 30 N., Rge 04 W. W.M., Clallam Co., WA

Additional legal is on page 2**Assessor's Property Tax Parcel/Account Numbers:**

04-30-02-240020, 04-30-02-240030, 04-30-02-240040, 04-30-02-240200, 04-30-02-240210, 04-30-02-240220

Farm Credit Services - Chehalis
1123 South Market Boulevard
PO Box 420
Chehalis, WA 98532-0420

Mortgage

On September 13, 2007, Bennett L. Smith, a married person dealing in his/her separate property, Troy A. Smith, a married person dealing in his/her separate property, hereinafter called Mortgagors, whose address is

373 Schmuck Rd
Sequim, WA 98382

grant, convey, warrant, transfer and assign to Northwest Farm Credit Services, FLCA, a corporation organized under the Farm Credit Act of 1971, as amended, hereinafter called Mortgagee, whose address is 1700 South Assembly Street, P.O. Box 2515, Spokane, Washington 99220-2515, a mortgage and security interest in property in Chlallam County(ies), State of Washington, more particularly described as follows:

PARCEL A:

LOTS 2 AND 3 OF BOUNDARY LINE ADJUSTMENT SURVEY, RECORDED DECEMBER 21, 1995 IN VOLUME 34 OF SURVEYS, PAGE 56, UNDER CLALLAM COUNTY RECORDING NO. 732606, BEING A BOUNDARY LINE ADJUSTMENT OF PARCELS 2 AND 3 OF SURVEY RECORDED IN VOLUME 22 OF SURVEYS, PAGE 27, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 02, TOWNSHIP 30 NORTH, RANGE 04 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

LOTS 4, 20, 21 AND 22 OF VINA MAE MILLET SURVEY RECORDED IN VOLUME 22 OF SURVEYS, PAGE 27, UNDER RECORDING NO. 658867, AND AMENDMENT THERE TO RECORDED IN VOLUME 34 OF SURVEYS, PAGE 61, UNDER RECORDING NO. 732680, WHICH SURVEY WAS CORRECTED BY CLALLAM COUNTY RECORDING NO. 756654, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 02, TOWNSHIP 30 NORTH, RANGE 04 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

TAX ACCOUNT NOS.: 04-30-02-240020, 04-30-02-240030, 04-30-02-240040, 04-30-02-240200, 04-30-02-240210, 04-30-02-240220;

and including all rents, issues, profits, buildings and improvements thereon and in all tenements, hereditaments, rights, privileges, easements, rights of way and appurtenances, (including without limitation private roads, grazing privileges, water rights, ditches and conduits and rights of way therefor, all plumbing, lighting, heating, cooling, ventilating, elevating, and irrigating apparatus and other equipment and fixtures, now or hereafter belonging to or used in connection therewith), all of which is hereinafter called the "Property."

The following described Note(s), Membership Agreement, security documents and any other documents or instruments signed in connection with the Note(s) and security documents provided to Mortgagor under the terms of the "Loan Documents," "Advances" shall include any amounts provided to Mortgagor under the terms of the Loan Documents and any amounts expended by Mortgagor to protect the Property or enforce its rights under the Loan Documents. This conveyance is intended to secure performance of the covenants and agreements contained herein, and in any Loan Documents, and payment of the indebtedness under the terms of the Note(s) made by Mortgagors to the order of Mortgagee, with interest and charges as provided therein and in the Loan Documents, and any extensions, modifications or renewals thereof;

DATE OF NOTE	PRINCIPAL AMOUNT	FINAL INSTALLMENT DATE
September 13, 2007	\$280,300.00	October 1, 2027

The terms of the Note(s) and Loan Documents, described above, provide that the interest rate, payment terms or amounts due may be indexed, adjusted, renewed or renegotiated.

Mortgagors and each of them REPRESENT, WARRANT, COVENANT and AGREE:

1. That they have title to the Property free from encumbrances, except as described above, they have good right and lawful authority to convey and encumber the same; they will warrant and defend the same forever against

- the lawful claims and demands of all persons whomsoever; and they agree this covenant shall not be extinguished by foreclosure or other transfers. Mortgagor authorizes Mortgagee to file a financing statement and any continuations thereof, describing any personal property or fixtures described herein, without further signature by Mortgagor.
2. To keep all buildings and other improvements, now or hereafter existing, in good repair, not to remove or demolish or permit the removal or demolition of any building or other improvement; to restore promptly in a good and workmanlike manner, any building or improvement, which may be damaged or destroyed; to maintain and cultivate the Property in a good and husbandlike manner, using approved methods for preserving the fertility and productivity thereof; not to change or permit change in the use of the Property; and not to do anything which would reduce the value of the Property.
 3. To maintain casualty insurance, naming Mortgagee as loss payee, on all buildings and improvements, against loss or damage by fire or other risks; to maintain liability insurance; to obtain flood insurance at any time it is determined that any building or improvement is located in whole or in part within a special flood hazard area; to pay all premiums and charges on all such insurance when due; and to provide Mortgagee satisfactory evidence of such insurance upon request. All such insurance shall be in such form(s), with such company(ies) and in such amount(s) as shall be satisfactory to Mortgagee.
 4. Not to apply or enter into any federal, state, local or other program, license, easement, or other agreement which limits or restricts the use of the Property, in any way, without prior written consent of Mortgagee.
 5. To pay all debts and money, secured hereby, when due; to pay, when due, all taxes, assessments, rents and other charges upon the Property and to suffer no other encumbrance, charge or lien on the Property, which would be superior to this mortgage, except as stated above.
 6. To specifically assign and deliver to Mortgagee all rents, royalties, damages and payments of every kind, including without limitation insurance reimbursements and condemnation awards, at any time accruing, for any transfer, loss or seizure of the Property, any portion thereof or any rights therein; and Mortgagee may, at its option, apply such amounts in any proportion to any of the indebtedness hereby secured; and Mortgagee shall have the right to enter upon the Property to make full inspection of the Property.
 7. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property and its use, including without limitation all environmental laws; not to use or permit the use of the Property for any unlawful or objectionable purpose or for any purpose that poses an unreasonable risk of harm, or that impairs or may impair the value of the Property, or any part thereof; not to apply residue from waste water treatment facilities to the Property without prior written notice to Mortgagee; to remedy any environmental contamination or violation of environmental laws that may occur or be discovered in the future; to allow Mortgagee access to the Property to inspect its condition and to test and monitor for compliance with applicable laws (any inspections or tests made by Mortgagee shall be for Mortgagee's purposes only and shall not be construed to create any responsibility or liability on the part of Mortgagee to Mortgagors or to any other person), to forward copies of any notices received from any environmental agencies to Mortgagee; to provide Mortgagee copies of any independent test or inspection reports on the environmental status of the Property; and to indemnify and hold Mortgagee, its directors, employees, agents and its successors and assigns, harmless from and against any environmental claims of any kind, and all costs and expenses incurred in connection therewith, including, without limitation, attorney's fees.
 8. That neither Mortgagors nor, to the best of the Mortgagor's knowledge, any prior owner has created or permitted conditions on the Property, which may give rise to environmental liability; no enforcement actions are pending or threatened; no underground tanks are located on the Property except as already disclosed; any such underground tanks currently or previously located on the Property do not now and never have leaked and no contaminated soil is located on the Property; and Mortgagor's representations, warranties, covenants and indemnities herein and in the Loan Documents shall survive satisfaction of the Note(s) and Loan Documents, foreclosure of this mortgage, acceptance of a deed in lieu of foreclosure or any transfer or abandonment of the Property.
 9. To perform all terms and conditions of each water or other contract, described above, if any, and to promptly pay all sums due or to become due under each contract so that no delinquency or default will occur under such contract(s); to perform all acts necessary to perfect and maintain any water permit, certificate, license or other water interest, however designated, described in or used in conjunction with the real property described above; any assignment of any such interest during the term of this mortgage, naming Mortgagee as an assignee shall be for security purposes and shall not alter Mortgagors' obligations hereunder; and any failure of Mortgagors to perform any such obligation shall constitute an event of default.
 10. That the term "Grazing Rights," as hereinafter used refers to that portion of the Property, if any, consisting of grazing leases, permits, licenses, privileges, and preferences, or any of them, which have or will be assigned, mortgaged or waived to Mortgagee, together with any additions, renewals, replacements or substitutions thereof; if any portion of the Grazing Rights is a leasehold interest in state lands, such leasehold shall be considered to be real property; such leasehold and all other real property portions of the Property constitute a single operating unit; and in the event of foreclosure, Mortgagee shall have the right to have such leasehold

and the other real property sold as a unit and not in parcels; any statements and representations in any applications for Grazing Rights are true and correct; Mortgagees have received no notice that the Grazing Rights have or are to be terminated, cancelled or modified; and any termination or cancellation of any of the Grazing Rights shall constitute an event of default under this mortgage.

11. To execute any instrument deemed necessary by the Mortgagee to assign, mortgage or waive such Grazing Rights to the Mortgagee; to pay all fees and charges, and to perform all acts and things necessary to preserve and keep in good standing the Grazing Rights; to take no action which would adversely affect the Grazing Rights; to procure renewals of the Grazing Rights upon or prior to their expiration date; to operate the lands covered by the Grazing Rights in conjunction with the other real estate portion of the Property and not to convey or attempt to convey either separately; to forward to Mortgagee copies of any notices received by Mortgagees regarding the Grazing Rights; and in the event of foreclosure of this mortgage, to waive all claims for preference in the Grazing Rights upon demand from the purchaser of the Property at foreclosure sale, or from any successor to such purchaser.

12. That if the Property is within an irrigation block and/or subject to water service contract(s) governed by the provisions of "Federal reclamation law," and the regulations issued thereunder, Mortgagees shall comply with the terms and provisions of said laws, regulations and contracts; Mortgagees, and each of them, for themselves, their heirs, successors and assigns, hereby appoint Mortgagee their attorney-in-fact to select and designate the portion of the Property to be subject to a recordable contract, in the event Mortgagees become subject to the excess land limitation; if Mortgagees fail to comply with the terms of said law, regulations or contracts, or if the delivery of water for the irrigation of the Property is discontinued in whole or in part, Mortgagees shall be in default; in the event the Bureau of Reclamation determines that continued drainage maintenance on the Property is no longer feasible, and Mortgagees purchase other lands offered as a preference purchase right (as an adjustment for wetlands), Mortgagees shall execute a supplemental mortgage on such lands in favor of the Mortgagee; and failure to execute such mortgage on demand, shall constitute an event of default.

13. That in the event of default in any of the covenants or agreements herein, or in any of the Loan Documents, Mortgagee may, at its option perform the same, in whole or in part; any advances, including, without limitation, attorney fees or costs, paid or incurred by Mortgagee to protect or enforce its rights under the Loan Documents, in bankruptcy, appellate proceedings or otherwise, shall be payable on demand and shall become a part of the indebtedness secured by this mortgage.

14. That the indebtedness and obligations secured by this mortgage are personal to the Mortgagees and are not assignable by Mortgagees; Mortgagee relied upon the credit of Mortgagees, the interest of Mortgagees in the Property and the financial market conditions then existing when making this loan; if Mortgagees sell, transfer or convey or contract to sell, transfer or convey the Property, or any portion thereof, or if the ownership of any corporation or partnership, owning all or any portion of the Property shall be changed either by voluntary or involuntary sale or transfer or by operation of law, without prior written consent of Mortgagee, or if Mortgagees default in the payment of the indebtedness, or with respect to any warranty, covenant or agreement in the Loan Documents or if a receiver or trustee for any part of the Property is appointed, or if any proceedings under the bankruptcy or insolvency laws is commenced by or against Mortgagees, or if Mortgagees become insolvent, or if any action is commenced to foreclose or enforce a lien on any portion of the Property, then, Mortgagees shall be in default hereunder.

15. That time is of the essence and in the event of default, at Mortgagee's option, the entire indebtedness secured hereby shall forthwith become due and payable and bear interest at the rate set forth in the Loan Documents for delinquent payments; Mortgagee shall have the right to foreclose the lien of this mortgage, to have a receiver appointed in any court proceeding; to collect any rents, issues and profits from the Property and apply them against the indebtedness hereby secured and to exercise any rights and remedies available under the Uniform Commercial Code for the state in which the property is located, and reasonable notice if required by such Code shall be five (5) days.

16. That the failure of Mortgagee to exercise any right or option provided herein, at any time shall not preclude Mortgagee from exercising any of such rights at any other time; the covenants and agreements contained herein shall be binding on and inure to the benefit of the parties and their respective heirs, successors and assigns; all rights conferred on Mortgagee are cumulative and additional to any rights conferred by law; and if any provision is found to be invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof and the mortgage shall be construed as though such provision had been omitted.

17. That Mortgagees and each of them join in this instrument for the purpose of subjecting each of their right, title and interest, if any, in the Property, whether of record or otherwise and including any right to possession, to the lien of this mortgage.

18. Default under this Mortgage or under the Mortgage dated February 9, 1996, recorded March 4, 1998, Recording No. 1998 1005148, in the records of Chatham County, shall be considered a default of both Mortgagees and Beneficiaries may, at its option, declare the indebtedness secured by either or both of the Mortgagees immediately due and payable.

Bennett L. Smith
Bennett L. Smith

Troy A. Smith
Troy A. Smith

STATE OF Washington,
County of Clallam)ss.

On this 17th day of September, 2007, before me personally appeared Bennett L. Smith, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she executed the same as his/her free act and deed.



Darelyn M Strasser
Printed name Darelyn M Strasser
Notary Public for the State of WA
Residing at Onalaska
My commission expires 9-8-2010

STATE OF Washington,
County of Clallam)ss.

On this 17th day of September, 2007, before me personally appeared Troy A. Smith, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she executed the same as his/her free act and deed.



Darelyn M Strasser
Printed name Darelyn M Strasser
Notary Public for the State of WA
Residing at Onalaska
My commission expires 9-8-2010

Mortgagee acknowledges that this mortgage is subject to a security interest in favor of CoBank, ACB (Bank) and by its acceptance hereof and pursuant to and in confirmation of certain agreements and assignments by and between Mortgagee and Bank, does assign, transfer and set over the same unto Bank, its successors and assigns, to secure all obligations of Mortgagee to Bank, provided that pursuant to such agreements and assignments Mortgagee has authority to perform all loan servicing and collection actions and activities hereunder, including, without limitation thereto, releasing in whole or in part and foreclosing judicially or otherwise this mortgage until the Bank, by instrument recorded in the office in which this mortgage is recorded, revokes such authority.

433446

03741

NOTICE OF APPROVAL OR DENIAL OF APPLICATION FOR

LAND CLASSIFICATION AS FARM AND AGRICULTURAL LAND UNDER RCW

TO: Earl Laman N. Dunt
(Land Owner's Name)Rt 3 Box 195
Sequim Wa 98382
(Address)

Vol 421

469

433446

You are hereby notified that the following land has been approved for classification as farm and agricultural land:

Legal Description: Lat 3 sec 1 acre + NW NW sec 2 A in
NW cor + sec 1 a for Homestead + 5² NW sec 2A # 6378
Sec 2-30-4

Assessor's Parcel or Account Number: Appl # 17

The following land has been denied classification as farm and agricultural land:

Legal Description: 1 acre in Lat 3 + 1 acre in NW NW
(Homestead)

Assessor's Parcel or Account Number: _____

NOTICE: A denial of an application for classification as farm and agricultural land may be appealed to the County July Board of Equalization. Forms are available from the County Assessor or the Clerk of the Board of Equalization.

In accordance with provisions of Sec. 4 Chapter 212 Laws of 1973 1st Ex. Sess. "the assessor shall submit notification of such approval to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property."

[Signature]
(Assessor or Deputy)

[Signature]
(County)

Assessor prepares in duplicate. File original with auditor and have auditor return original to land owner. A copy is to be retained by the assessor.

Department of Revenue PTF 88 (10/73)

VOL 421 PAGE 469

5-24-74

145223

Frank Lotzgesell and Agreement

Alice Lotzgesell his wife Dated Oct 23, 1931

and

Ack Oct 23rd, 1931 Frank Lotzgesell et ux

John A. Lotzgesell

and John A. Lotzgesell,

Andrew Severyns, N. P. Wash. P. A.

Com. Exp. Aug. 21, 1935

Filed Oct 24, 1931 at 9:30 A. M.

THIS AGREEMENT made and entered into by and between FRANK LOTZGESELL and ALICE LOTZGESELL, his wife, the parties of the first part, and JOHN A. LOTZGESELL, as the party of the second part;

WITNESSETH: That WHEREAS the first parties are the owners of the Northwest quarter of the Northwest quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section Two (2), Township Thirty (30) North, Range Four (4) West W. M., and second party is the owner of the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Thirty five (35), Township Thirty one (31) North, Range Four (4) West W. M., both in Clallam County, Washington; and

WHEREAS second party did some time prior hereto construct and have in operation a diversion dam or weir for the purpose of diverting the waters of Lotzgesell Creek on to an irrigation ditch immediately north of the boundary lines between the said properties, under Permit No. 879 of the State of Washington; and,

WHEREAS the parties of the first part did on the 22nd day of July 1929 institute an action against the second party for the removal of said diversion dam or weir, being cause No. 5697 of the Superior Court of the State of Washington for Clallam County, and judgment was entered in said cause on the 19th day of May, 1930, against said defendants; and

-WHEREAS the second party has perfected his appeal appealing said action to the Supreme Court of the State of Washington; and

WHEREAS the parties hereto have now compromised their

145253 (continued)

differences and as an adjustment of said cause of action now make and enter into this agreement;

NOW, THEREFORE, for and in consideration of the covenants and agreements herein contained, IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO, as follows:

That the second party may, in accordance with his permit from the State of Washington, be entitled to remove from Lotzgesell Creek eight tenths second feet of water at all times during the rights granted by said permit; provided, however, that he shall at no time raise the waters of Lotzgesell ~~XXXX~~ Creek so that it stands more than fifteen (15) inches above the present floor of the ditch headgate box, as the same is now constructed and in operation.

And the second party hereby agrees to dismiss his appeal in said action and to waive any further rights granted him under and by virtue of said water right permit; and the first parties hereby agree to waive any further rights granted to them under and by virtue of the judgment made and entered on the 19th day of May, 1930, party of second part agrees to permit party of first part right to put in a substantially covered tile drain extending to Lotzgesell Creek at a point below weir, named before, where suitable drainage fall can be obtained for purpose of draining said swamp mentioned in proceedings.

It is further specifically understood and agreed by and between the parties hereto that within one year from the date hereof there shall be placed at or near said headgate a permanent concrete or iron post or other suitable mark showing the proper height of the water in said headgate in accordance herewith, which post or mark shall be utilized for the purpose of measuring the height of said water in the event said headgate should become destroyed or rotted away.

Frank Lotzgesell

Alice Lotzgesell

Parties of the first part

John A. Lotzgesell

Party of the second part.

62, T 30, R 4
[Over-Under]

MILLET

483528
RIGHT OF WAY EASEMENT

06453

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, owners of the land below described, hereby grant to Public Utility District No. 1 of Clallam County, a municipal corporation, the perpetual right to place, locate, construct, reconstruct, operate, repair, maintain, replace and keep clear thereon an overhead and/or underground electric transmission and distribution line or system, together with such communication lines and equipment as may be placed upon the poles or other structures thereof by the grantee or by others with its consent, including the right to cut and trim trees to the extent necessary to keep them clear of such line or system and to cut down, from time to time, all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

The land referred to is in Clallam County, Washington, and described as follows:

See attached Exhibit "A".

Grantee shall at all times have the right to full and free ingress to and egress from said property for all purposes herein mentioned and to remove at any time any and all of the poles, wires and other articles constituting such electric system.

The rights herein granted shall inure to the benefit of the grantee's successors and assigns, including any party to which it may grant contact, joint user or other similar rights.

DATED _____

E. Lamar Millet

Vina Mae Millet

WITNESS:

STATE OF WASHINGTON)

) ss.

COUNTY OF CLALLAM)

This is to certify that on this 14 day of JUNE 1978 personally appeared before me E. LAMAR AND VINA MAE MILLET to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14 day of JUNE 1978.

OLYMPIA PRINTERS, INC.

Thomas P. Hunt
Notary Public in and for the State of
Washington residing at PORT ANGELES

6/22/78

VOL 522 PAGE 516

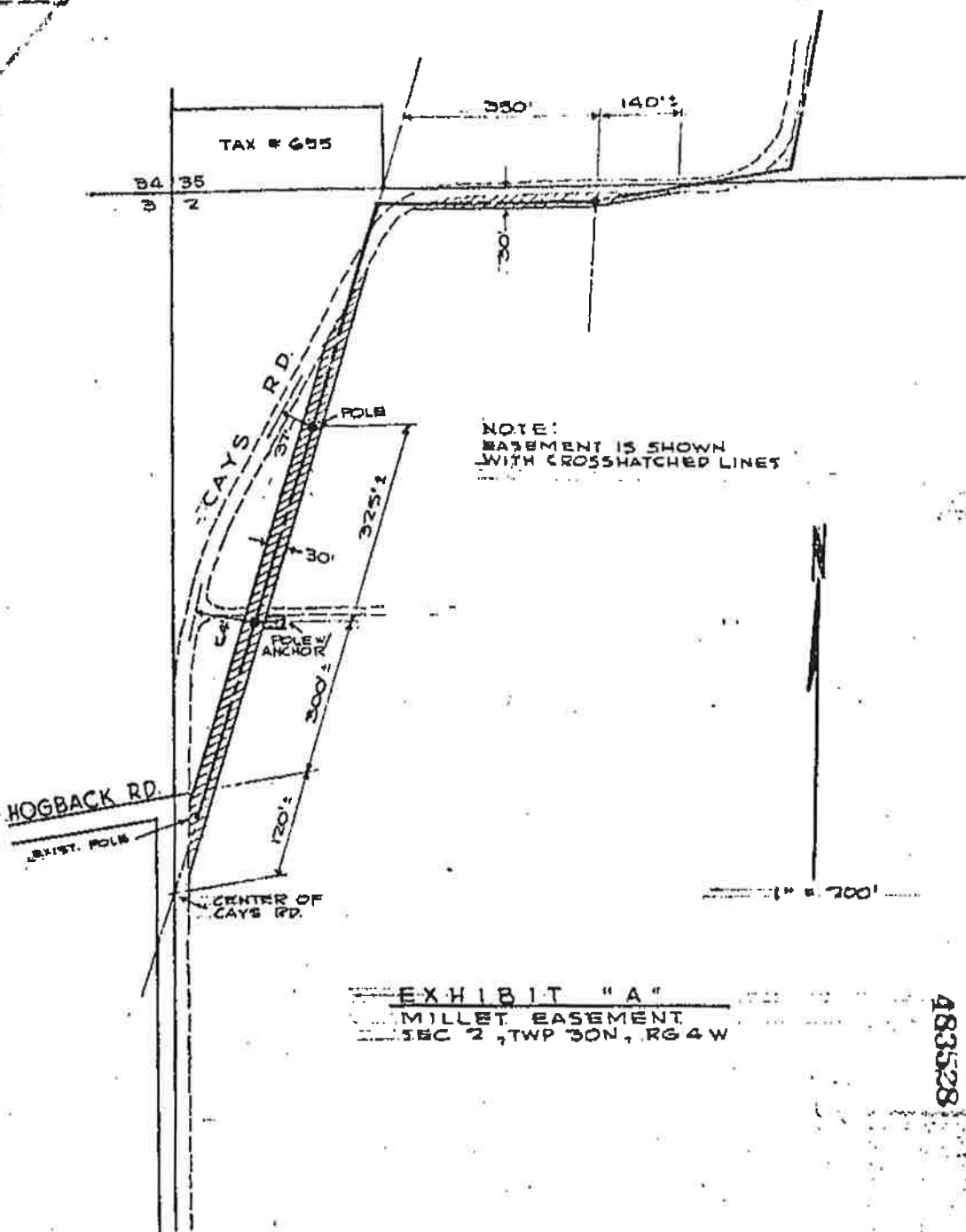


EXHIBIT "A"

MILLET EASEMENT

SEC 2, TWP 30N, RG 4W

483528

FILED FOR RECORD AT THE REQUEST

6410 #1

RECORDED 1978

1978 JUN 22 AM 10:25

522 PAGE 516

ALICE C. THORNE, AUDITOR
CLALLAM COUNTY, WASH.
BY *[Signature]* DEPUTY



Thomas P. Trust
6/14/78

VOL 522 PAGE 517

6/22/78

483528

1978
going
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for the
Ror

VOL 1

575821

DRAINAGE EASEMENT

FILED IN RECORDS OF THE COUNTY OF CLALLAM
RECORDED IN ACCORDANCE WITH THE
COUNTY CLERK

1986 MAR 17 AM 8:48

VOL. 729 PAGE 147
CLERK OF COUNTY, WASH.
DEPUTY

Earl Lamar Millet and Vina Mae Millet, the grantors, hereby grant to Clallam County a drainage easement for the purpose of conducting water from the roadside ditches of Cays Road, across the grantor's property, to Matriotti Creek, located as follows:

Beginning at Highway Engineer's Station 69+59 of Cays Road No. 45750, which is approximately 1,050 feet south of the north section line of Section 2, Township 30 North, Range 4 West, W.M., thence easterly at approximately North 90° east to an intersection with Matriotti Creek.

In consideration of this grant Clallam County agrees to provide periodic maintenance and weed control as necessary to assure proper flow of water in the ditch and the County is hereby granted access over the grantor's property to provide said maintenance.

Should the County desire to conduct the water in a closed pipe as opposed to the present open ditch, provisions will be made to maintain field drainage if desired by grantor.

Signed at Sequim, Washington this 24 day of Feb, 1986.

x Earl Lamar Millet
Property Owner

Property Owner

x Vina Mae Millet
Property Owner

Property Owner

STATE OF WASHINGTON

COUNTY OF CLALLAM

} ss.

I, the undersigned, a Notary Public, do hereby certify that on this 24 day of Feb, 1986, personally appeared before me Earl Lamar Millet and Vina Mae Millet to me known to be the individual s described in, and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year, in this certificate above written.

Earl Lamar Millet
Marquitta Ann Sargent 129 PAGE 147
Residing at Sequim

CA
SP

575821

575821

FILED IN RECORDS OF THE
CLALLAM COUNTY, WASH.
RECORDS OF CLALLAM COUNTYDRAINAGE EASEMENT

1986 MAR 17 AM 8:43

Vol. 729 Page 147
CLALLAM COUNTY, WASH.
CLERK

Earl Lamar Millet and Vina Mae Millet, the grantors, hereby grant to Clallam County a drainage easement for the purpose of conducting water from the roadside ditches of Cays Road, across the grantor's property, to Matriotti Creek, located as follows:

Beginning at Highway Engineer's Station 69+59 of Cays Road No. 45750, which is approximately 1,050 feet south of the north section line of Section 2, Township 30 North, Range 4 West, W.M., thence easterly at approximately North 90° east to an intersection with Matriotti Creek.

In consideration of this grant Clallam County agrees to provide periodic maintenance and weed control as necessary to assure proper flow of water in the ditch and the County is hereby granted access over the grantor's property to provide said maintenance.

Should the County desire to conduct the water in a closed pipe as opposed to the present open ditch, provisions will be made to maintain field drainage if desired by grantor.

Signed at Sequim, Washington this 24 day of Feb, 1986

Earl Lamar Millet
Property Owner

Property Owner

Vina Mae Millet
Property Owner

Property Owner

Address; Street or Box No.

Address; Street or Box No.

City State Zip

City State Zip

R/W Agent or Witness

R/W Agent or Witness

Reviewed By [Signature] 24 FEB 86
Assistant Engineer Date

Approved by:

BOARD OF CLALLAM COUNTY COMMISSIONERS

[Signature] 24 FEB 86
County Engineer Date

Evan Jones - excused absence
Date

[Signature] 2/25/86
Date

[Signature] 2/25/86
Date

70-1 729 148

575821

575821

R

575822

DRAINAGE EASEMENT

FILED IN RECORDS OF THE CLERK
OF Clallam County
RECORDED IN RECORDS OF CLALLAM COUNTY

1986 MAR 17 AM 8:48

Earl Lamar Millet and Vina Mae Millet, the grantors herein 029 PAGE 149
hereby grant to Clallam County a drainage easement for STATE NOTARY AUDITOR
purpose of conducting water from the roadside ditches CLALLAM COUNTY, WASH.
Cays Road, across the grantor's property, to Matriotti BY Deputy
Creek, located as follows:

Beginning at Highway Engineer's Station 73+45 of
Cays Road No. 45750, which is approximately 660 feet
south of the north section line of Section 2, Town-
ship 30 North, Range 4 West, W.M., thence easterly
at approximately North 70° east to an intersection
with Matriotti Creek.

In consideration of this grant Clallam County agrees to pro-
vide periodic maintenance and weed control as necessary to
assure proper flow of water in the ditch and the County is
hereby granted access over the grantor's property to provide
said maintenance. Any fencing located long this ditch will
be located on the south side of the ditch so as not to inter-
fere with the aforesaid maintenance.

Should the County desire to conduct the water in a closed
pipe as opposed to the present open ditch, provisions will
be made to maintain field drainage if desired by grantor.

Signed at Sequim, Washington this 24 day of Feb, 1986

Earl Lamar Millet
Property Owner

Property Owner

STATE OF WASHINGTON

COUNTY OF CLALLAM

)
) ss.

I, the undersigned, a Notary Public, do hereby certify that on this 24th
day of FEBRUARY, 1986, personally appeared before me
Earl Lamar Millet and Vina Mae Millet to me known to be
the individual s described in, and who executed the within instrument, and
acknowledged that they signed the same as their free and voluntary
act and deed, for the uses and purposes therein mentioned.
Given under my hand and official seal the day and year on this certificate
above written.

Earl Lamar Millet
Marguerite Ann Sargent 729 PAGE 149
Residing at Sequim

sp CA

575822

575822
DRAINAGE EASEMENT

FILED IN RECORDS OF CLALLAM COUNTY, WASH.
RECORDED IN RECORDS OF CLALLAM COUNTY, WASH.

1986 MAR 17 AM 8 48

Earl Lamar Millet and Vina Mae Millet, the grantors herein, hereby grant to Clallam County a drainage easement for purpose of conducting water from the roadside ditches of Cays Road, across the grantor's property, to Matriotti Creek, located as follows:

Beginning at Highway Engineer's Station 73+45 of Cays Road No. 45750, which is approximately 660 feet south of the north section line of Section 2, Township 30 North, Range 4 West, W.M., thence easterly at approximately North 70° east to an intersection with Matriotti Creek.

In consideration of this grant Clallam County agrees to provide periodic maintenance and weed control as necessary to assure proper flow of water in the ditch and the County is hereby granted access over the grantor's property to provide said maintenance. Any fencing located long this ditch will be located on the south side of the ditch so as not to interfere with the aforesaid maintenance.

Should the County desire to conduct the water in a closed pipe as opposed to the present open ditch, provisions will be made to maintain field drainage if desired by grantor.

Signed at Sequim, Washington this 24 day of Feb, 1986

Earl Lamar Millet
Property Owner

Property Owner

Vina Mae Millet
Property Owner

Property Owner

Address; Street or Box No.

Address; Street or Box No.

City State zip

City State zip

R/W Agent or Witness

R/W Agent or Witness

Reviewed By: [Signature]
Assistant Engineer Date 24 Feb 86

[Signature] 24 Feb 86
County Engineer Date

Approved by:
BOARD OF CLALLAM COUNTY COMMISSIONERS

Evan Jones - excused absence 2/25/86
Date

[Signature] 2/25/86
Date

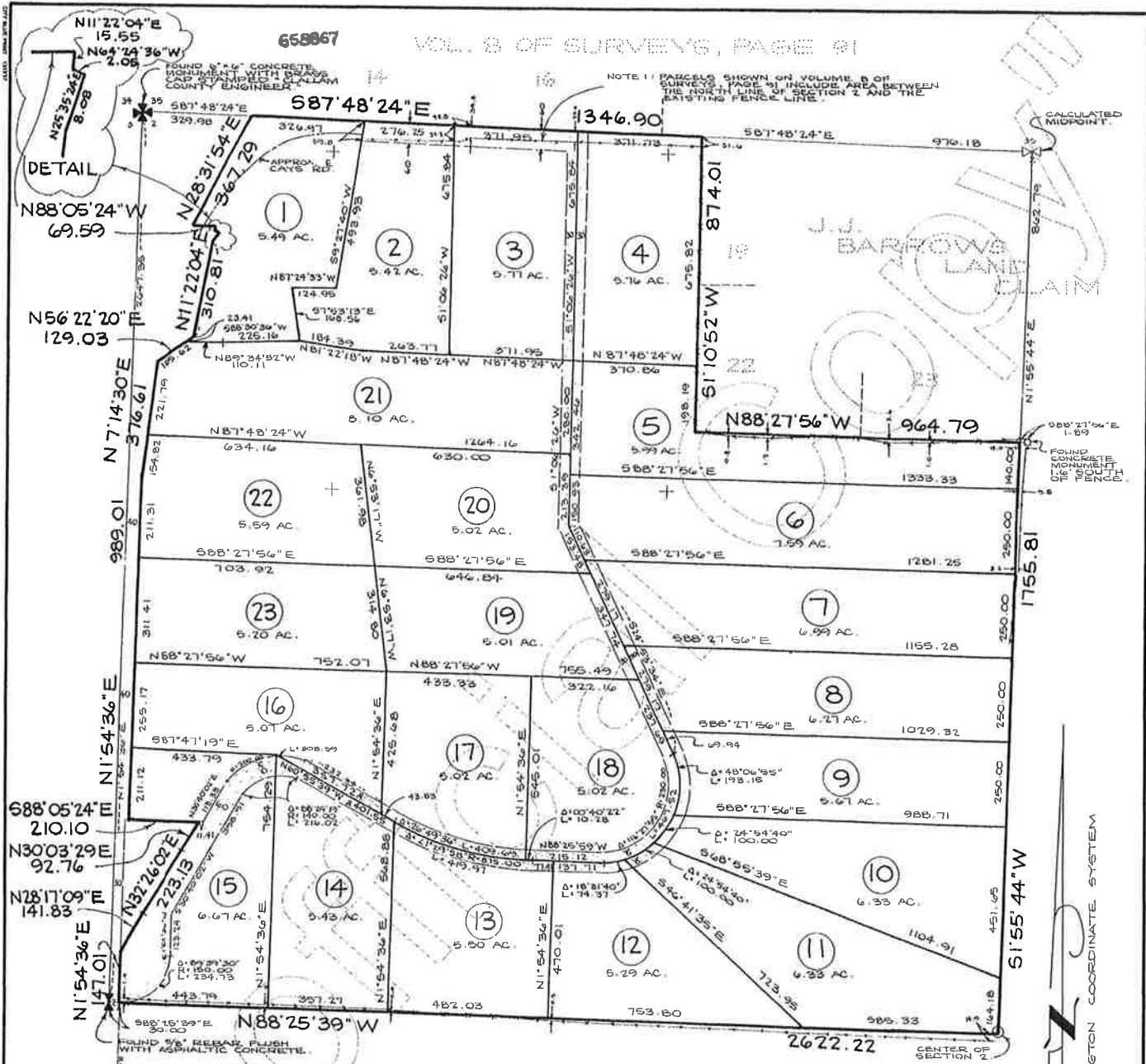
[Signature] 2/25/86
Date

VOL 729 PAGE 130

575822

575822

VOL. 8 OF SURVEYS, PAGE 91



LEGEND

-  DENOTES EXISTING FENCE.
 DENOTES EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES.
 DENOTES EXISTING RIGHT OF WAY DEDICATED TO THE COUNTY.

THIS SURVEY IS BASED ON THE WASHINGTON COORDINATE SYSTEM GRID, NORTH ZONE. ALL BEARINGS ARE RELATIVE TO SAID GRID. ALL DISTANCES ARE REDUCED TO SAID GRID.

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE METHODS USING A 1 SECOND AND/OR 5 SECOND THEODOLITE AND AN INFRARED DISTANCE MEASURING DEVICE WITH SOME DISTANCES MEASURED WITH A STEEL CHAIN.

WASHINGTON COORDINATE SYSTEM

A horizontal scale bar with a checkered pattern from 0 to 100 feet, followed by solid black and white segments. It is marked with 0, 200, and 400 feet.

SCALE IN FEET

VOLUME 22 PAGE 27

DESIGNED BY:
DRAWN BY: KRISTI PATTERSON
PLAT CHECK BY: K.L.P.
FINAL CHECK BY: *[Signature]*

VINA MAE MILLET SURVEY

SHEET 1 OF 2



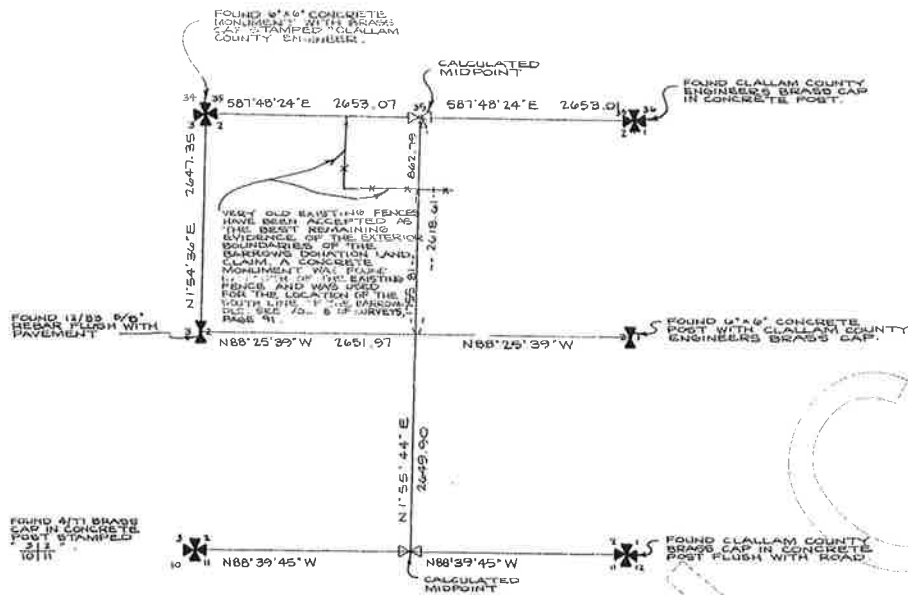
NORTHWESTERN TERRITORIES, INC.

Engineers • Land Surveyors • Planners
Construction Consultants • Materials Testing

2(30-4)

NTI 717 51-1181 ԻԳՔԶԵԼՆԻ • ԲՈՐՈՂ ԲԱՆԴ, ԸՏ ԿՐԱՅԻ ՆԱԽԼՈՒ ԾԵՄԷ • (06) 452 6151

058867



SURVEY OF A PORTION OF THE NORTH - WEST QUARTER OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

FOR: VINA MAE MILLET

DATE: SEPTEMBER 4, 1991

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF VINA MAE MILLET.

DATE: SEPTEMBER 4, 1991

Ronald L. Mesary
RONALD L. MESARY
LICENSE NO. 22344

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF NORTHWESTERN TERRITORIES, INC. THIS 25th DAY OF Oct 1991 AD AT 40 MINUTES PAST 2 O'CLOCK P.M. AND RECORDED IN VOLUME 22 OF SURVEYS, PAGE 27, RECORDS OF CLALLAM COUNTY, WASHINGTON.

Gladys Brown
DEPUTY COUNTY AUDITOR

DESIGNED BY:
DRAWN BY: KRISTI PATTERSON
CHECKED BY:
FINAL CHECK BY: *[Signature]*

VINA MAE MILLET SURVEY

SHEET 2 OF 2



NORTHWESTERN TERRITORIES, INC.

Engineers • Land Surveyors • Planners
Construction Consultants • Real Estate Appraisers

210 NORTH PARKWAY • WEST ANGLETON, WASHINGTON 98290-0001

VOLUME 22 PAGE 27

(Over-Under)

686743

RIGHT OF WAY EASEMENT

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, owners of the land below described, hereby grant to Public Utility District No. 1 of Clallam County, a municipal corporation, the perpetual right to place, locate, construct, reconstruct, operate, repair, maintain, replace and keep clear thereon an overhead and/or underground electric transmission and distribution line or system, together with such communication lines and equipment as may be placed upon the poles or other structures thereof by the grantee or by others with its consent, including the right to cut and trim trees to the extent necessary to keep them clear of such line or system and to cut down, from time to time, all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

The land referred to is in Section 2, Township 30 N,

Range 4 WWM, CLALLAM County, Washington, and the easement is more specifically described as follows:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER DESIGNATED AS LOT 22 IN VOLUME 22, PAGE 27 OF SURVEYS, AS SHOWN ON EXHIBIT 'A'

THIS EASEMENT IS INTENDED AS A CORRECTION INSTRUMENT FOR EASEMENT FILED UNDER AUDITORS FILE # 681249

Grantee shall at all times have the right to full and free ingress to and egress from said property for all purposes herein mentioned and to remove at any time any and all of the poles, wires and other articles constituting such electrical system.

The rights herein granted shall inure to the benefit of the grantee's successors and assigns, including any party to which it may grant contact, joint user or other similar rights.

DATED 1993 MAY 14

RECORDED IN RECORDS OF CLALLAM CO.

93 MAY 14 AM 10:36

VOL 1004 PAGE 413
MARY HEDDYK, AUDITOR
CLALLAM COUNTY, WASH.

STATE OF WASHINGTON Jeffrey W. Millet DEPUTY

COUNTY OF CLALLAM

This is to certify that on this 13th day of MAY, 1993, personally appeared before me JEFFREY W. MILLET to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that He signed the same as His free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13th day of MAY, 1993



Sharon M. Hoffmeister
Notary Public in and for the State of Washington
residing at PORT ANGELES, WA

686743

BASIS OF BEARING

This survey is based on the Washington State Coordinate System Grid, North Zone. All bearings given are relative to said grid. Distances reduced to grid are 1993 of horizontal ground distance.

Computer file: Survey Vol. 22, Pgs. 27-28-29-30 at Clallam County, Washington.

SECTION SUBDIVISION

²For petition dated 1902, see record of survey recorded in Vol. 22 of Surveys, Pg. 27, Records of Clallam County, Washington.

SURVEY METHOD

This survey was performed using a LORAN method and involving 31 personnel.
M-9, 36225A Total Station.

ORIGINAL LEGAL DESCRIPTIONS

LOT 2

lot 2 of the record of survey recorded in Vol. 22 of Surveys, Pg. 27, Records of Clallam County, Washington, being a portion of 1/4 of Sec. 2, T.30N., R.11W., 1st. 2nd. 3rd. 4th. 5th. 6th. 7th. 8th. 9th. 10th. 11th. 12th. 13th. 14th. 15th. 16th. 17th. 18th. 19th. 20th. 21st. 22nd. 23rd. 24th. 25th. 26th. 27th. 28th. 29th. 30th. 31st. 32nd. 33rd. 34th. 35th. 36th. 37th. 38th. 39th. 40th. 41st. 42nd. 43rd. 44th. 45th. 46th. 47th. 48th. 49th. 50th. 51st. 52nd. 53rd. 54th. 55th. 56th. 57th. 58th. 59th. 60th. 61st. 62nd. 63rd. 64th. 65th. 66th. 67th. 68th. 69th. 70th. 71st. 72nd. 73rd. 74th. 75th. 76th. 77th. 78th. 79th. 80th. 81st. 82nd. 83rd. 84th. 85th. 86th. 87th. 88th. 89th. 90th. 91st. 92nd. 93rd. 94th. 95th. 96th. 97th. 98th. 99th. 100th. 101st. 102nd. 103rd. 104th. 105th. 106th. 107th. 108th. 109th. 110th. 111th. 112th. 113th. 114th. 115th. 116th. 117th. 118th. 119th. 120th. 121st. 122nd. 123rd. 124th. 125th. 126th. 127th. 128th. 129th. 130th. 131st. 132nd. 133rd. 134th. 135th. 136th. 137th. 138th. 139th. 140th. 141st. 142nd. 143rd. 144th. 145th. 146th. 147th. 148th. 149th. 150th. 151st. 152nd. 153rd. 154th. 155th. 156th. 157th. 158th. 159th. 160th. 161st. 162nd. 163rd. 164th. 165th. 166th. 167th. 168th. 169th. 170th. 171st. 172nd. 173rd. 174th. 175th. 176th. 177th. 178th. 179th. 180th. 181st. 182nd. 183rd. 184th. 185th. 186th. 187th. 188th. 189th. 190th. 191st. 192nd. 193rd. 194th. 195th. 196th. 197th. 198th. 199th. 200th. 201st. 202nd. 203rd. 204th. 205th. 206th. 207th. 208th. 209th. 210th. 211st. 212nd. 213rd. 214th. 215th. 216th. 217th. 218th. 219th. 220th. 221st. 222nd. 223rd. 224th. 225th. 226th. 227th. 228th. 229th. 230th. 231st. 232nd. 233rd. 234th. 235th. 236th. 237th. 238th. 239th. 240th. 241st. 242nd. 243rd. 244th. 245th. 246th. 247th. 248th. 249th. 250th. 251st. 252nd. 253rd. 254th. 255th. 256th. 257th. 258th. 259th. 260th. 261st. 262nd. 263rd. 264th. 265th. 266th. 267th. 268th. 269th. 270th. 271st. 272nd. 273rd. 274th. 275th. 276th. 277th. 278th. 279th. 280th. 281st. 282nd. 283rd. 284th. 285th. 286th. 287th. 288th. 289th. 290th. 291st. 292nd. 293rd. 294th. 295th. 296th. 297th. 298th. 299th. 300th. 301st. 302nd. 303rd. 304th. 305th. 306th. 307th. 308th. 309th. 310th. 311st. 312nd. 313rd. 314th. 315th. 316th. 317th. 318th. 319th. 320th. 321st. 322nd. 323rd. 324th. 325th. 326th. 327th. 328th. 329th. 330th. 331st. 332nd. 333rd. 334th. 335th. 336th. 337th. 338th. 339th. 340th. 341st. 342nd. 343rd. 344th. 345th. 346th. 347th. 348th. 349th. 350th. 351st. 352nd. 353rd. 354th. 355th. 356th. 357th. 358th. 359th. 360th. 361st. 362nd. 363rd. 364th. 365th. 366th. 367th. 368th. 369th. 370th. 371st. 372nd. 373rd. 374th. 375th. 376th. 377th. 378th. 379th. 380th. 381st. 382nd. 383rd. 384th. 385th. 386th. 387th. 388th. 389th. 390th. 391st. 392nd. 393rd. 394th. 395th. 396th. 397th. 398th. 399th. 400th. 401st. 402nd. 403rd. 404th. 405th. 406th. 407th. 408th. 409th. 410th. 411st. 412nd. 413rd. 414th. 415th. 416th. 417th. 418th. 419th. 420th. 421st. 422nd. 423rd. 424th. 425th. 426th. 427th. 428th. 429th. 430th. 431st. 432nd. 433rd. 434th. 435th. 436th. 437th. 438th. 439th. 440th. 441st. 442nd. 443rd. 444th. 445th. 446th. 447th. 448th. 449th. 450th. 451st. 452nd. 453rd. 454th. 455th. 456th. 457th. 458th. 459th. 460th. 461st. 462nd. 463rd. 464th. 465th. 466th. 467th. 468th. 469th. 470th. 471st. 472nd. 473rd. 474th. 475th. 476th. 477th. 478th. 479th. 480th. 481st. 482nd. 483rd. 484th. 485th. 486th. 487th. 488th. 489th. 490th. 491st. 492nd. 493rd. 494th. 495th. 496th. 497th. 498th. 499th. 500th. 501st. 502nd. 503rd. 504th. 505th. 506th. 507th. 508th. 509th. 510th. 511st. 512nd. 513rd. 514th. 515th. 516th. 517th. 518th. 519th. 520th. 521st. 522nd. 523rd. 524th. 525th. 526th. 527th. 528th. 529th. 530th. 531st. 532nd. 533rd. 534th. 535th. 536th. 537th. 538th. 539th. 540th. 541st. 542nd. 543rd. 544th. 545th. 546th. 547th. 548th. 549th. 550th. 551st. 552nd. 553rd. 554th. 555th. 556th. 557th. 558th. 559th. 560th. 561st. 562nd. 563rd. 564th. 565th. 566th. 567th. 568th. 569th. 570th. 571st. 572nd. 573rd. 574th. 575th. 576th. 577th. 578th. 579th. 580th. 581st. 582nd. 583rd. 584th. 585th. 586th. 587th. 588th. 589th. 590th. 591st. 592nd. 593rd. 594th. 595th. 596th. 597th. 598th. 599th. 600th. 601st. 602nd. 603rd. 604th. 605th. 606th. 607th. 608th. 609th. 610th. 611st. 612nd. 613rd. 614th. 615th. 616th. 617th. 618th. 619th. 620th. 621st. 622nd. 623rd. 624th. 625th. 626th. 627th. 628th. 629th. 630th. 631st. 632nd. 633rd. 634th. 635th. 636th. 637th. 638th. 639th. 640th. 641st. 642nd. 643rd. 644th. 645th. 646th. 647th. 648th. 649th. 650th. 651st. 652nd. 653rd. 654th. 655th. 656th. 657th. 658th. 659th. 660th. 661st. 662nd. 663rd. 664th. 665th. 666th. 667th. 668th. 669th. 670th. 671st. 672nd. 673rd. 674th. 675th. 676th. 677th. 678th. 679th. 680th. 681st. 682nd. 683rd. 684th. 685th. 686th. 687th. 688th. 689th. 690th. 6

[illegible]

LEGAL DESCRIPTIONS

NOTES

THIS SURVEY IS FOR THE PURPOSE OF ACCOMPLISHING RCW 5B.17.040(6) AND CCC 29.01.130(3). IT SHALL PARCELS OR DIVISION.

AFTER ADJUSTMENT

BOUNDARY LINE ADJUSTMENT PURSUANT TO

[illegible]

RECORD OF SURVEY

OF A PORTION OF
N.W.1/4,Sec.2,T.30N.,R.4W.,W.M.

for
Mr. and Mrs. Earl L. Millet Et. Al.

SHEET 2 OF 2

David Cummins
and
Associates, P.S.

P.O. Box 120
Sequim, Wa.
98382
(360) 688-234

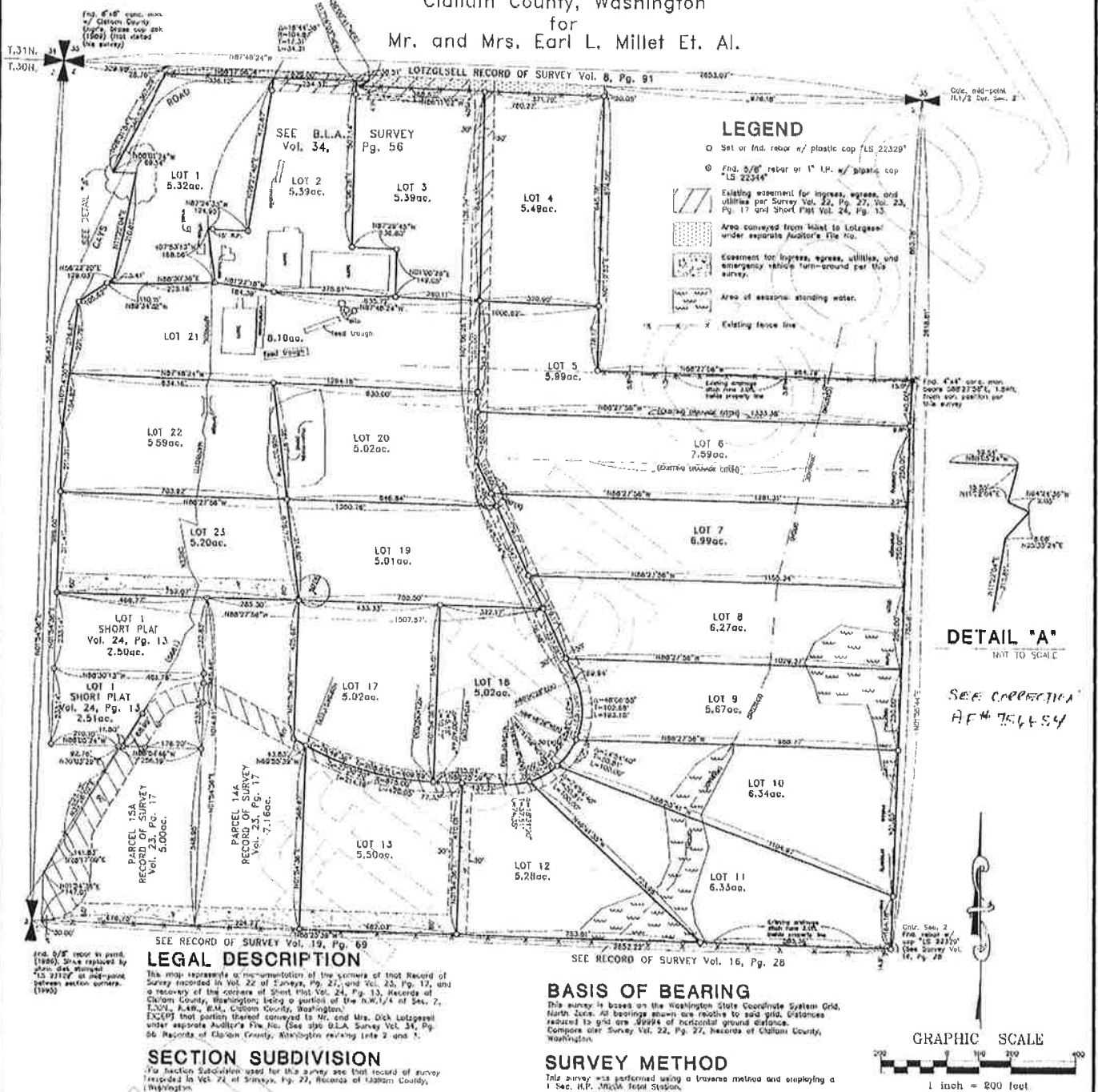
December, 1995
Job. No. 4-2-30-4-1857BLA

✓ Cu. 34 17 Hae. 58

RECORD OF SURVEY

OF A PORTION OF
N.W. 1/4, Sec. 2, T. 30N., R. 4W., W.M.
Clallam County, Washington
for
Mr. and Mrs. Earl L. Millet Et. Al.

732660



SURVEYOR'S CERTIFICATE
This map represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mr. and Mrs. Earl L. Millet Et. Al.

David Cummins, L.S.
Certificate No. 22329

AUDITOR'S CERTIFICATE
Filed for record this 22nd day of November, 1995, at 1:14 p.m. in Vol. 34 of Surveys, on Pg. 1, Records of Clallam County, Washington, at the request of David Cummins and Associates.

Deputy County Auditor

Sec. 2, T. 30N. R. 4W. W.M.

David Cummins and Associates, P.S.
P.O. Box 120
Sequim, Wa. 98382
(360) 683-2344

Surveying Your Corner of the World

December, 1995
Job. No. 4-2-30-4-1837

RECORD OF SURVEY

OF A PORTION OF
N.W.1/4, Sec. 2, T.30N., R.4W., W.M.

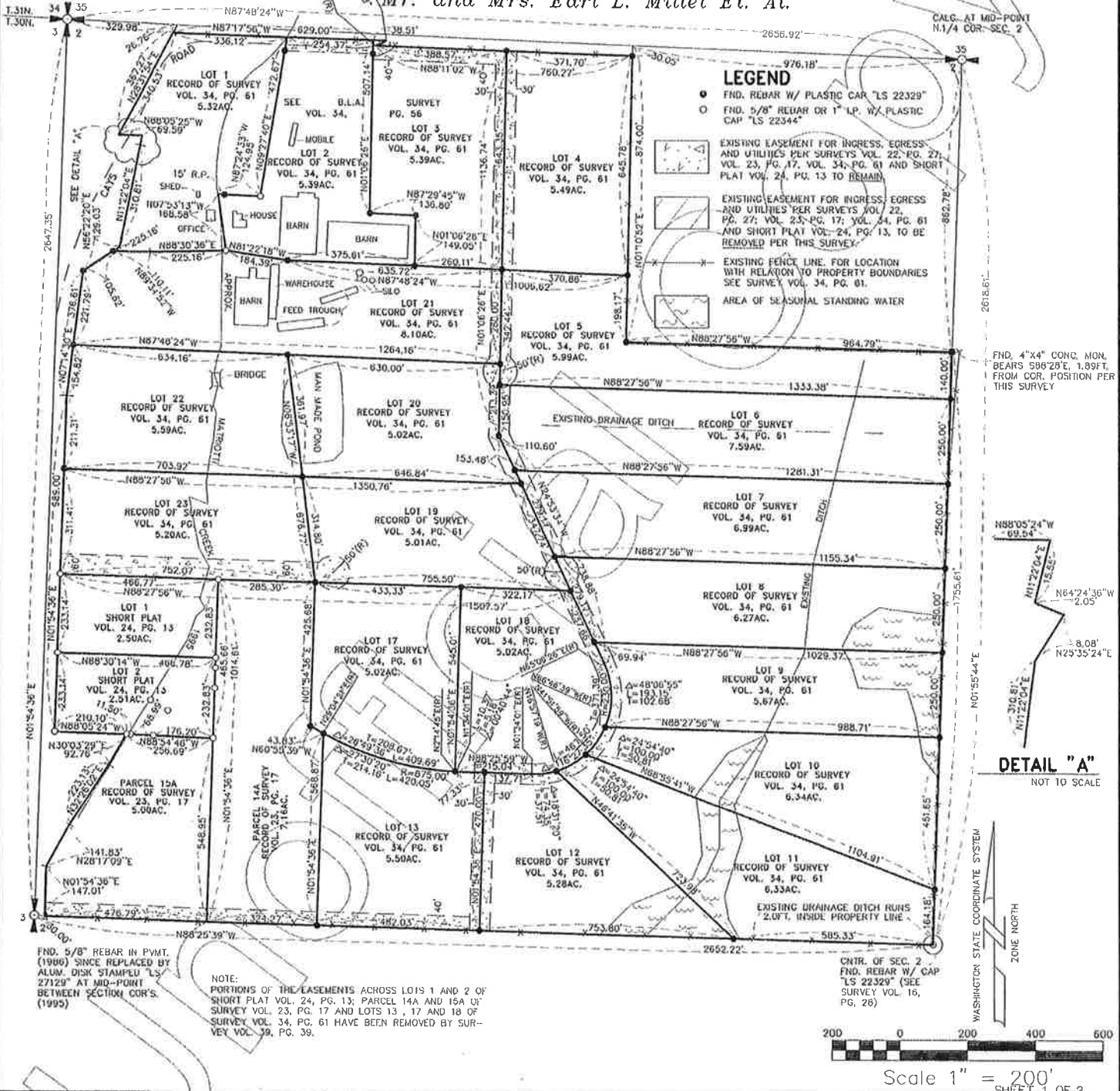
Clallam County, Washington

for
Mr. and Mrs. Earl L. Millet Et. Al.

2000 1041701

Clallam County

FND. 8"x8" CONC. MON. W/
CLALLAM COUNTY ENGR'S.
BRASS CAP DISK (1989)
(NOT VISITED THIS SURVEY)



FND. 5/8" REBAR IN P.V.M.T.
(1986) SINCE REPLACED BY
ALUM. DISK STAMPED "LS
27129" AT MID-POINT
BETWEEN SECTION COR'S.
(1995)

NOTE:
PORTIONS OF THE EASEMENTS ACROSS LOTS 1 AND 2 OF
SHORT PLAT VOL. 24, PG. 13; PARCEL 14A AND 15A OF
SURVEY VOL. 23, PG. 17 AND LOTS 13, 17 AND 18 OF
SURVEY VOL. 34, PG. 61 HAVE BEEN REMOVED BY SUR-
VEY VOL. 39, PG. 39.

CNTR. OF SEC. 2
FND. REBAR W/ CAP
"LS 22329" (SEE
SURVEY VOL. 16,
PG. 26)

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 AT THE REQUEST OF MR. AND MRS. EARL
MILLET ET. AL.



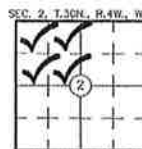
DAVID CUMMINS P.L.S.
CERTIFICATE NO. 22329

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7 DAY OF Jan
2000, AT 2:38 P.M., IN VOL. 43 OF
SURVEYS, ON PG. 78, RECORDS OF CLALLAM
COUNTY, WASHINGTON, AT THE REQUEST OF DAVID
CUMMINS AND ASSOCIATES.

2000-1041701 Kathy Hennrich
AUDITOR'S FILE NO. DEPUTY COUNTY AUDITOR

SEC. 2, T.30N., R.4W., W.M.



David Cummins
and
Associates, P.S.
P.O. Box 120
Sequim, Wa.
98382
(360) 683-2344

DECEMBER, 1999
JOB NO. 4-2-30-4-2504

Vol 43 Pg 78

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Clallam

THIS IS TO CERTIFY THAT ON THE 20th DAY OF December, 1999, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JEFF MILLET, ATTORNEY IN FACT FOR CLALLAM MILLET AND VINA HALE MILLET, HUSBAND AND WIFE, AS OWNERS OF LOTS 1 AND 2 OF THAT SHORT PLAT RECORDED IN VOL. 24 OF SHORT PLATS, PG. 13, LOTS 15A OF THAT SHORT PLAT RECORDED IN VOL. 23 OF SURVEYS, PG. 17, TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION 12-29-2000
EXPIRES

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Clallam

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF December, 1999, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL E. MURPHY AND PATRICIA A. MURPHY, HUSBAND AND WIFE, AS OWNERS OF LOT 13 OF RECORD OF SURVEY RECORDED IN VOL. 34 OF SURVEYS, PG. 81, TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION



NOTARY PUBLIC OF AND FOR THE
STATE OF Washington
RESIDING IN Port Angeles

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Clallam

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF December, 1999, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JOHN HUGHES AND LARRY UNDSCHER, MANAGERS OF PARTNERS PROPERTIES, L.L.C., AS THE OWNERS OF PARCEL 14A OF RECORD OF SURVEY RECORDED IN VOL. 23 OF SURVEYS, PG. 17, TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION 12-29-2000
EXPIRES

NOTARY PUBLIC OF AND FOR THE
STATE OF Washington
RESIDING IN Port Angeles



ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Clallam

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF December, 1999, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JAMES M. CROMER, PRESIDENT, AND JEFFREY M. MILLET, SECRETARY/TREASURER OF CLALLAM DAIRY CORPORATION, A WASHINGTON CORPORATION, AS CO-OWNERS OF LOT 1 OF THAT RECORD OF SURVEY RECORDED IN VOL. 34 OF SURVEYS, PG. 81, TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION 12-29-2000
EXPIRES

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Clallam

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF December, 1999, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED STEWART R. WATSON, AN UNMARRIED MAN, AS OWNER OF LOT 9 OF RECORD OF SURVEY RECORDED IN VOL. 34 OF SURVEYS, PG. 81, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION



NOTARY PUBLIC OF AND FOR THE
STATE OF Washington
RESIDING IN Port Angeles

BASIS OF BEARING

THIS SURVEY IS BASED ON THE WASHINGTON STATE COORDINATE SYSTEM GRID, NORTH ZONE. ALL BEARINGS ARE RELATIVE TO SAID GRID. SAID DISTANCES REDUCED TO GRID ARE 39594 OF HORN-CORRECTIONED DISTANCES OF SURVEYS VOL. 22, PG. 27 AND VOL. 34, PG. 61, RECORDS OF CLALLAM COUNTY, WASHINGTON.



ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Clallam

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF December, 1999, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ANTHONY R. GORRELL, A SINGLE, UNMARRIED MAN, AS OWNER OF LOT 1 OF THAT RECORD OF SURVEY RECORDED IN VOL. 34 OF SURVEYS, PG. 81, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN. # 87 JOURNAL N. COM ME 2, A 777

MY COMMISSION 1-15-2000
EXPIRES

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Clallam

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF December, 1999, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED TROY A. SMITH, A MARRIED MAN, WITH HIS SEPARATE ESTATE, AND BENNETT L. SMITH, A SINGLE MAN, AS TO LOTS 2, 3, 4, 20, 21 AND 22 OF RECORD OF SURVEY RECORDED IN VOL. 34 OF SURVEYS, PG. 81, TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION 12-29-2000
EXPIRES



NOTARY PUBLIC OF AND FOR THE
STATE OF Washington
RESIDING IN Port Angeles

SURVEY METHODS

THIS SURVEY WAS PERFORMED USING A TRAVERSE METHOD AND EMPLOYING A 1 SEC. REF-3020 TOTAL STATION.

SECTION SUBDIVISION

FOR SECTION SUBDIVISION USED FOR THIS SURVEY SEE VOL. 22 OF SURVEYS, PG. 27, RECORDS OF CLALLAM COUNTY, WASHINGTON. COMPARE ALSO THAT RECORD OF SURVEY RECORDED IN VOL. 34 OF SURVEYS, PG. 81, AND THAT 65/89'S RECORD OF SURVEY RECORDED IN VOL. 31 OF SURVEYS, PG. 89, RECORDS OF CLALLAM COUNTY, WASHINGTON.

DEDICATION

WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND DESCRIBED HEREIN DO HEREBY AGREE TO THE REMOVAL/AMENDMENT OF THE EASEMENTS SHOWN ON THIS INSTRUMENT AND TO THE REMOVAL OF THE EASEMENTS SHOWN ON THIS INSTRUMENT'S FILE NO. 725889, BEING A PORTION OF THE N.W. 1/4 OF SEC. 2, T.30N., R.4W., W.M. CLALLAM COUNTY, WASHINGTON.

Jeffrey M. Millet
CLALLAM DAIRY CORPORATION, A WASHINGTON CORPORATION

James M. Millet
CLALLAM DAIRY CORPORATION, A WASHINGTON CORPORATION

Stewart R. Watson
STEWART R. WATSON

Anthony R. Gorrell
ANTHONY R. GORRELL

Troy A. Smith
BENNETT L. SMITH

Michael E. Murphy
PATRICIA A. MURPHY

John Hughes
LARRY UNDSCHER

John Hughes
LARRY UNDSCHER

John Hughes
LARRY UNDSCHER

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John Hughes
LARRY UNDSCHER

John Hughes
LARRY UNDSCHER

John Hughes
LARRY UNDSCHER

David Cummins
Associates, P.S.
P.O. Box 120
Sequim, WA.
98382
(360) 683-2344



Surveying your
future with
the world
DECEMBER, 1999
JOB NO. 4-2-30-4-2504

RECORD OF SURVEY

OF A PORTION OF
N.W. 1/4, Sec. 2, T.30N., R.4W., W.M.

Clallam County, Washington
for

Mr. and Mrs. Earl L. Millet Et. Al.

V01 43

P978

FILED FOR RECORDING AT THE REQUEST

G. Smith
RECORDED

2006 AUG 31 PM 3:17

①



2006 1187031

Clallam
County

Return to:

Gary A. Smith
373 Salmon Rd
Sequim, Wa. 98382

DECLARATION OF COVENANT

I (we) the undersigned, owner(s) in fee simple of the land described herein, hereby declare this covenant and place same on record.

I (we) the grantor(s) herein, am (are) the owners(s) in fee simple of (an interest in) the following described real estate situated in Clallam County, State of Washington; to wit:

Troy A. Smith Parcel #s 0430022402100000
Barrett L. Smith 0430022400200000

on which the grantor(s) owns and operates a well and waterworks supplying water for public use located on said real estate, at:

37 Lamar Lane Sequim, Wa 98382

and grantor(s) is (are) required to keep the water supplied from said well free from impurities which might be injurious to the public health.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of said grantor(s) water supply.

NOW, THEREFORE, the grantor(s) agree(s) and covenant(s) that said grantor(s), his (her) (their) heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 (one hundred) feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as septic tanks, drain fields, sewer lines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

These covenants shall run with the land and shall be binding to all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

WITNESS OUR hand ON this 29th day of Aug, 2006
Troy A. Smith (Seal) Barrett L. Smith (Seal)
Grantor Grantor(s)

State of Washington

County of Clallam

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 29th day of Aug, 2006, personally appeared before me Troy A. Smith & Barrett L. Smith to me known to be the individual described in and who executed the within instrument, and acknowledges that he (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

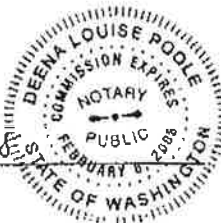
Given under hand and official seal the day and year last above written.

Deena Poole

Notary Public in and for the State of Washington,

residing at Sequim, Wa

My commission Expires: 2-08-08



1187031

2008-1219809

Page 1 of 12

Option Purchase

Olympic Peninsula Title Company

Ciallam County Washington

04/22/2008 10:52:12 AM



12

WHEN RECORDED RETURN TO:

OPT-SQ

02090003 + 02090004

DOCUMENT TITLE(S)

GRANT OF OPTION

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):

SMITH, GARY A. AND JANICE N.

GRANTEE(S):

SMITH, TROY A. AND BENNETT L.

ABBREVIATED LEGAL DESCRIPTION:

PTNS NE4,S21; SW4 NW4, S22, T30N,R3WWM; LOY 3 SMITH LLS 1/70
AND LTS 2&3 SP 30/26, LOTS 12&15 SQ VLY CNT, LOT 4 SVY 2/107

TAX PARCEL NUMBER(S):

033021 110000, 033022 230000, 033021 140080-1000, 033021 140080-2001, 033021
118030, 033016 130000, 033016 120100-1000, 033016 120100-2001, 042901 330025,
042901 330000, 042901 330350, 043002 240055, 043022 240060, 033020 429085,
033020 429090, 043022 580120, 043022 580150, 053010 420040

**GRANT OF PURCHASE OPTION
FOR
REAL ESTATE**

COMES NOW GARY A. SMITH and JANICE N. SMITH, husband and wife, ("Grantor") who, in consideration of the covenants made by TROY A. SMITH and BENNETT L. SMITH ("Grantee") in that certain Option Agreement For Purchase of Real Estate ("Option Agreement") dated 4th April 2008 by and between Grantor and Grantee, HEREBY GRANTS and CONVEYS to Grantee an exclusive right and OPTION TO PURCHASE ("Purchase Option") the real estate identified in Exhibits A1 through A-11 ("Property"), which are attached hereto and incorporated herein, upon the terms and conditions identified in said Option Agreement, which terms are summarized hereinbelow:

PURCHASE PRICE. The Purchase Price for the Property shall be the sum of One Million Six Hundred Ninety Six Thousand One Hundred Sixty One and 35/100s Dollars (\$1,696,161.35).

PURCHASE PRICE ADJUSTMENT. The Purchase Price shall be adjusted annually beginning 1 January 2009 to reflect the adjustment identified by the Consumer Price Index, CPI-U, US City Average, All Items Less Food and Energy (NSA), as published by the U.S. Department of Labor, Bureau of Labor Statistics.

COST. The parties shall equally share all costs and expenses of Closing. Attorney fees shall not be considered a Closing Cost, and each party shall be responsible for their respective counsel fees.

TERM. The term of this Purchase Option shall begin 4 April 2008, and it shall end 31 December 2028.

FORM OF PAYMENT. Payment of the Purchase Price shall be made in immediately available funds of the United States of America at closing.

IN WITNESS WHEREOF, this Grant of Purchase Option for Real Estate has been executed with the effective date of 21st April 2008.

SIGNATURES OF PARTIES ON FOLLOWING PAGES - REMAINDER OF THIS PAGE INTENTIONALLY BLANK

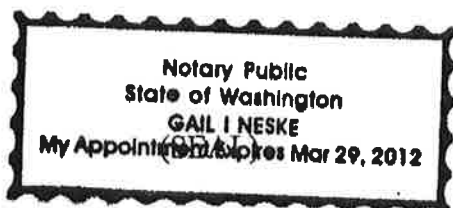
GRANTOR:

Gary A. Smith
GARY A. SMITH

Janice N. Smith
JANICE N. SMITH

STATE OF WASHINGTON)
) ss
COUNTY OF Clallam)

This instrument was acknowledged before me on 21st April 2008 by
Gary A. Smith and Janice N. Smith.



Notary's Signature: Gail I. Neske

Notary's Printed Name: GAIL I. NESKE

Notary Public for the State of Washington

Residing at: Port Angeles

My Commission Expires: 3-29-12

File Number 02090604AGN

FARM PROPERTY

EXHIBIT "A"

PARCEL A: (A-1)

THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 21;
THENCE NORTH 450 FEET ALONG THE SECTION LINE BETWEEN SECTIONS 21 AND 22;
THENCE WEST APPROXIMATELY 1634 FEET TO THE POINT OF INTERSECTION WITH THE ROAD RIGHT OF WAY;
THENCE 708 FEET SOUTHWESTERLY PARALLEL WITH AND APPROXIMATELY 20 FEET FROM THE CENTER LINE OF ROAD TO INTERSECTION OF SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;
THENCE EAST APPROXIMATELY 2178 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER;
THENCE RUNNING WEST ALONG THE QUARTER SECTION LINE, 2177

FEET TO THE RIGHT OF WAY LINE OF THE COUNTY ROAD;
THENCE NORTHEASTERLY ALONG SAID COUNTY ROAD RIGHT OF WAY 708 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING OF THIS EXCEPTION;
THENCE EAST PARALLEL WITH THE QUARTER SECTION LINE 751.4 FEET;
THENCE NORTH 227.2 FEET;
THENCE WEST 399.6 FEET TO THE RIGHT OF WAY LINE OF SAID COUNTY ROAD;
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE QUARTER SECTION LINE, 2231.37 FEET WEST OF THE QUARTER CORNER BETWEEN 21 AND 22, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., AND RUNNING WEST ALONG THE QUARTER SECTION LINE, 281.61 FEET;
THENCE NORTH $51^{\circ} 35'$ EAST 497.83 FEET;
THENCE EAST 281.61 FEET TO THE INTERSECTION WITH THE NORTH SIDE OF COUNTY ROAD;
THENCE SOUTH $51^{\circ} 35'$ WEST ALONG THE WESTERLY SIDE OF SAID COUNTY ROAD; 497.83 FEET TO THE POINT OF BEGINNING, ALL OF SAID TRACT BEING LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

EXHIBIT "A" CONTINUED

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO G. C. SHERRILL ET UX BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 305521, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.;
THENCE RUNNING WESTERLY ALONG THE QUARTER SECTION LINE 2177 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD;
THENCE NORTHEASTERLY ALONG SAID ROAD RIGHT OF WAY 708 FEET TO A POINT WHICH IS 450 FEET NORTH AS MEASURED AT RIGHT ANGLES TO THE QUARTER SECTION LINE;
THENCE EASTERLY PARALLEL TO SAID QUARTER SECTION LINE 751.4 FEET;
THENCE NORTHERLY 227.2 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WESTERLY PARALLEL TO SAID QUARTER SECTION LINE 399.6 FEET TO THE SOUTHEASTERLY BOUNDARY OF THE COUNTY ROAD;
THENCE NORTHERLY AND EASTERLY ALONG SAID BOUNDARY TO THE POINT NORTH OF THE POINT OF BEGINNING;
THENCE SOUTHERLY TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED TO ALVA O. MCWAID ET UX BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 292036 AND CORRECTED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 307546, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 21 AND 22 IN TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON, 450.0 FEET NORTH FROM THE QUARTER CORNER THEREOF;
THENCE SOUTH $89^{\circ} 57'$ WEST PARALLEL TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 21 A DISTANCE OF 862.5 FEET TO AN IRON PIPE CORNER MARKER, FOUND, WHICH MARKER IS 751.4 FEET EAST FROM THE RIGHT OF WAY LINE OF THE UN-DEEDED, UNRECORDED, UNDEFINED COUNTY ROAD ASSUMING THAT THIS RIGHT OF WAY LINE IS PARALLEL TO AND 20 FEET DISTANT FROM THE CENTERLINE OF THE OILED TRACT OF SAID COUNTY ROAD;
THENCE NORTH $00^{\circ} 03'$ WEST ALONG THE SHERRILL EAST BOUNDARY LINE 253.5 FEET, MORE OR LESS, TO INTERSECTION WITH THE CENTERLINE OF THE OILED TRACT OF SAID COUNTY ROAD;
THENCE SOUTH $83^{\circ} 36'$ EAST 436.0 FEET TO ANOTHER POINT IN THE CENTERLINE OF SAID OILED TRACT OF THE COUNTY ROAD;
THENCE NORTH $76^{\circ} 18'$ EAST 278.9 FEET TO ANOTHER POINT IN THE CENTERLINE OF SAID OILED TRACT OF THE COUNTY ROAD;
THENCE NORTH $82^{\circ} 45'$ EAST 159.6 FEET TO INTERSECTION WITH THE SECTION LINE;
THENCE SOUTH 290.6 FEET, MORE OR LESS ALONG THE SECTION LINE TO THE PLACE OF BEGINNING;
EXCEPT A STRIP 20 FEET WIDE ALONG THE COUNTY ROAD ASSUMED, AS ABOVE INDICATED AS RIGHT OF WAY OF SAID COUNTY ROAD.

EXHIBIT "A" CONTINUED

ALSO EXCEPT THAT PORTION CONVEYED TO JAKE SCHIMELFENING BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 277774 AND AUDITOR'S FILE NO. 322834, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE QUARTER SECTION LINE 2231.37 FEET WEST OF THE QUARTER CORNER BETWEEN SECTIONS 21 AND 22 IN TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., WHICH POINT IS THE POINT OF INTERSECTION OF SAID QUARTER SECTION LINE WITH THE WESTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD;
THENCE NORTH 51° 35' EAST ALONG THIS RIGHT OF WAY LINE 497.83 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST PARALLEL WITH THE QUARTER SECTION LINE 497.2 FEET;
THENCE NORTH 41° 09' EAST 74 FEET;
THENCE NORTH 64° 35' EAST 537.8 FEET;
THENCE NORTH 22° 00' EAST 282.6 FEET;
THENCE NORTH 59° 31' EAST 258.6 FEET;
THENCE SOUTH 73° 27' EAST 160.9 FEET;
THENCE SOUTH 11° 28' WEST 267.9 FEET TO INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD;
THENCE SOUTH 51° 41' WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 596 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO JOHN SCHIMELFENING ET UX, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 287864, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE QUARTER SECTION LINE LYING 2,231.4 FEET WEST FROM THE QUARTER CORNER BETWEEN SECTIONS 21 AND 22 IN THE ABOVE MENTIONED TOWNSHIP, WHICH POINT IS THE POINT OF INTERSECTION OF SAID QUARTER SECTION LINE WITH THE WESTERLY RIGHT OF WAY LINE OF THE WASHINGTON HARBOR COUNTY ROAD;
THENCE NORTH 51° 35' EAST ALONG THIS RIGHT OF WAY LINE 497.3 FEET;
THENCE NORTH 51° 41' EAST 596.0 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 11° 28' EAST 267.9 FEET;
THENCE SOUTH 60° 52' EAST 200.0 FEET;
THENCE SOUTH 81° 28' EAST 214.4 FEET;
THENCE SOUTH 9° 12' WEST 82.3 FEET;
THENCE NORTH 82° 34' WEST 206.6 FEET;
THENCE SOUTH 79° 7' WEST 102.2 FEET;
THENCE SOUTH 65° 55' WEST, 131.4 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A" CONTINUED

ALSO EXCEPT THAT PORTION CONVEYED TO THE TOWN OF SEQUIM, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 368699, AND CORRECTED BY AUDITOR'S FILE NO. 543183, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 21, LYING SOUTH 1° 24' 40" WEST, A DISTANCE OF 515.54 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 21;
THENCE SOUTH 89° 59' 55" WEST, A DISTANCE OF 998.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 5° 23' 40" EAST, A DISTANCE OF 300.00 FEET;
THENCE SOUTH 84° 36' 20" WEST, A DISTANCE OF 556.12 FEET;
THENCE NORTH 5° 23' 40" WEST, A DISTANCE OF 300.00 FEET;
THENCE NORTH 84° 36' 20" EAST, A DISTANCE OF 556.12 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEQUIM BY DEED RECORDED MAY 01, 1997, UNDER CLALLAM COUNTY RECORDING NO. 754099, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 01° 23' 58" WEST ALONG THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 515.54 FEET;
THENCE SOUTH 87° 13' 34" WEST, 409.39 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 05° 24' 22" EAST, 262.00 FEET;
THENCE SOUTH 84° 35' 38" WEST, 584.63 FEET;
THENCE NORTH 50° 24' 22" WEST, 52.33 FEET TO THE BOUNDARY OF THAT PARCEL AS SHOWN ON VOLUME 8 OF SURVEYS, PAGE 130, RECORDS OF CLALLAM COUNTY, WASHINGTON;
THENCE NORTH 84° 35' 38" EAST ALONG SAID BOUNDARY 37.00 FEET;
THENCE NORTH 05° 24' 22" WEST ALONG SAID BOUNDARY 267.45 FEET;
THENCE NORTH 87° 52' 56" EAST, 323.71 FEET;
THENCE NORTH 89° 48' 47" EAST, 262.54 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT ALL OF THE JAN SMITH LARGE LOT SUBDIVISION RECORDED IN VOLUME 1 OF LARGE LOT SUBDIVISIONS, PAGE 70, RECORDS OF CLALLAM COUNTY, WASHINGTON.

EXHIBIT "A" CONTINUED

PARCEL B: (A-2)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SECTION CORNER COMMON TO SECTION 15, 16, 21 AND 22, IN TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., WHICH IS THE TRUE POINT OF BEGINNING;

THENCE SOUTH ALONG THE SECTION LINE BETWEEN SAID SECTIONS 21 AND 22 OF SAID TOWNSHIP AND RANGE, TO THE QUARTER CORNER ON SAID LINE;

THENCE EAST 495 FEET;

THENCE NORTH ON A LINE PARALLEL WITH THE SECTION LINE BETWEEN SAID SECTIONS 21 AND 22, WHICH LINE IS ON THE WEST RIGHT OF WAY LINE OF EXISTING COUNTY ROAD, A DISTANCE OF 1935 FEET;

THENCE NORTH $52^{\circ} 16'$ WEST 335 FEET;

THENCE NORTH $69^{\circ} 06'$ WEST 225 FEET;

THENCE NORTH $1^{\circ} 05'$ EAST 305 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 22;

THENCE WEST ALONG SAID NORTH LINE OF SAID SECTION, A DISTANCE OF 20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 21;

THENCE EAST ON THE LINE BETWEEN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 495 FEET;

THENCE NORTH A DISTANCE OF 450 FEET;

THENCE WEST A DISTANCE OF 495 FEET TO THE SECTION LINE;

THENCE SOUTH 450 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO ALVA O. MCWAID, ET UX, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 292036 AND CORRECTED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 307548, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SECTION LINE BETWEEN SECTIONS 21 AND 22 IN TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., 450.00 FEET NORTH FROM THE QUARTER CORNER THEREOF; THENCE NORTH $89^{\circ} 57'$ EAST 495.0 FEET TO A POINT AT WHICH POINT AN IRON PIPE CORNER MARKER WAS SET; THENCE NORTH PARALLEL TO SAID SECTION LINE 177.8 FEET, MORE OR LESS, TO INTERSECTION WITH THE CENTERLINE OF THE OILED SURFACE OF THE BEFORE MENTIONED COUNTY ROAD; THENCE NORTH $74^{\circ} 12'$ WEST 443.8 FEET TO ANOTHER POINT IN THE CENTERLINE OF SAID OILED SURFACE OF THE COUNTY ROAD; THENCE SOUTH $83^{\circ} 45'$ WEST 68.6 FEET TO INTERSECTION WITH THE SECTION LINE;

THENCE SOUTH 290.6 FEET, MORE OR LESS, ALONG THE SECTION LINE TO THE POINT OF BEGINNING;

ALL, EXCEPT A STRIP 20 FEET WIDE ALONG THE COUNTY ROAD ASSUMED AS ABOVE INDICATED AS RIGHT OF WAY OF SAID COUNTY ROAD.
ALSO EXCEPT COUNTY ROADS.

EXHIBIT "A" CONTINUED

PARCEL C: (A-3)

LOT 3 OF JAN SMITH LARGE LOT SUBDIVISION, RECORDED JUNE 08, 1999 IN VOLUME 1 OF LARGE LOT SUBDIVISIONS, PAGE 70, UNDER CLALLAM COUNTY RECORDING NO. 1999 1030945, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

PARCEL D: (A-4)

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING SOUTH OF COUNTY ROAD KNOWN AS PORT WILLIAMS ROAD, ALL IN SECTION 16, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.; EXCEPT THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 16 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF; THENCE SOUTH $01^{\circ} 08' 26''$ EAST, ALONG THE WEST LINE THEREOF; 1060.37 FEET TO A POINT ON THE CENTERLINE OF THE EXISTING PORT WILLIAMS ROAD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING SOUTH $01^{\circ} 08' 26''$ EAST 595.36 FEET; THENCE NORTH $88^{\circ} 33' 25''$ EAST 333.00 FEET; THENCE NORTH $01^{\circ} 08' 26''$ WEST 774.82 FEET TO A POINT ON THE CENTERLINE OF SAID PORT WILLIAMS ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE 340.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; EXCEPT EXISTING COUNTY ROAD RIGHT-OF-WAY; ALSO EXCEPT THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 16 DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF AN EXISTING COUNTY ROAD, COMMONLY KNOWN AS THE PORT WILLIAMS ROAD, AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO LESTER J. LANCASTER, AUDITOR'S FILE NOS. 268106 AND 268107); THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID ROAD APPROXIMATELY 200 FEET TO A POINT WHICH IS 175 FEET WEST OF AND AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SAID POINT BEGIN THE TRUE POINT OF BEGINNING);

THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 600 FEET TO A POINT 175 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTHWESTERLY A DISTANCE OF 265 FEET TO A POINT 516 FEET SOUTH OF AFORE DESCRIBED COUNTY ROAD; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER 516 FEET TO THE POINT OF INTERSECTION WITH THE CENTER OF AFORE DESCRIBED COUNTY ROAD; THENCE NORTHEASTERLY ALONG THE CENTER OF THE AFORE DESCRIBED COUNTY ROAD TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A" CONTINUED

PARCEL E: (A-5)

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF AN EXISTING COUNTY ROAD, COMMONLY KNOWN AS THE PORT WILLIAMS ROAD, AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO LESTER J. LANCASTER, AUDITOR'S FILE NOS. 268106 AND 268107);

PARCEL F: (A-6)

THAT NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY WASHINGTON; EXCEPT THAT PORTION LYING EASTERLY OF THE IRRIGATION DITCH, AS CONVEYED TO ALBERT HALLER BY DEED RECORDED UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 300509; ALSO EXCEPT RIGHT OF WAY CONVEYED TO HIGHLAND IRRIGATION DISTRICT BY DEED RECORDED IN VOLUME 113 OF DEEDS, PAGE 192, AND

EXCEPT RIGHT OF WAY CONVEYED TO THE TOWN OF SEQUIM BY DEED RECORDED IN VOLUME 120 OF DEEDS, PAGE 341, RECORDS OF CLALLAM COUNTY, WASHINGTON;

ALSO EXCEPT

THE SOUTH HALF OF THE NORTH 330 OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, LYING 15 FEET WEST OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH $3^{\circ}17'00''$ WEST 731.35 FEET; THENCE NORTH $65^{\circ}19'00''$ EAST 114.59 FEET TO A POINT; THENCE SOUTH $30^{\circ}59'20''$ EAST 508.94 FEET; THENCE SOUTH $16^{\circ}08'00''$ EAST 230.54 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH $7^{\circ}16'30''$ EAST TO THE SOUTH LINE OF SAID NORTH 330 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE TERMINUS OF SAID LINE DESCRIPTION AND EXCEPT ANY PORTION OF THE SOUTH 150 FEET OF THE NORTH 315 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, LYING EASTERLY OF THE DUNGENESS RIVER.

EXHIBIT "A" CONTINUED

AND EXCEPT

THE NORTH HALF OF THE NORTH 330.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, LYING WEST OF THE CENTERLINE OF THE EXTENSION OF THE FOLLOWING RIGHT OF WAY (SAID CENTERLINE LYING 15 FEET WESTERLY OF DESCRIBED LINE); A STRIP OF LAND 30 FEET IN WIDTH AND LYING 30 FEET WEST OF AND ADJOINING THE FOLLOWING DESCRIBED LINE: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 3°17'00" WEST 731.35 FEET; THENCE NORTH 65°19'00" EAST, 114.59 FEET TO A POINT; THENCE SOUTH 30°59'20" EAST, 508.94 FEET; THENCE SOUTH 16°08'00" EAST 230.54 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 7°16'30" EAST TO THE SOUTH LINE OF SAID NORTH 330.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1.

PARCEL G: (A-7)

THAT PORTION OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER BETWEEN SECTIONS 1 AND 2. SAID TOWNSHIP AND RANGE; THENCE SOUTH 3°17'00" EAST 731.35 FEET ALONG THE LINE BETWEEN SECTIONS 1 AND 2; THENCE NORTH 65°19'00" EAST 114.58 FEET; THENCE SOUTH 30°59'20" EAST 508.94 FEET; THENCE SOUTH 16°08' EAST 151.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 16°08' EAST 79.54 FEET; THENCE SOUTH 89°29'34" EASTS 200 FEET, MORE OF LESS, TO THE CENTERLINE OF KINCADE CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE TO A POINT THAT IS NORTH 85°03' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 85°03' WEST 210 FEET, MORE OF LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL H: (A-8)

PARCELS 5 AND 6 OF AMENDED MILLET SURVEY AS RECORDED JANUARY 7, 2000, IN VOLUME 43 OF SURVEYS, PAGE 78, UNDER RECORDING NO. 2000 1041701, BEING AN AMENDMENT TO SURVEY RECORDED IN VOLUME 34 OF SURVEYS, PAGE 61, UNDER CLALLAM COUNTY RECORDING NO. 732689, BEING A SURVEY OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON. SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

File Number 02090603AGN

COMMERCIAL PROPERTY

EXHIBIT "A" CONTINUED

PARCEL A: (A-9)

LOTS 2 AND 3 OF SCHMUCK SHORT PLAT, RECORDED SEPTEMBER 20, 2002 IN VOLUME 30 OF SHORT PLATS, PAGE 26, UNDER CLALLAM COUNTY RECORDING NO. 2002 1092231, BEING A SHORT PLAT OF LOT 4 OF AMENDED SHORT PLAT RECORDED SEPTEMBER 28, 1992 IN VOLUME 24 OF SHORT PLATS, PAGE 28, UNDER CLALLAM COUNTY RECORDING NO. 675120, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

PARCEL B: (A-10)

LOTS 12 AND 15 OF SEQUIM VALLEY CENTER, AS PER PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 46, BEING AN AMENDMENT OF VOLUME 14 OF PLATS, PAGE 15, RECORDS OF CLALLAM COUNTY, WASHINGTON.

PARCEL C: (A-11)

LOT 4 OF SURVEY, RECORDED APRIL 07, 1977 IN VOLUME 2 OF SURVEYS, PAGE 107, UNDER CLALLAM COUNTY RECORDING NO. 466066, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 5 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

B&T CATTLE CO. & SEQUIM VALLEY FARMS, INC.

Owner/Operators: Ben and Troy Smith

Phone: 360-460-9499 (Ben), 360-460-0085 (Troy)

Location: Section 2, Township 30N, Range 4W

Address: 34 Lamar Lane, Sequim, WA 98382

Acres: 29.3 (owned), 347 (leased)

RESOURCE INVENTORY and ANALYSIS

AIR RESOURCES

Inventory

The prevailing wind is from the west or northwest. The nearest non-farm residence is located about 350 feet to the west.

Analysis & Concerns

- Agitating waste storage ponds and applying manure to fields generate odors that may be offensive to the general public.
- Applying manure with a sprinkler during high winds can cause manure to drift beyond the targeted fields.

Air Resource Management Plan

In order to protect air resources and minimize liquid manure drift on this farm, manure will be applied to crop fields using an irrigation sprinkler when the wind is blowing less than 15 miles per hour.

ANIMAL RESOURCES

Inventory

An average of 50 dry cows, 100 calves ranging in age from birth-12 months, and up to 200 heifers ranging in age from 12-24 months are kept on this farm. From April through October, roughly 140 bred 12-24 month old heifers are pastured on-site or at a separate facility; therefore, the manure they generate is not factored into the waste storage calculations for those months.

It is estimated that the birth-12 month old calves weigh an average of 460 pounds each, the 12 to 24 month old heifers weigh an average of 1,000 pounds each, and the dry cows weigh an average of 1,400 pounds each. Based on these averages, the total number of 1,000-pound animal units is 316.

The 12-24 month heifers and dry cows are housed in a free-stall cow barn on a concrete confinement area from November through March. The free stalls are bedded with sawdust and waste is flushed once per day and pumped to a storage lagoon. The 6-12 month old heifers are housed on a concrete confinement area with a loafing shed. The loafing shed is bedded with sawdust. The waste from this area drains to a pumping station and is separated and pumped to the lagoon. The calves are housed in a barn. Their waste, including straw bedding, stock piled on native soil to the north of the calf barn and free-stall cow barn.

None of the animals have access to surface waterways. A fence on the east side of Matriotti Creek prevents the heifers from accessing the creek when they are on pasture.

CULTURAL & HISTORICAL RESOURCES

Inventory

According to the *State Historical Preservation Guide*, there are no cultural or historical resources located in the section where this farm is located.

A *Cultural Resources Assessment and Presence/Absence Testing* (see Section 5 for the complete survey) was performed by Dungeness Consulting on May 10, 2013 to check for cultural resources before manure storage, separation, and transfer cost-share activities began. The assessment stated "No cultural material was uncovered through this effort and no further cultural resources work is necessary."

Analysis & Concerns

Cultural and/or historical resources can include but are not limited to Native American artifacts and buildings that are registered as historic landmarks. The concern is that construction of waste management systems and general farming practices can disturb these resources.

Cultural & Historical Resources Management Plan

Even though a cultural resource survey has been performed, the appearance of cultural resources can never be predicted with certainty. Should archaeological materials or human remains be observed during any project activities, all work in the immediate vicinity shall stop, and the area shall be secured. Materials that may be encountered can include, but not be limited to: fire modified rock, animal bone, lithic debitage, flaked or ground stone tools, cordage and fibers, charcoal, ash, exotic rocks and minerals, historic bottles, ceramic shards, nails, wire, and wood.

In the event of an unanticipated cultural resource discovery, the following organizations must be contacted immediately in order to help assess the situation and determine how to preserve the resource(s).

- State Department of Archaeology and Historic Preservation
Dr. Rob Whitlam, State Archaeologist, (360-586-3080)
- Jamestown S'Klallam Tribe
Gideon Cauffman, Cultural Resources Specialist, (360) 681-4638
- Clallam Conservation District
(360) 775-3747

In the event that human remains are discovered local law enforcement must be contacted as well.

PLANT RESOURCES

Inventory

The current number of crop acres farmed is 376.3 acres. Of that 29.3 acres (Does not include building envelope) are owned by B&T Cattle Co., the other 347 are leased. The crops grown

are predominantly grass hay, corn silage, alfalfa, barley, and pasture, and at times specialty seed crops, such as spinach and cauliflower, are rotated throughout the fields. The *Crop Records* spreadsheet on the next page gives a detailed breakdown of crop data by field.

Analysis & Concerns

The pasture and crop fields must be managed to produce sufficient yields to utilize the nutrients that the fields receive from manure, both applied and through livestock grazing. According to the *WSP spreadsheet*, page 2, located in Section 5, B&T Cattle Co. farms the farm more than enough acreage to safely utilize all the manure produced by the current animal numbers.

Estimated Crop Acres Required to Balance for:

Nutrient	Acres
Nitrogen	54
Phosphorus	137
Potassium	51

Plant Resource Management Alternatives

The following practices should be implemented to continue to produce the maximum quantity and quality of forage:

Prescribed Grazing - Prescribed Grazing is the controlled harvest of vegetation with grazing animals to:

- Improve or maintain the health and vigor of selected forage species and to maintain a stable and desired plant community.
- Minimize soil erosion and maintain or improve soil condition for sustainability of the resource.

Forage Harvest Management - Forage Harvest Management is the timely cutting and removal of forages from the field as hay, green-chop or silage to:

- Optimize the yield of forage at the desired quality and quantity.
- Promote vigorous plant regrowth.
- Maintain stand life for the desired time period.
- Maintain desired species composition of the stand.
- Use forage plant biomass as a nutrient uptake tool.
- Control insects, diseases and weeds.

Plant Resources Plan

The plan for the plant resources on this farm is as follows:

- The pastures will continue to be managed to produce the maximum quantity and quality of forage through the proper use and timing of irrigation and utilization of a rotational grazing system.
- The crop fields will be managed to produce the maximum quantity and quality of forage through the proper use and timing of nutrient applications and irrigation.

SOIL RESOURCES

Inventory

According to the *Clallam County Soil Survey*, the following eight soil types (listed in order of most acreage to least) are located on this farm's owned and leased fields:

- Puget silt loam
- Dungeness silt loam
- Sequim very gravelly sandy loam
- Mukilteo muck
- Carlsborg-Dungeness complex
- Carlsborg gravelly sandy loam
- Hoypus gravelly loamy sand
- Bellingham silty clay loam

The location of each of the soils is identified on the *Soil Map* located in Section 3. At the end of Soil Resources section of this plan is a spreadsheet with a breakdown of the soil types by field.

Analysis

Puget Silt Loam (53) is a very deep, poorly-drained (hydrologic group C) soil that was formed in material deposited by water. Permeability is moderately slow and available water-holding capacity is high. The effective rooting depth is limited by a seasonal high water table that is at a depth of 4 to 6 feet from November through April. Under natural conditions, Puget silt loam is subject to occasional flooding for brief periods from December through March. Puget silt loam is mainly used as hayland, pastureland, cropland, homesites, and woodland. It is well suited to hay, pasture and irrigated crops. Grazing and the use of equipment when the soil is wet results in compaction, poor tilth, and excessive runoff. Puget silt loam has a severe limitation for development of local roads due to low strength and flooding. Its potential for wetland wildlife habitat is fair, good for openland wildlife habitat and fair for woodland habitat. Native vegetation is mainly mixed conifers and deciduous trees and shrubs, grasses and sedges. Red alder is the dominant tree, and on the basis of a 50-year site curve, the estimated mean site index is 90 feet.

Dungeness Silt Loam (17) is a very deep, well-drained (hydrologic group B) soil that was formed in material deposited by water. Permeability is moderate and available water-holding capacity is high. The effective rooting depth is 60 inches or more. Dungeness silt loam is well suited to irrigated crop production and has few limitations. It has a moderate limitation for development of local roads due to flooding and low strength, and a severe limitation for the development of paths and trails because it erodes easily. Its potential for wetland wildlife habitat is very poor, but good for openland wildlife habitat and good for woodland habitat. Native vegetation is mainly mixed conifers and deciduous trees and shrubs. The dominant conifer is Douglas fir, and on the basis of a 100-year site curve, the estimated mean site index is 152 feet.

Sequim Very Gravelly Sandy Loam is a very deep, somewhat excessively drained (hydrologic group A) soil that formed in old alluvium. Permeability of the Sequim soil is rapid and available water capacity is very low. The effective rooting depth is 60 inches or more. Sequim very gravelly sandy loam is commonly used for hayland, pastureland, cropland and homesites. The main limitation is droughtiness. It has a severe limitation for septic drainfields due to poor filter. Its potential for wetland wildlife habitat is very poor and fair for openland wildlife habitat. Native

vegetation is mainly mixed conifers, deciduous trees and shrubs, and grasses. The dominant conifer is Douglas fir, and on the basis of a 100-year site curve, the estimated mean site index is 95 feet.

Mukilteo Muck (43) is a very deep, very poorly drained (hydrologic group D) soil. This soil is characterized by a black surface layer approximately 10 inches thick and an underlying reddish-brown-to-black layer to a depth of 60 inches or more. Both layers consist of partially decomposed organic material. Permeability is moderate. Available water-holding capacity is high. Effective rooting depth is limited by a high water table that is at or near the surface from October through May. Runoff is ponded and water erosion potential is minimal. Mukilteo muck has good potential for wetland wildlife, and poor potential for woodland and openland wildlife habitat. It has good potential for shallow water areas and wetland plants, and moderate potential for reservoirs due to seepage. Mukilteo muck has fair potential for herbaceous plants, and poor potential for hardwood and coniferous trees, and shrubs. It has a severe limitation for development of local roads due to ponding and low strength, and a severe limitation for the development of paths and trails due to ponding. The native vegetation is mainly deciduous trees, shrubs and sedges. Red alder is the dominant tree, and on the basis of a 50-year site curve, the estimated mean site index is 87 feet.

Carlsborg-Dungeness Complex (7), 0 to 5 Percent Slopes is an intricate intermingling of Carlsborg Gravelly Sandy Loam and Dungeness Silt Loam. The areas of Carlsborg are very deep, somewhat excessively drained (hydrologic group A) soils that formed in coarse alluvium. Dungeness is well-drained (hydrologic group B) soil that also formed in alluvium. Permeability of the Carlsborg soil is rapid while that of Dungeness is moderate. Available water capacity is very low in Carlsborg and high in Dungeness. The effective rooting depth is 60 inches or more. Carlsborg is commonly used for hayland, pastureland, cropland and homesites. The main limitation is droughtiness. It has a moderate limitation for development of local roads due to flooding and large stones. Its potential for wetland wildlife habitat is very poor, fair for openland wildlife habitat and poor for woodland habitat. Dungeness is well suited to irrigated crop production and has few limitations. It has a moderate limitation for development of local roads due to flooding and low strength, and a severe limitation for the development of paths and trails because it erodes easily. Its potential for wetland wildlife habitat is very poor, but good for openland wildlife habitat and good for woodland habitat. Native vegetation is mainly conifers and shrubs. The dominant conifer is Douglas fir, and on the basis of a 100-year site curve, the estimated mean site index is 95 feet for Carlsborg and 152 feet for Dungeness.

Carlsborg gravelly sandy loam (6), 0 to 5 percent slopes, is a very deep, somewhat excessively drained (hydrologic group A) soil that formed in coarse alluvium. Permeability is rapid and available water-holding capacity is very low. The effective rooting depth is 60 inches or more. Carlsborg is commonly used for hayland, pastureland, cropland and homesites. The main limitation is droughtiness. It has a moderate limitation for development of local roads due to flooding and large stones. Its potential for wetland wildlife habitat is very poor, fair for openland wildlife habitat and poor for woodland habitat. Native vegetation is mainly conifers and shrubs. The dominant conifer is Douglas fir, and on the basis of a 100-year site curve, the estimated mean site index is 95 feet.

Hoypus Gravelly Sandy Loam, 0 to 15 Percent Slopes is a very deep, somewhat excessively drained (hydrologic group A) soil formed in glacial outwash. Permeability is rapid and the available water capacity is very low. Hoypus is best suited for woodland but is also used for homesites. Hoypus has a moderate limitation for the development of local roads, paths and trails due to slope. Hoypus has poor potential for openland wildlife habitat, fair potential for

woodland and very poor potential for wetland wildlife habitat. The limitation for pond reservoir areas is severe due to seepage and slope. Native vegetation is mainly conifers and shrubs, primarily Douglas fir and to a lesser extent western hemlock, western redcedar, bigleaf maple, and madrona. The dominant conifer is Douglas fir, and on the basis of a 100-year site curve, the estimated mean site index is 134 feet.

Bellingham silty clay loam (4) is a very deep, poorly drained soil (hydrologic group D). Permeability is slow and water-holding capacity is high. Effective rooting depth is limited by a seasonal high water table that is at the surface to a depth of one foot from November to June. Runoff is slow and the hazard of water erosion is slight. For the purposes of wetland determinations, Bellingham silty clay loam is a hydric soil. This soil is commonly used for hay and pasture with the main limitation being wetness and restricted permeability. Grazing when the soil is wet results in compaction of the surface layer and poor tilth. Bellingham has poor potential for openland wildlife habitat, fair potential for woodland and good potential for wetland wildlife habitat. The native vegetation is mainly conifers, deciduous trees, shrubs, grasses, and sedges. Red alder is the dominant tree, and on the basis of a 50-year site curve, the estimated mean site index is 85 feet.

Soil Resource Concerns

The following leaching index and runoff potentials were obtained using the *Monthly Leaching Index and Runoff Index* spreadsheets located in Section 5 of this plan and are listed in order of most acreage to least.

Puget silt loam has a moderately high leaching potential in January and February. If there are excess nitrates left in the soil after the growing season, they can leach through the soil profile and into the groundwater during those months. This soil also has a moderately high runoff potential in January, February and March, thus if liquid manure is applied during those months there is a moderately high potential for nutrients and bacteria to runoff into surface waterways during those months.

Dungeness silt loam has a moderately high leaching potential in January, February and March. If there are excess nitrates left in the soil after the growing season, they can leach through the soil profile and into the groundwater during those months. This soil also has a moderately high runoff potential in January and February, thus if liquid manure is applied during those months there is a moderately high potential for nutrients and bacteria to runoff into surface waterways during those months.

Sequim very gravelly sandy loam has a very high leaching potential in January and a moderately high leaching potential from February through April. If there are excess nitrates left in the soil after the growing season, they can leach through the soil profile and into the groundwater during those months. This soil has a low potential for runoff, so if liquid manure is applied properly to this soil it generally will not runoff into any surface waterways located in or adjacent to the fields.

Mukilteo muck has a moderately high leaching potential in January. If there are excess nitrates left in the soil after the growing season, they can leach through the soil profile and into the groundwater resources during that month. This soil also has a moderately high runoff potential in January, February, March and April, thus if liquid manure is applied during those months there is a moderately high potential for nutrients and bacteria to runoff into surface waterways during those months.

Carlsborg-Dungeness complex has a very high leaching potential in January and a moderately high leaching potential from February through April. If there are excess nitrates left in the soil after the growing season, they can leach through the soil profile and into the groundwater during those months. This soil has a low potential for runoff, so the potential for surface water contamination is very low.

Carlsborg gravelly sandy loam has a very high leaching potential in January and a moderately high leaching potential from February through April. If there are excess nitrates left in the soil after the growing season, they can leach through the soil profile and into the groundwater during those months. This soil has a low potential for runoff, so the potential for surface water contamination is very low.

Hoypus gravelly loamy sand has a very high leaching potential in January and a moderately high leaching potential from February through April. If there are excess nitrates left in the soil after the growing season, they can leach through the soil profile and into the groundwater during those months. This soil has a low potential for runoff, so the potential for surface water contamination is very low.

Bellingham silty clam loam has a moderately high leaching potential in January. If there are excess nitrates left in the soil after the growing season, they can leach through the soil profile and into the groundwater resources during that month. This soil also has a moderately high runoff potential in January, February, March and April, thus if liquid manure is applied during those months there is a moderately high potential for nutrients and bacteria to runoff into surface waterways during those months.

Soil Resource Management Alternatives

Conservation Crop Rotation: Conservation crop rotation is the practice of growing different crops on the same piece of land often changing crops year by year in a planned, recurring sequence. This rotation is used to reduce erosion, maintain or improve soil organic matter content, manage the balance of plant nutrients, improve water use efficiency, manage saline seeps, manage plant pests, provide food for domestic livestock, and to provide food and cover for wildlife.

Cover Crop: Cover crops are grasses, legumes, forbs or other herbaceous plants established for seasonal cover and conservation purposes, in order to reduce erosion, increase soil organic matter, manage excess nutrients in the soil profile, promote biological nitrogen fixation, increase biodiversity, suppress weeds, provide supplemental forage, and manage soil moisture.

Nutrient Management: Nutrient management is the practice of managing the amount, source, placement, form and timing of the application of nutrients and soil amendments in order to maintain or improve the physical, chemical and biological condition of the soil.

Soil Resource Management Plan

Nutrient management will continue to be implemented to increase soil tilth and manage nutrients.

WASTE COLLECTION and STORAGE

Definition

Waste collection includes those system components that function to capture and gather waste from the point of origin or deposition to a collection or storage location.

Inventory

Confinement Areas: The wastewater, manure and contaminated bedding (sawdust) produced in the free-stall cow barn confinement area is collected in an underground concrete manure tank and pumped to the solids separator. The manure and bedding (sawdust) produced in the 6-12 month heifer shed confinement area is currently pumped to the solids separator via a pumping station on the southeast end of the slab the 6-12 month heifers are kept on. At times this pumping station can't keep up with the volume of manure, which could lead to manure flowing off the slab. The lagoon has a potential storage capacity of roughly 2,743,912 gallons, however a high concentration of solids entered the lagoon with the old separation system so the storage capacity has been compromised due to vegetation growing on the solids. 1,935,800 gallons of liquid manure are produced per year.

Solid Manure: The solid manure produced by the solids separator piles up on a concrete slab and is contained by ecology blocks. If the amount of solids exceeds the capacity of this storage area it is transported to the east end of the 6-12 month heifer slab for storage until it can be applied to the fields.

The solid manure and bedding from the calf barn is collected and temporarily stored on a concrete slab that typically overflows onto native soil before relocation or utilization. Contaminated leachate is not collected from this storage area.

Silage Leachate: The silage is made with the bottom 2/3 consisting of grass and the top 1/3 corn, which allows the grass to soak up much of the leachate from the corn silage, minimizing leachate from the pile. The small amount of silage leachate that is produced in the silage pit is not collected and runs into a grassy area at the northeast end of the silage pit.

Analysis & Concerns

- At times manure overflows off the east and southern edge of the slab in the 6-12 month heifer confinement area, which could potentially lead to contamination of groundwater.
- The lagoon has vegetation growing on the surface which can compromise the storage capacity and lead to liquids overflowing from the lagoon. The landowners have been agitating around the edge of the lagoon with an agitator connected to a tractor which has helped break up the vegetation. The installation of the new separation system has also greatly reduced the amount of solids entering the lagoon and will over time help increase the storage capacity.
- The volume of manure and bedding from the calf barn exceeds the slab space and overflows onto native soils where leachate cannot be collected, potentially contaminating groundwater.
- Leachate from the silage pit is not collected and runs off into native soil. This could potentially lead to contamination of groundwater.

Waste Collection Alternatives

- Install a 2' concrete wall on the east and south sides of the slab in the 6-12 month heifer confinement area to prevent waste from flowing off the slab and onto native soil.
- Continue to agitate the lagoon to break up vegetation. Mow, weedeat, spray the banks of the lagoon to check for any possible holes or wet areas at least once a year.
- Construct a waste storage structure to contain manure and bedding from the calf barn.
- A catch basin could be installed at the northeast corner of the silage bunker to collect leachate. The leachate could be pumped as needed onto the 6-12 month heifer slab to be incorporated into the waste collection system.

WATER RESOURCES

Inventory

This farm is located in WRIA 18, within the sub-basins of Matriotti Creek and the Dungeness River. The average annual precipitation for the area is about 17 inches and the 25-year/24-hour storm event is 2.5 inches.

There is one well located on this farm. It is used to supply water to the heifer facility and two farmstead residences. Irrigation water and water for flush tanks and stock water is pumped out of Matriotti Creek just west of the bridge that accesses the farm.

Surface Water

The surface water resource on the headquarters of this farm consists of Matriotti Creek, which flows along the west side of the large barn and adjacent to field #40. A fence exists along the small portion of the east side of the creek that is used for pasture; the rest of the area along the creek is used for crop production. A 15' buffer of conifer trees exists along both sides of the creek throughout the portion of the creek on the farm headquarters.

Matriotti Creek is also adjacent to several of the farm's leased fields. The creek runs through the middle of fields #41, #42, #43 and #44, to the west of field #32 and #34 and to the east of field #35.

Lotzgesell Creek runs adjacent to several of the farm's leased fields, including to the west side of fields #26 and #37 and to the east of field #33.

Refer to the *Water Features Map* in Section 3 for more information on the location of surface water resources on this farm.

Ground Water

The depth to groundwater varies depending on the soil type and the time of year. The seasonal high water table for Carlsborg gravelly sandy loam, Carlsborg-Dungeness complex, Dungeness silt loam, Hoypus gravelly loamy sand and Sequim very gravelly sandy loam is greater than 6 feet year round. The seasonal high water table for Puget silt loam is 4 to 6 feet below ground surface from November through April. The seasonal high water table for Bellingham silty clay loam is 0 to 1.0 feet below ground surface from November through June. The seasonal high water table for Mukilteo muck is near or above the ground surface from October through May.

Wetlands

According to the Clallam County online mapping system there are wetlands located on the farm's leased fields. The map indicates roughly 3.5 acres of wetland along the east side of field #31 and roughly 5 acres of wetlands along the southeast side of field #33. Field #37 is shown on the map as being entirely made up of wetlands.

Analysis

Surface Water

Matriotti Creek is a low-gradient, lowland tributary to the Dungeness River, entering it at river mile 1.3. Matriotti Creek supports coho, fall and summer chum, pink salmon, winter steelhead and cutthroat trout. The significant habitat limiting factors are a lack of riparian forest vegetation and instream woody debris, as well as low flows in late summer and early fall.

A pumping station in Matriotti Creek is used year-round to supply water for the flush tanks and stock water and is also used during the growing season to provide irrigation water for crop fields.

The farm attracts a high concentration of seagulls so the roofs collect a high amount of bird excrement. Roof runoff from the hay storage and calf barn roofs outlets directly into Matriotti Creek.

Lotzgesell Creek is another low-gradient, lowland stream. It flows into Matriotti Creek approximately 0.9 mile upstream of the confluence with the Dungeness River. The significant habitat limiting factors are a lack of riparian forest vegetation and instream woody debris, as well as low flows in late summer and early fall.

Ground Water

The farm headquarters and all of the leased fields, except #1, are located within a critical aquifer recharge area. These areas are defined as having a critical recharging effect on aquifers used for potable water. They are also vulnerable to pollution, such as nitrate contamination from leaching of fertilizer and manure applied to the ground.

Wetlands

The wetlands located on the farm's fields have not been officially delineated.

Concerns

Surface Water

Matriotti Creek and Lotzgesell Creek are both listed as impaired waterways on the 303(d) list because of high fecal coliform bacteria concentrations.

Ground Water

- At times manure overflows off the east and southern edge of the slab in the 6-12 month heifer confinement area, which could potentially lead to contamination of groundwater.
- The volume of manure and bedding from the calf barn exceeds the slab space and overflows onto native soils where leachate cannot be collected, potentially contaminating groundwater.
- Leachate from the silage pit is not collected and runs off into native soil. This could potentially lead to contamination of groundwater.

Water Resource Management Alternatives

Surface Water

- Continue to maintain fencing along Matriotti Creek to keep grazing animals out of the creek.
- "First flush" rainwater from the hay storage and calf barn could be diverted into the waste water collection system, or an underground outlet and drywell could be created to handle the roof runoff from these buildings.
- Use the following setback distances when applying manure near surface water:

Manure Application Setback Distances (in feet) *These guidelines are based on manure application setback guidelines for Whatcom County and are based on scientific studies that recommend specific distances for sediment and nutrient removal based on seasonal precipitation and soil saturation conditions.*

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
80 ³	80 ³	40	40	40/10 ^{1,2}	10 ²	10 ²	10 ²	40	80	80 ³	80 ³

¹This is a floating date and should be evaluated based on current weather and forecast information.

²A big gun applicator should NEVER be closer than 40 feet at any time of the year due to drift.

³Any manure application made from November-February must have a winter spreading plan in place.

Ground Water

- Install a 2' concrete wall on the east and south sides of the slab in the 6-12 month heifer confinement area to prevent waste from flowing off the slab and onto native soil.
- Construct a waste storage structure to contain manure and bedding from the calf barn.
- A catch basin could be installed at the northeast corner of the silage bunker to collect leachate. The leachate could be pumped as needed onto the 6-12 month heifer slab to be incorporated into the waste collection system.
- Liquid manure should not be applied to frozen or saturated soils.
- Soil tests will continue to be conducted on fields that receive nutrient applications.

Wetlands

- Avoid farming saturated areas, especially in fields #31, #33, and #37, which Clallam County has mapped as having wetlands.
- Use the following setback distances when applying manure near surface water:

Manure Application Setback Distances (in feet) *These guidelines are based on manure application setback guidelines for Whatcom County and are based on scientific studies that recommend specific distances for sediment and nutrient removal based on seasonal precipitation and soil saturation conditions.*

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
80 ³	80 ³	40	40	40/10 ^{1,2}	10 ²	10 ²	10 ²	40	80	80 ³	80 ³

¹This is a floating date and should be evaluated based on current weather and forecast information.

²A big gun applicator should NEVER be closer than 40 feet at any time of the year due to drift.

³Any manure application made from November-February must have a winter spreading plan in place.

NOTE: Some private/personal information has been removed to protect the privacy & confidentiality of B & T Cattle Co. LLC.