



**AGENDA**  
**CLALLAM COUNTY**  
**CONSERVATION FUTURES PROGRAM**  
**ADVISORY BOARD**  
223 East 4<sup>th</sup> Street, Suite 5  
Port Angeles, Washington  
**April 12, 2023 – 1:00 p.m.**

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

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

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

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

Public comment and questions can be directed to the Rebecca Mahan at 360-417-2322 or [rebecca.mahan@clallamcountywa.gov](mailto:rebecca.mahan@clallamcountywa.gov)

**CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**

**REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA**

**PUBLIC COMMENT – Please limit comments to three minutes**

**APPROVAL OF MINUTES**

- Minutes March 8, 2023

**REPORTS AND PRESENTATIONS**

**BUSINESS ITEMS**

Legal review of proposals.  
Proposal scoring criteria  
Proposals submitted

**NEXT MEETING DATE – May 10, 2023 at 1 p.m.**

**PUBLIC COMMENT – Please limit comments to three minutes**

**ADJOURNMENT**

**Conservation Futures**

**March 8, 2023**

**Draft Minutes**



## **CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD Minutes of March 8, 2023**

### **MEETING OF THE CONSERVATION FUTURES PROGRAM ADVISORY BOARD**

Chair Suzie Bliven called the meeting to order at 1 p.m., Wednesday, March 8, 2023. Also present were Barbara Pappas, Laurel Hargis, Ruth Jenkins.

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

### **Call TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**

### **REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA**

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

### **PUBLIC COMMENT**

- No public comment

### **APPROVAL OF MINUTES**

- Minutes February 8, 2023

**ACTION TAKEN:** Williams moved to approve presented, Jenkins seconded, no objection, motion carried

### **REPORTS AND PRESENTATIONS**

- No reports or presentations

### **BUSINESS ITEMS**

- Request for Proposals Review
- **Bliven moved to approve presented, Jenkins seconded, no objection, motion carried**
- Reviewed timeline – discussion of tight timeline. CD will like to put it in their newsletter and Clea will also put it in their newsletter .
- **Bliven moved to approve with noted changes, Jenkins seconded, no objection, motion carried.**
- Reviewed notice to call for applications – need to change date of application due date. Change language.
- **Hargis moved to approve with noted changes, Pappas seconded, no objection, motion carried.**
- Review press release
- **Hargis moved to approve with noted language changes, Pappas seconded, no objection, motion carried.**

Tom Sanford gave update on Mid valley and Dungeness HUB easement purchases. Ask Mark Lane to give financial update for April meeting.

### **NEXT MEETING DATE**

- April 12, 2023 at 1 p.m.

**ADJOURNMENT** – Meeting concluded at 1:38 p.m.

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

### Prosecutor Review of April 2023 Conservation Futures Funding Requests

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

| Applicant                                           | Purpose                                            | Amount           | Notes                                             | Eligibility Determination                                                                                                                                                               |
|-----------------------------------------------------|----------------------------------------------------|------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>NOLT – Frederick W. Johns, Helle B. Anderson</b> | No Goat Farm Conservation – 23.27 acres            | Up to \$200K     | This request is for the conservation of farmland. | <b>ELIGIBLE</b>                                                                                                                                                                         |
| <b>Clallam County – Lynn Gritton</b>                | Farm Land adjacent to Robin Hill Park – 6.87.acres | ?? Not Specified | This request is for the conservation of farmland. | <b>INELIGIBLE</b><br><b>Application is not complete. Request could potentially be eligible, but eligibility cannot be determined with information contained in current application.</b> |

Please contact DPA Bert D. Boughton with any questions.

# **Conservation Futures Business Item Scoring Criteria for Applications**

## **Criteria for Selection of Properties for Farmland Preservation**

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

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

- Current and/or future access to water (10 points)  
Comments
  
- Soil type/quality conducive to various types of farming (10 points)  
Comments/Description
  
- Size and shape (10 points)  
Comments
  
- Location – (10 points)
  - Within Agricultural Retention Zone (5 points)
  - Proximity to other farmland under conservation (5 points)Comments
  
- Existence of on-site farm infrastructure (5 points)  
Comments
  
- Site History/Climate Change Concerns/Community Support & Benefits (15 points)  
Comments

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

- Transactional Urgency (10 points)  
Comments
  
- Probability that farmland will be converted to commercial and/or residential uses (10 points)  
Comments
  
- Financial Considerations (20 points)
  - Leveraging Opportunity (5 points)
  - Business Projection (5 points)
  - Farm Plan (5 points)
  - Longevity of stewardship (5 points)Comments

**Conservation Futures**  
**Business Item**  
**North Olympic Land**  
**Trust Application**

# 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*

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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 28, 2023

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

Dear Conservation Futures Program Advisory Board,

North Olympic Land Trust currently seeks to conserve No Goat Farm. The Land Trust requests consideration from the Conservation Futures Program for partial funding for this effort. Conserving this farm advances the goals of the Conservation Futures Program by preserving prime agricultural soils, providing land and opportunities for future farmers, and extinguishing up to eight development rights on lands best suited for agriculture.

North Olympic 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 33 years, the Land Trust has permanently protected more than 3,800 acres of land for farms, fish and forests, including over 700 acres on 24 local farms.

Although great strides have been made to protect local farmland, since 1945, Clallam County has lost 78% of its farmland at an average of 843 acres per year. The Land Trust focuses on permanently conserving prime farm properties identified and prioritized as core to building a resilient farm economy and maintaining our agricultural heritage.

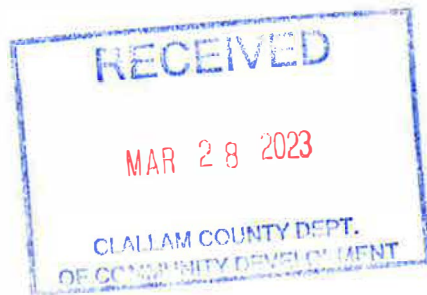
With this application, the Land Trust requests Clallam County to allocate \$200,000 of Conservation Futures funds toward the estimated total cost of \$562,000 (pending an appraisal) to conserve this farm. When matched with funding secured by the Jamestown S'Klallam Tribe through the State's Floodplains by Design program and planned community fundraising, this allocation would ensure the support necessary to protect these farmlands.

Please do not hesitate to contact me or if you have any questions for the Land Trust.

Respectfully,

Mike Auger

Conservation Director





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

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

Instructions to the Applicant

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

### A. APPLICANT INFORMATION

1. Name of Applicant: North Olympic Land Trust
2. Mailing Address: P.O. Box 2945, Port Angeles, WA 98362
3. Property Address, if different from mailing address: (of land seeking conservation)

515 Towne Rd

Sequim, WA 98382

4. Telephone: (360) 417-1815 ext. 5
5. Email Address: michele@northolympiclandtrust.org
6. Contact Person: Michele Canale, Land Protection Specialist
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: Frederick W. Johns and Helle B. Andersen

Mailing address: 111 Whidby Ave, Port Angeles, WA 98362

Telephone/Fax/Email: rickandhelle@gmail.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**

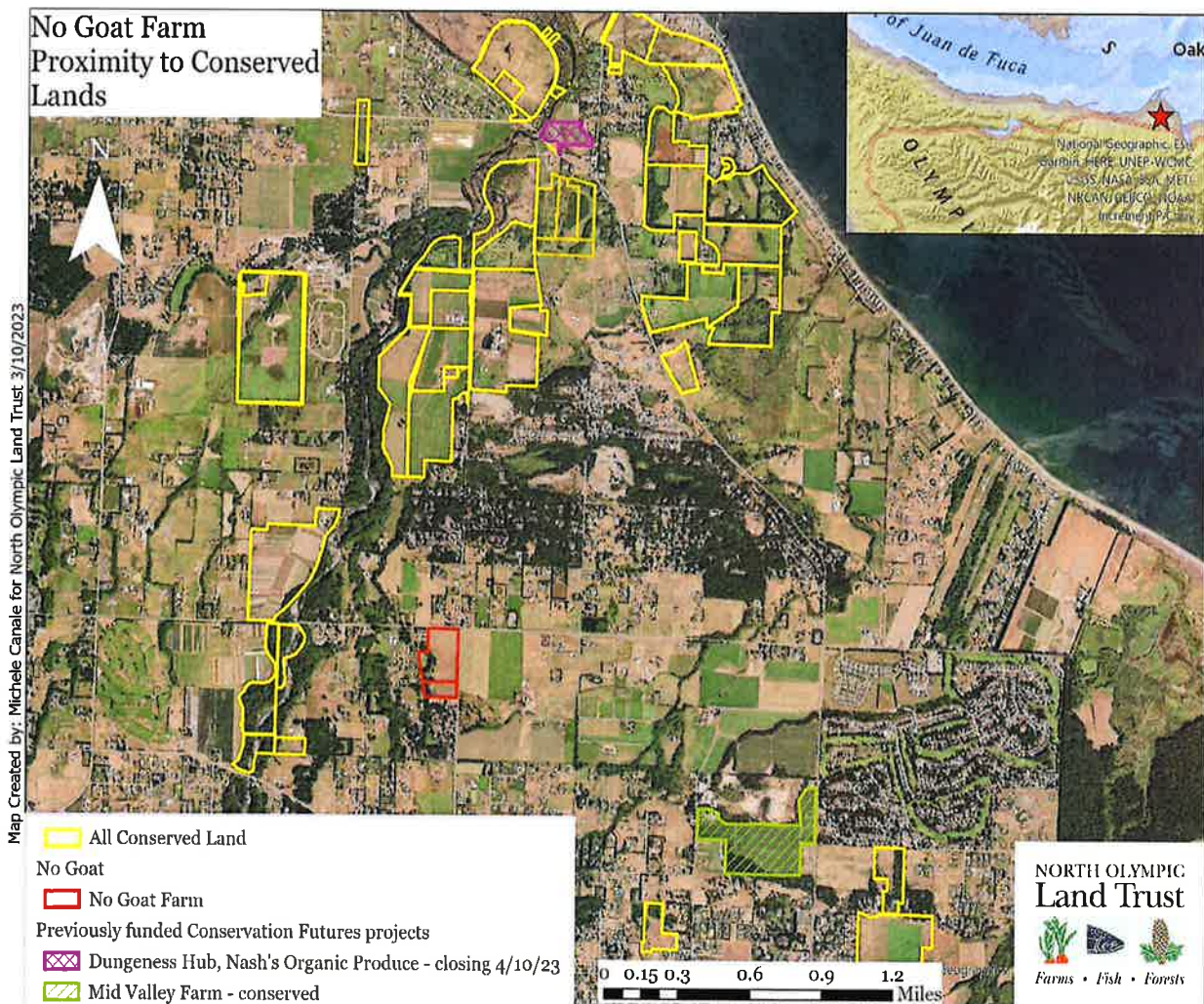
1. Is the property within the Agricultural Retention Zone?

( ) Yes (X) No

What is the proximity to other conserved farmland?

No Goat Farm is located in the Sequim-Dungeness Valley, with actively farmed land (zoned for Agricultural Retention) across Towne Road. To date, the closest conserved farmland is about 1/2 a mile away, what we refer to as Historic Ward Farm to the west. The Land Trust is active in seeking additional farmland conservation in the near vicinity to this farm.

There is additional conserved land (including farmland) nearby as shown on the map below. No Goat Farm is shown in red, and conserved lands are outlined in yellow.



Much of the conserved land shown above is in the lower Dungeness area, to the north of this property. The Land Trust has been working with our partners to conserve farmland and habitat in the lower Dungeness area since 1995 when John Willits placed a conservation easement on land he owned, Quacker Farm, in the midst of the Lower Dungeness Basin. The Jamestown S’Klallam Tribe, Clallam County, the Land Trust, Washington Farmland Trust, Washington Department of Fish and Wildlife (WDFW) and other partners including private landowners, began to form a collective vision for the Lower Dungeness that would ensure that the lands best suited for farming would remain as farmland, those best suited for wildlife would be left for the wildlife, and that all of it would retain the rural character that makes the flatlands surrounding the mouth of the Dungeness River vital to the community.

In 2021, the Land Trust did an extensive study prioritizing farmland conservation possibilities. That study highly rated both this property and other properties around this farm.

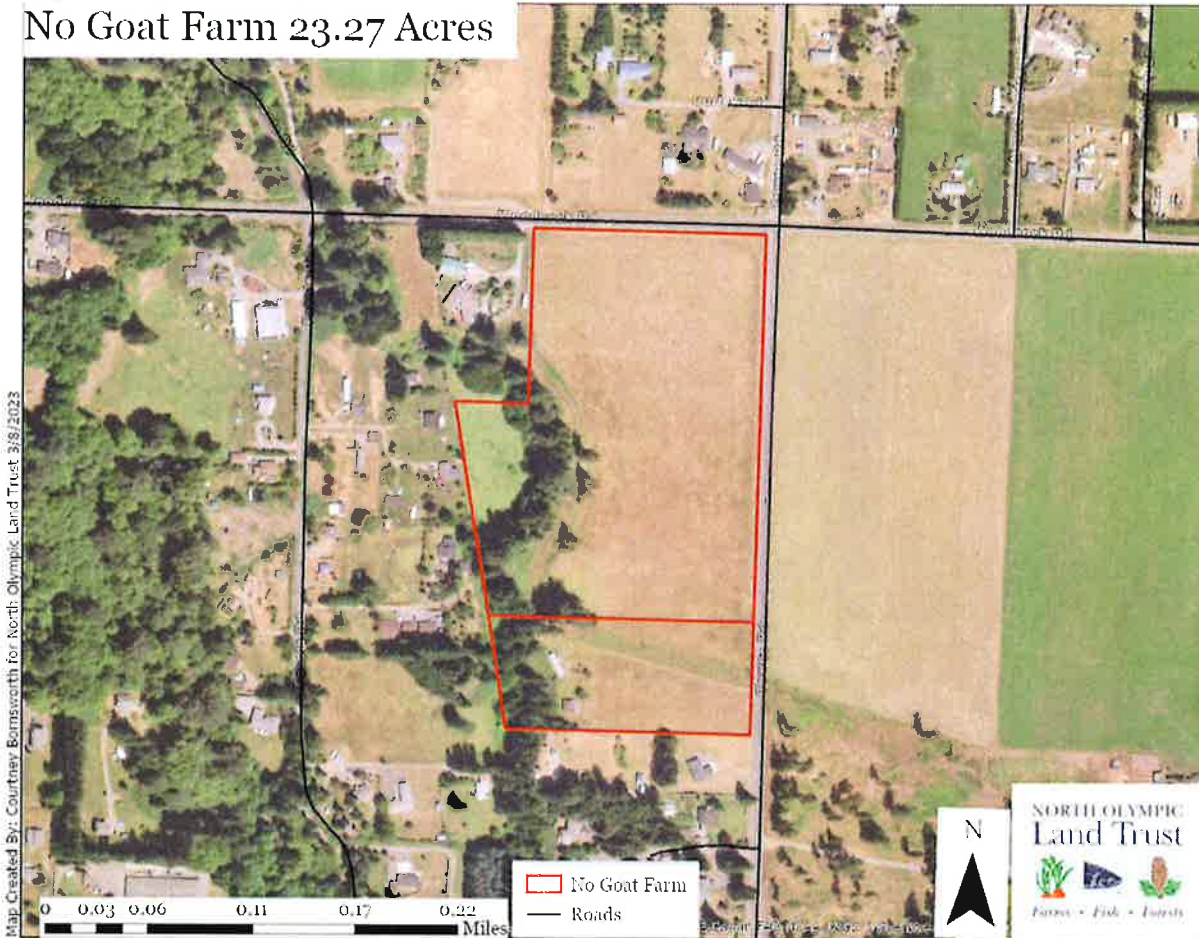
Additionally, in 2021, North Olympic Land Trust and Jefferson Land Trust completed a study that included an analysis of the working farmland that will continue to be productive in light of our changing climate. The majority of this farm was identified as a Working Farms Conservation Opportunity within 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. It is also almost 100% a highly visible property, as shown in that analysis.

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. The 2023 draft survey, recently completed, is also attached.

The property is 23.27 acres as shown on the map below and the attached draft survey.

## No Goat Farm 23.27 Acres



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

Please describe:

There is more than enough water for a viable farming operation.

1. The property has the main canal of the Dungeness Irrigation District running along the northern and eastern boundary of the property, as shown on the survey and on the map below. The landowners are paying for water usage through their property taxes, and Chi's Farm, the current farm operation leasing the property, will start irrigating when the season begins April 15th. There is adequate water through the Irrigation District for all of Chi's Farm's needs.
2. This property also has a water right G2-065825CL, associated with the smaller southern parcel. This claim, according to the Department of Ecology, is for a well that was grandfathered in November 2021. It allows for domestic water usage up to 5,000 gallons per day, and outdoor irrigation of up to 1/2 acre of non-commercial lawn and/or garden (since this well was used for this purpose prior

to the January 2013 effective date of the Dungeness Instream Flow Regulation (173-518 WAC)). This right can also be used for stock water for up to 15 horses, cows, sheep, llama, etc, if the landowners pay a one-time mitigation fee of \$4,000.



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. There are 3 soil types:

1. Agnew silt loam, 0 to 8 percent slopes, All areas are prime farmland. These are located in the northeast portion of the property.
2. Dick loamy sand, 0 to 15 percent slopes, Prime farmland if irrigated, which is the majority of the property.
3. Dungeness silt loam, all areas are prime farmland, which is a small portion along the western boundary.

This is shown below:



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

Scott Chichester of Chi's Farm has been leasing the land since April 1st, 2022. He has seeded cover crops so far, and will plant up to half of the acreage in mixed organic vegetables in the future.

There are currently no livestock on the property. If any livestock, use the property, it will be in accordance with a Land Trust approved farm plan.

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

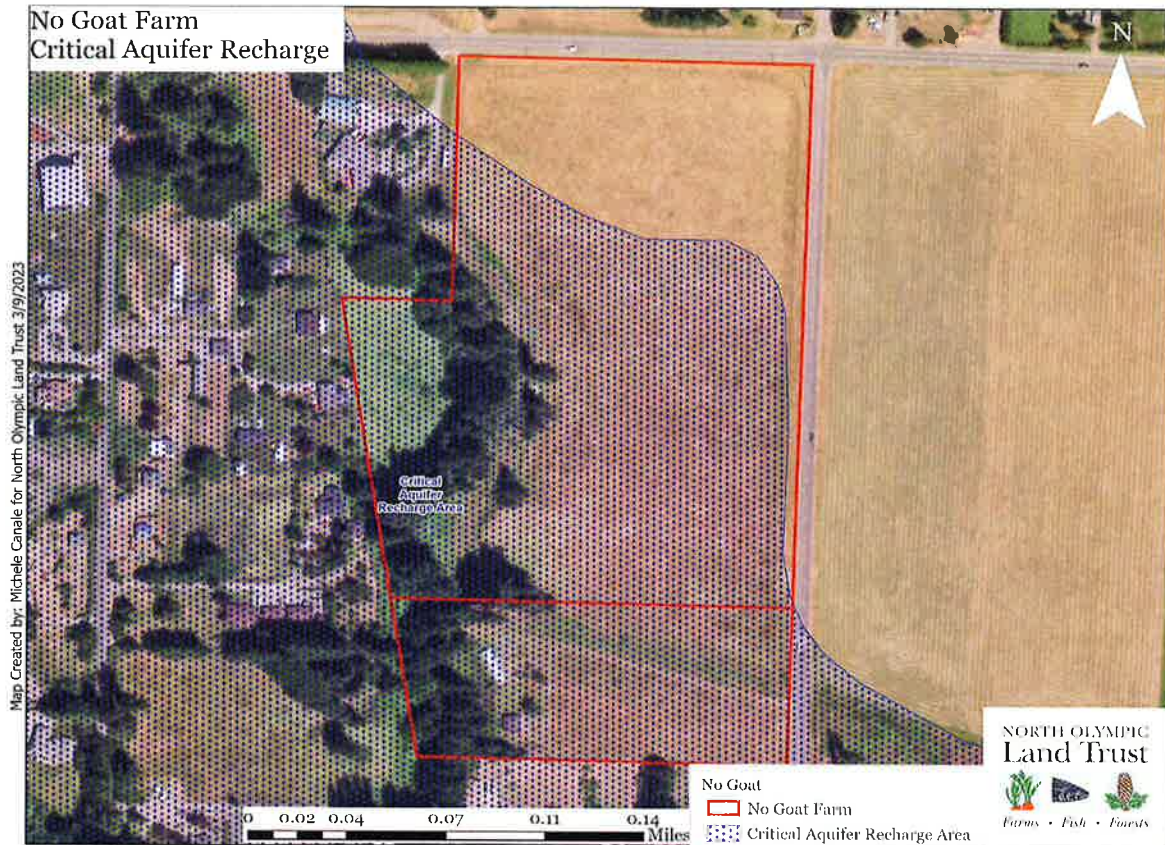
Chi's Farm is an organic farm. According to the Rodale Institute, "What connects all organic farming practices is their ultimate goal: to build and improve the soil, quite literally the foundation of our food system and our lives." As an organic farm, all Chi's Farm farming practices implement soil and water conservation practices. Specific examples include:

- The planting of cover crops. 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.
- The vegetable crops are rotated, which 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 that will continue 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 will be more resilient with a changing climate regardless of conservation practices.

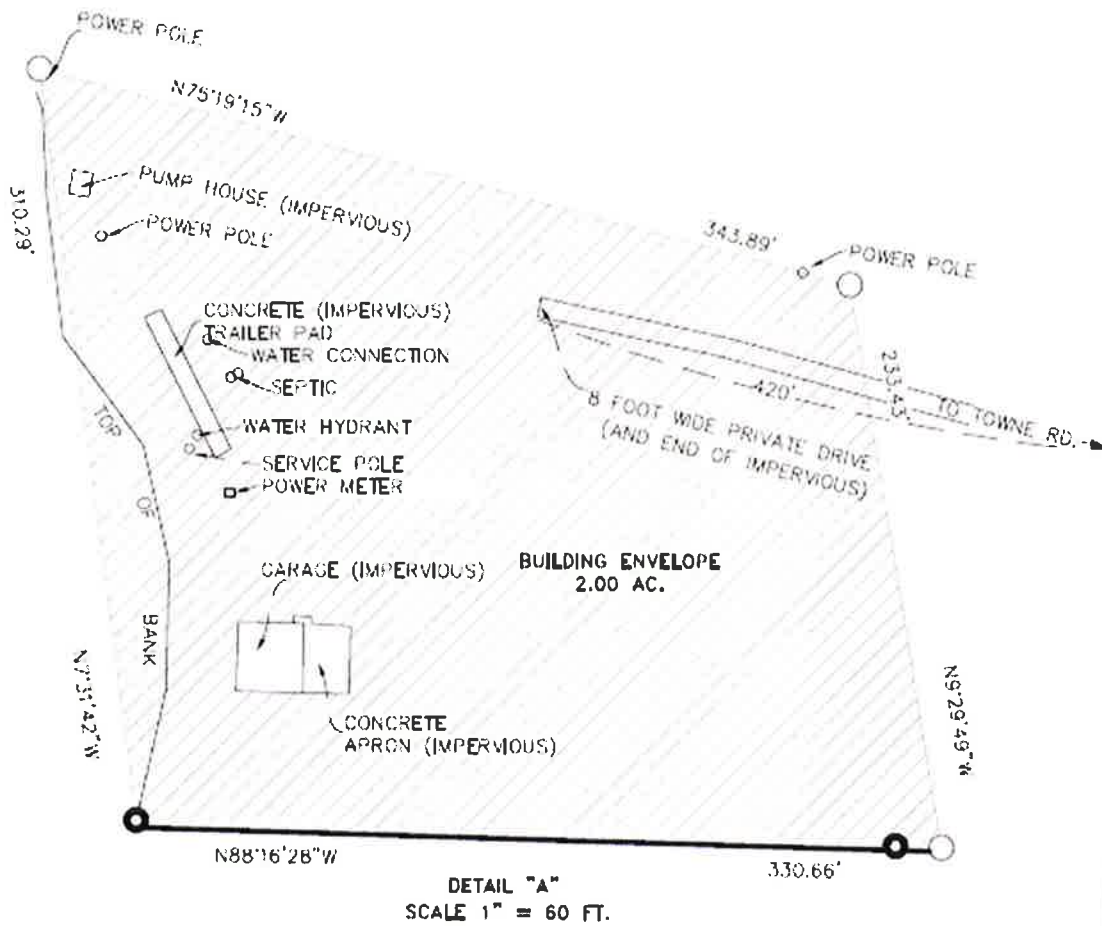
This land is also mostly critical aquifer recharge area, according to Clallam County. By protecting these areas, we are protecting the community's water by preventing pollution and maintaining supply. This is particularly critical in a changing climate with more scarce water resources at times. This is shown on the map below.



8. Please disclose all residences and buildings on the property

The only residential development on the property is a two-bay garage that is currently used for household goods storage, and a small well pump house located in the southwest property corner. A building pad and septic system are located just north of the garage, where a manufactured home was previously located.

This is all shown on the 2023 survey, an excerpt of it is depicted below:



Garage



Dungeness Irrigation District piping

9. Please provide a brief history of the property.

The farm has been largely covered by grass fields and has been used to grow hay since at least the 1930s. No evidence of large-scale row crop cultivation or heavy agriculture is noted in historical aerial photographs. This is backed up by conversations with the previous owner who shared that the property has been used for hay production since it's been a farm, though it was not farmed between 2016 and 2022.

According to a 1938 historic topographic map, this property was undeveloped except for an irrigation ditch constructed across the south and western portions of the property. By 1954, the property primarily consisted of hay and/or grass fields with a strip of trees running along the west side of the irrigation ditch. A trailer or manufactured home was placed in the southwest corner of the property in 1974. Based upon assessor records, the existing detached garage/shop building was built just south of the trailer soon thereafter in 1980. The irrigation ditch appears to have been filled in 2017, which is likely when the existing irrigation pipeline was installed along the east and north property edges. The manufactured house was removed from the property in 2022.

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

The landowners purchased the land in 2022. Previously, they had contacted North Olympic Land Trust to see if there was farmland available for purchase that we hoped to conserve. They were interested in being a bridge buyer in what is referred to as a Buy-Protect-Sell transaction. In such transactions, the land is purchased by a conservation-minded landowner who places a conservation easement on the land, reducing the value and making it more affordable for a farmer to purchase. The protected land is then sold to a farmer. Our last Buy-Protect-Sell was at River's Edge, with the Dungeness Valley Creamery. Strategies like this are critical to ensuring that farmers can buy land and have security of tenure. The broader community benefits by having greater access to local food.

The land is currently leased to Chi's Farm for a term of 5 years from April 1, 2022 through April 1, 2027. The agreement may be extended for an additional duration of 2 years at a time. Chi's Farm is very important to the farming community of the Sequim-Dungeness Valley. They have a highly successful community supported agriculture (CSA) program as well as a farmstand that's open year round, all providing fresh organic produce to the community.

This farm also has significance because it provides scenic open space along Woodcock and Towne Road, which many people drive or bike.

Additionally, Trumpeter Swans (*Cygnus buccinators*) regularly use the land adjacent to the Property and occasionally use the Property. Trumpeter Swans are a protected

species under state law and the Washington Department of Fish and Wildlife (WDFW) considers them priority species for conservation. The Forest Zone (shown on the survey) provides nesting habitat for Bald Eagle (*Haliaeetus leucocephalus*). There is currently one nest that has been used for many years, which the community enjoys viewing. The Forest Zone is also a buffer area for common species that might take refuge and/or forage on the farmland, and the forested corridor extends southward off the Property and is near to a larger forested stream corridor just west of the Property.

### **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 that has been zoned NC (Rural Neighborhood Conservation). This zoning, with cluster development, allows for this property to be subdivided into a total of 9 lots, 4 without a cluster development, each with a potential residential dwelling unit. Fortunately, the current landowners would like to see it conserved in perpetuity as farmland. Experience has shown that acting quickly to meet landowner willingness is crucial.

In May 2021, the Land Trust finalized a Farmland Conservation Strategy that highly prioritized this property for conservation and its alignment with the goal of protecting quality “agricultural lands from conversion to more intensive residential or commercial land use”. A conservation easement will prevent this and extinguish 8 development rights, reserving only one.

The landowners need to maintain the approximately 2-acres of existing infrastructure as a building envelope on the property, as shown on the survey. This would also allow for a potential residence for future farmers and leave the large majority (21.27 acres) open to farming.

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

The landowner’s current plan hinges on their ability to sell a conservation easement on the property to protect it as a working farm. Their intent is to eventually sell the land to a farmer, and they desire to make this more affordable by removing 8 development rights. The landowners intend to keep it as a working organic farm for the near future, with Chi’s Farm leasing it until at least April 1, 2027.

As the Land Trust accepts a conservation easement, a baseline documentation report is created, and we enter into a binding relationship with the current and future landowners to ensure that the property’s current agricultural and conservation values are maintained and improved. To fund this work, the Land Trust maintains an invested Stewardship Fund to endow its conservation easement stewardship costs. The current corpus of that fund is over \$1.4 million, and funds are added for each new stewardship obligation to address its additional impact.

North Olympic Land Trust is nationally accredited with the Land Trust Accreditation Commission. This means we follow all of the ethical and technical guidelines for responsible land trust operations created by the Land Trust Alliance 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.

With this proposal, the Land Trust requests that \$200,000 from the Conservation Futures Fund be allocated towards the conservation of this farm. We have also requested funding from a Floodplains by Design grant already secured by the Jamestown S'Klallam Tribe specific to projects like this. The major factors that would decrease the amount needed from Conservation Futures is the actual easement value that is to be determined by the property appraisal.

In a best-case scenario, a property appraisal would occur this summer. This may be delayed by limited appraiser availability.

At this stage, we estimate the Land Trust's total costs for this effort to be about \$562,000. These costs are based on consultation with realtors on potential land value, a review of similar easement valuations as a percentage of land value, estimated closing costs and other due diligence, including a conservation easement appraisal, review appraisal, and a Phase I environmental site assessment. This total includes the addition of \$25,000 to be invested in our Stewardship Fund.

The current plan for this project is to:

- March 2023 – Seek \$200,000 from the Conservation Futures Fund toward the conservation easement purchase price.
- Spring/Summer 2023 – Finalize the plan with the existing agreement with the Jamestown S'Klallam Tribe for the use of up to \$315,000 in funding from Floodplains by Design towards this effort.
- Spring/Summer 2023 - Based on the results of our Conservation Futures application, the Land Trust could begin the appraisal and complete the due diligence process over the summer of 2023.
- In a best-case scenario, the Land Trust could purchase the easement in late 2023 using funding from Floodplains by Design and Conservation Futures.

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

While there is currently no written business plan, Scott Chichester has run a successful farming operation for many years. According to his website,

*“Scott has been farming organically in the Dungeness Valley for over 20 years now, including many formative years at Nash’s Organic Produce. After a brief detour North of the border to help get Fiore Farms off the ground, he returned to the area, starting his own business and lending a hand to Red Dog Farm in Chimacum. The next four years he split his time between teaching Agricultural Science and Biology at Sequim High School and running Chi’s Farm.*

*Following his passion for farming, he now has returned full time to producing food. As his primary experience is growing organic vegetables, he knows how to make them tasty and beautiful. How? It all starts with the soil. The rest, well that is magic.”* (<https://chisfarmcom.wordpress.com/chis-farm-the-mystery-revealed/>)

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.

As mentioned above, Scott Chichester of Chi’s Farm has been leasing the land since April 1st, 2022. That lease ends April 1, 2027. The agreement may be extended for an additional duration of 2 years at a time. He has seeded cover crops, and will plant up to half of the acreage in mixed organic vegetables into the future. This farm is ideally located due to it’s proximity to their farmstand on Towne Road, as well as being located a bit inland so is warmer than farmland closer to the Strait of Juan de Fuca.

For an idea of Chi’s Farm operation, their website is a good resource:  
<https://chisfarmcom.wordpress.com/>.

There may be livestock on the property in the future, though none use it now. If livestock use the property, it will be in accordance with a farm plan.

There is currently no farm plan, but prior to closing the conservation easement, one will be completed and approved by 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).

| <b>Project Name</b>             | <b>Acquisition</b> | <b>O &amp; M *</b> | <b>Totals</b>    | <b>% Match (maximum)</b>           |
|---------------------------------|--------------------|--------------------|------------------|------------------------------------|
| Conservation Futures Commitment | \$200,000          | \$0                | \$200,000        | 36%                                |
| Sponsor Contribution            | \$362,000          | \$0                | \$362,000        | 64%                                |
| Other Source(s) Contribution(s) | \$0                | \$0                | \$0              | 0%                                 |
| <b>Estimated Total Cost</b>     | <b>\$562,000</b>   | <b>\$0</b>         | <b>\$562,000</b> | <b>Total match provided is 64%</b> |

\* Not covered for farm easements.

A more detailed budget is below.

| <b>Budgeted Project Costs</b>                                    | <b>Total</b>     | <b>Conservation Futures Request</b> | <b>Floodplains by Designed (secured by Land Trust)</b> | <b>Land Trust Fundraising</b> |
|------------------------------------------------------------------|------------------|-------------------------------------|--------------------------------------------------------|-------------------------------|
| Estimated Maximum Easement Purchase                              | <b>\$480,000</b> | \$200,000                           | \$280,000                                              | \$0                           |
| Transaction Costs (Closing)                                      | <b>10,000</b>    | 0                                   | 10,000                                                 | 0                             |
| Due Diligence (Appraisals, Survey, Legal Review, Env Assessment) | <b>25,000</b>    | 0                                   | 25,000                                                 | 0                             |
| Land Trust Costs (Personnel, etc.)                               | <b>22,000</b>    | 0                                   | 19,500                                                 | 2,500                         |
| Allocated to Land Trust Stewardship Fund                         | <b>25,000</b>    | 0                                   | 0                                                      | 25,000                        |
| <b>Total</b>                                                     | <b>562,000</b>   | <b>200,000</b>                      | <b>334,500</b>                                         | <b>27,500</b>                 |
| Match                                                            |                  | 36%                                 | 59%                                                    | 5%                            |

#### 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 28 day of March, 2023  
(City) (State)

Name and Signature of Applicant:

MICHAEL ADLER, CONSERVATION DIRECTOR, NORTH OLYMPIC  
LAND TRUST

Name and Signature of Landowner:

Helle Andersen HELLE ANDERSEN

Name and Signature of Landowner:

Frederick John Frederick John

## APPLICATION INSTRUCTIONS – GENERAL GUIDELINES

### **APPLICATION DEADLINE:**

Applications must be received at the Department of Community Development Office, 223 East 4<sup>th</sup> Street, Suite 5, Port Angeles WA 98362-3015 (Clallam County Courthouse, main level, Suite 5) until

**12 p.m., Friday March 31, 2023**.

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

### **APPLICATION SUBMITTAL INFORMATION:**

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

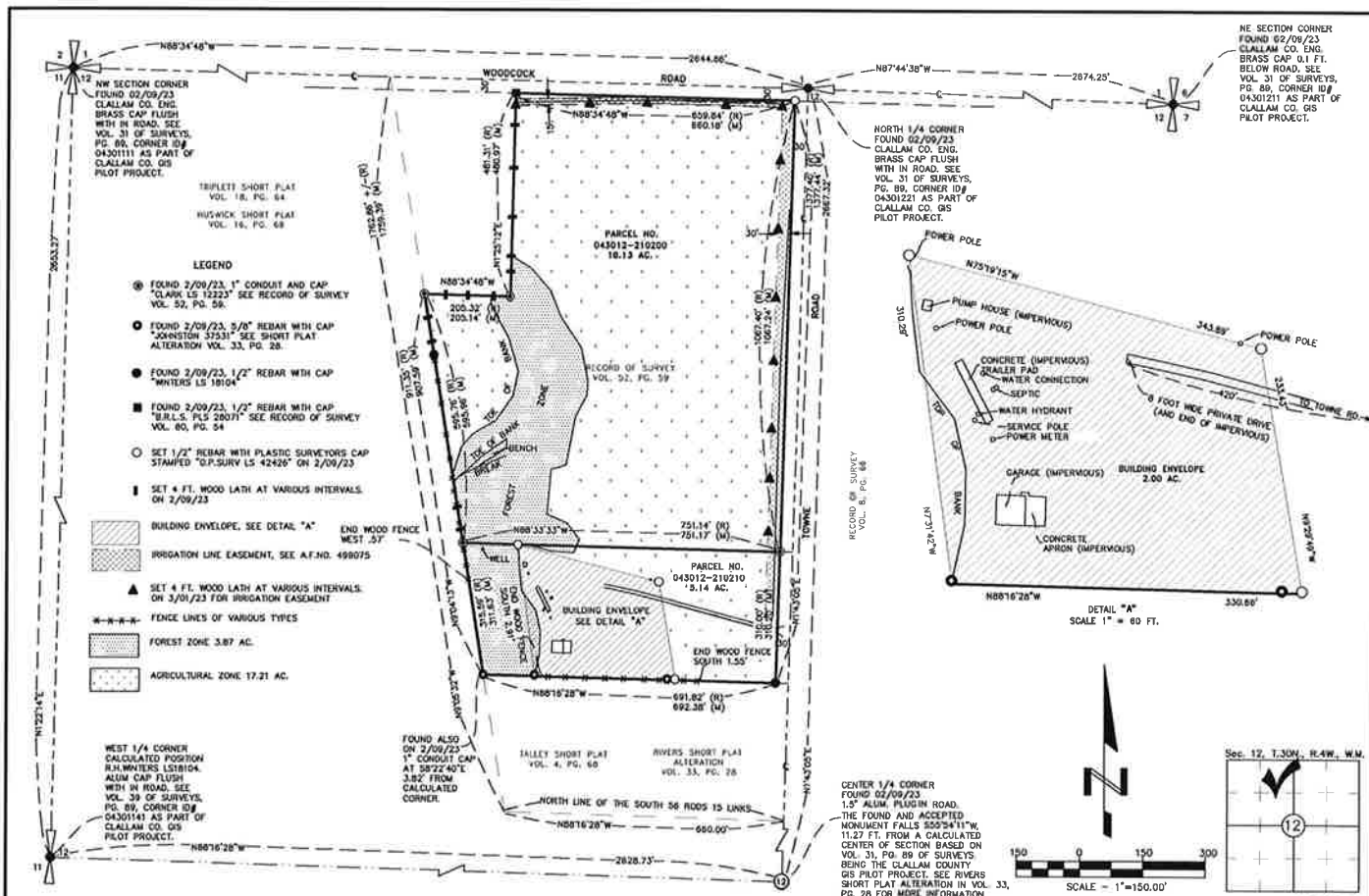
Conservation Futures Program Advisory Board  
Department of Community Development  
223 East 4<sup>th</sup> Street, Suite 5  
Port Angeles WA 98362-3015

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

### **CONTACT INFORMATION:**

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

Clallam County Conservation Futures Program Advisory Board website can be found at this link: [Conservation Futures Program Advisory Board \(CFPAB\) | Clallam County, WA \(clallamcountywa.gov\)](https://www.clallamcountywa.gov/conservation-futures-program-advisory-board)



**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 SPENDER FAMILY LLP ON DEC. 7, 2022.

**BRIAN N. CAYS, PLS**  
 CERTIFICATE NO. 42426

DATE SIGNED \_\_\_\_\_

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ SURVEYS, AT PG. \_\_\_\_\_ AT THE REQUEST OF OLYMPIC PENINSULA SURVEYING AND DRAFTING, INC.

AUDITOR'S FILE NO. \_\_\_\_\_ DEPUTY COUNTY AUDITOR

**RECORD OF SURVEY**  
 OF A PORTION OF  
 N.E. 1/4 N.W. 1/4 Sec. 12, T.30N., R.4W., W.M.  
 Clallam County, Washington  
 for  
 Fredrick W. Johns and  
 Helle B. Andersen

**Olympic Peninsula Surveying and Drafting, Inc.**  
 P.O. Box 3234  
 Sequim, WA 98282  
 (360) 460-2934  
 opsurveying@olympen.com

**Surveyed and Mapped**  
 December, 2022 - February, 2023  
 Job No. JOHNBS\_20208

## LEGAL DESCRIPTION

SEE DEED A.F. NO. 2022-1434270

### PARCEL A:

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 12, BEING THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER THEREOF;

THENCE NORTH  $88^{\circ}34'51''$  WEST (RELATIVE TO THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE) ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 990 FEET;

THENCE SOUTH  $0^{\circ}04'16''$  EAST 1762.85 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 56 RODS AND 15 LINKS OF SAID EAST HALF OF THE NORTHWEST QUARTER;

THENCE EASTERLY ALONG SAID NORTH LINE OF THE SOUTH 56 RODS AND 15 LINKS, A DISTANCE OF 860 FEET, MORE OR LESS, TO THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER;

THENCE NORTHERLY ALONG SAID EAST LINE 1733.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION AS DISCLOSED BY CLALLAM COUNTY AUDITOR'S FILE NO. 2004-1135528;

ALSO EXCEPT THAT PORTION AS DISCLOSED BY CLALLAM COUNTY AUDITOR'S FILE NO. 7331770; AND ALSO EXCEPT THAT PORTION AS DISCLOSED BY CLALLAM COUNTY AUDITOR'S FILE NO. 473598;

ALSO EXCEPT THE EAST 30 FEET AND NORTH 30 FEET FOR ROADS, SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

### PARCEL B:

THE SOUTH 310 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON;

DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH  $88^{\circ}34'51''$  WEST ALONG ITS NORTH LINE 476.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH  $1^{\circ}23'09''$  WEST 511.31 FEET;

THENCE NORTH  $88^{\circ}34'51''$  WEST 419 FEET TO THE WEST LINE OF TRACT CONVEYED TO CLIFFORD J. SCHULTZ, ET UX BY DEED RECORDED APRIL 2, 1973 UNDER AUDITOR'S FILE NO. 421458;

THENCE SOUTH  $0^{\circ}04'16''$  EAST ALONG SAID WEST LINE 911.3 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF TALLEY SHORT PLAT, AS RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 68;

THENCE SOUTH  $88^{\circ}33'32''$  EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED 722.07 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH  $1^{\circ}43'05''$  EAST ALONG SAID EAST LINE 1,407.67 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS TOWNE ROAD, SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS, ENCUMBRANCES AND RESTRICTIONS OF RECORD, IF ANY.

## 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 THE EFFECT ON THE SURVEYED PARCEL EXCEPT AS SPECIFICALLY SHOWN HEREON.
- 2) EXTERIOR BOUNDARIES HAVE BEEN FULLY MAPPED FOR ENCROACHMENTS, EXISTING FENCE LINES OR OCCUPATION LINES AS SHOWN HEREON, AND LOCATED ON FEBRUARY 09, 2023.
- 3) THIS SURVEY MAY DEPICT EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS THAT MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMED TO BE  $N88^{\circ}34'48''E$ , ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST AS SHOWN ON THAT CLALLAM COUNTY G.L.S. PILOT PROJECT SURVEY RECORDED IN VOLUME 39 OF SURVEYS, PAGE 69, RECORDS OF CLALLAM COUNTY, WASHINGTON.

## SURVEY METHODS

THIS SURVEY WAS PERFORMED USING A 3 SEC. TOPCON PS SERIES 103 ROBOTO TOTAL STATION. SOME DISTANCES WERE MEASURED USING A STEEL TAPE. ACCURACY MEETS STANDARDS SET FORTH BY WAC 332-130-090. ALSO USED STONEX 5850A STAND ALONE GPS UNIT.

## SECTION SUBDIVISION

FOR SECTION SUBDIVISION USED THIS SURVEY SEE THIS RECORD OF SURVEY.

FOR ADDITIONAL RECORDS USED FOR REFERENCE SEE THE CLALLAM COUNTY G.L.S. PILOT PROJECT VOLUME 39, PAGE 69, THE TALLEY SHORT PLAT VOLUME 4, PAGE 68, THE SPENCER RECORD OF SURVEY VOLUME 52, PAGE 69 AND THE RIVERS SHORT PLAT ALTERATION VOLUME 33, PAGE 28, RECORDS OF CLALLAM COUNTY, WASHINGTON.

## NOTE:

THE RIVERS SHORT PLAT ALTERATION IN VOL. 33, PG. 28, WAS PERFORMED IN ORDER TO MAKE ALTERATIONS TO THE TALLEY SHORT PLAT IN VOL. 4, PG. 68. THE SAID RIVERS SHORT PLAT ALTERATION REPORTED MONUMENTS SET DURING THE COURSE OF THE SAID TALLEY SHORT PLAT WERE ERRONEOUS AND NOTED REMOVAL OF SAID TALLEY MONUMENTS ALONG THE NORTH LINE OF SAID TALLEY SHORT PLAT. OUR RESURVEY OF VOL. 52 OF SURVEYS, PG. 59, WHICH IS ADJACENT TO THE TALLEY SHORT PLAT AND OUR REINFORCEMENT OF THE NORTH LINE OF THE SAID TALLEY SHORT PLAT FINDS THE RIVERS SHORT PLAT ALTERATION TO HAVE MADE VIABLE CONCLUSIONS AND THE REMONUMENTATION THEREOF ACCEPTABLE. (SEE EXPLANATION BELOW)

THE CLARK AND ASSOCIATES TALLEY SHORT PLAT VOL. 4 PG. 68 AND SUBSEQUENT SPENCER SURVEY VOL. 52, PG. 59 APPEAR TO HOLD 1981 SURVEY BY J.J. WRIGHT WHICH DOES NOT FIT THE ACTUAL CONVEYANCE RECORDED IN 1973 UNDER A.F.NO. 473598 WHICH DESCRIBED THE NORTH AND SOUTH BOUNDARY OF THE SAID TALLEY SHORT PLAT AS THE NORTH LINE OF THE SOUTH 526 FEET AND THE NORTH LINE OF THE SOUTH 56 RODS 15 LINKS (933.9 FEET) (SEE RIVERS SHORT PLAT ALTERATION VOL. 33, PG. 28).

FOR OUR SECTION SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 12 OUR OFFICE USED THE CLALLAM COUNTY G.L.S. PILOT PROJECT IN VOL. 31, PG. 69, USING BES TO THE NORTHWEST CORNER AND THE NORTH ONE-QUARTER AND USED THE CALCULATED CORNER OF THE WEST ONE-QUARTER BASED ON SAID G.L.S. PILOT PROJECT. WE THEN MADE A TIE TO THE CENTER OF SECTION, THUS CREATING A SECTION BREAKDOWN FOR THE NORTHWEST ONE QUARTER OF SECTION 12, T.30N., R.4W., W.M., SHOWN HEREON.

WHEN YOU COMPARE OUR SECTION SUBDIVISION TO THE SECTION LINES SHOWN ON THE TALLEY SHORT PLAT VOLUME 4, PAGE 68, THE SPENCER RECORD OF SURVEY VOLUME 52, PAGE 59, AND THE RIVERS SHORT PLAT ALTERATION VOLUME 33, PAGE 28, THEY MATCH VERY CLOSELY INCLUDING THE BEARING SHOWN ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER, BEING  $N88^{\circ}16'20''W$ .

THIS BEARING IS USED TO ESTABLISH THE NORTH LINE OF THE SOUTH 56 RODS, 15 LINKS (933.9 FEET) AND SUBSEQUENTLY THE NORTH LINE OF SAID TALLEY SHORT PLAT AND THE RIVERS SHORT PLAT ALTERATION WHICH IS COINCIDENT WITH THE SOUTH LINE OF THE SUBJECT PROPERTY.

## SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED IN ORDER TO ESTABLISH THESE PROPERTIES INTO A CONSERVATION EASEMENT. DETERMINATIONS WERE MADE ABOUT VARIOUS ZONES WITH A DELINEATED BUILDING ENVELOPE. THIS SURVEY DOES NOT INTEND TO CREATE ANY ADDITIONAL LOTS OR DIVISIONS BESIDES AS NOTED THE VARIOUS ZONES; IE: FORESTED AND AGRICULTURAL.

A NOTED PROBLEM WITH ONE OF THE EXCEPTIONS TO THE DEED, A.F.NO. 2022-1434270; EXCEPT THAT PORTION AS DISCLOSED BY A.F.NO. 2004-1135528, WHICH IS BASED ON AND REFERS TO, RECORD OF SURVEY IN VOLUME 52, PAGE 59, CALLS OUT THE BEGINNING POINT BEING THE NORTH QUARTER CORNER OF SECTION 12, BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, THEN THE MEETS AND BOUNDS FOLLOW AS PER SAID RECORD OF SURVEY VOLUME 52, PAGE 59, BUT DOES NOT TAKE INTO ACCOUNT THE 30 FOOT EASEMENTS ALONG THE EAST AND NORTH OF THE DESCRIBED PARCEL.



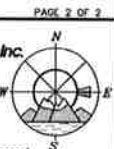
# RECORD OF SURVEY

OF A PORTION OF  
N.E. 1/4 N.W. 1/4 Sec. 12, T.30N., R.4W., W.M.  
Clallam County, Washington  
for  
Fredrick W. Johns and  
Helle B. Andersen

Olympic Peninsula  
Surveying and Drafting, Inc.

P.O. Box 3234  
Sequim, WA 98282  
(360) 460-2934  
opsurveying@olympen.com

Surveyed and Mapped  
December, 2022 - February, 2023  
Job No. OJHNS\_2000





## Commitment

Olympic Peninsula Title

File No.: 123116-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, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

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

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.

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  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By:

*Shellie Holden*

By

*C. Monroe*

President

Attest

*David Wold*

Secretary

Shellie Holden, Title Examiner

## 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.

*This page is only a part of a 2016 ALTA Commitments for Title Insurance. This Commitment is not valid without the Notice; the Commitments to Issue Policy; the Commitments Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.*

- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (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.

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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](http://www.olypentitle.com)

### Prepared For:

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

Order No.: **123116-TO**

Reference: **Johns/**

cc: **-**

**For Service on this order call: Shellie Holden at Port Angeles 360-457-4451**  
**OR send E-Mail message to: [shellie@olypentitle.com](mailto:shellie@olypentitle.com)**

## SCHEDULE A

1. Commitment Date: **October 19, 2022 at 08:30 AM**

2. Policy or Policies to be issued:

a. ALTA Owners Policy (06/17/06)

**Amount: \$0.00**

|                   |               |
|-------------------|---------------|
| <b>Premium:</b>   | <b>\$0.00</b> |
| <b>Sales Tax:</b> | <b>\$0.00</b> |
| <b>Total:</b>     | <b>\$0.00</b> |

Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.**

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:](#)

**Frederick W. Johns and Helle B. Andersen, a married couple**

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.**

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  
EXHIBIT "A"**

Order No.: 123116-TO

**PARCEL A:**

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 12, BEING THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER THEREOF:

THENCE NORTH 88°34'51" WEST (RELATIVE TO THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE) ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 990 FEET;

THENCE SOUTH 9° 04' 16" EAST 1762.85 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 56 RODS AND 15 LINKS OF SAID EAST HALF OF THE NORTHWEST QUARTER;

THENCE EASTERLY ALONG SAID NORTH LINE OF THE SOUTH 56 RODS AND 15 LINKS, A DISTANCE OF 660 FEET, MORE OR LESS, TO THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER;

THENCE NORTHERLY ALONG SAID EAST LINE 1733.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.;

EXCEPT THAT PORTION AS DISCLOSED BY CLALLAM COUNTY AUDITOR'S FILE NO. 2004 1135528;

ALSO EXCEPT THAT PORTION AS DISCLOSED BY CLALLAM COUNTY AUDITOR'S FILE NO. 733170;

AND ALSO EXCEPT THAT PORTION AS DISCLOSED BY CLALLAM COUNTY AUDITOR'S FILE NO. 473598;

ALSO EXCEPT THE EAST 30 FEET AND NORTH 30 FEET FOR ROADS.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

**PARCEL B:**

THE SOUTH 310 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON;  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 88°34'51" WEST ALONG ITS NORTH LINE 476.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1°25'09" WEST 511.31 FEET;

THENCE NORTH 88°34'51" WEST 419 FEET TO THE WEST LINE OF TRACT CONVEYED TO CLIFFORD J. SCHULTZ, ET UX BY DEED RECORDED APRIL 2, 1973 UNDER AUDITOR'S FILE NO. 421458;

THENCE SOUTH 9°04'16" EAST ALONG SAID WEST LINE 911.3 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF TALLY SHORT PLAT, AS RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 68;

THENCE SOUTH 88°33'32" EAST ALONG ITS NORTH LINE AND SAID NORTH LINE EXTENDED 722.07 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 1°43'05" EAST ALONG SAID EAST LINE 1,407.67 FEET TO THE POINT OF BEGINNING;  
EXCEPT THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS TOWNE ROAD.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

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

**Requirements**

Order No.: 123116-TO

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this Commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this Commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
3. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy should reflect an amount at least equal to the full value of the estate insured without deduction of encumbrances. A Loan policy shall be issued in an amount equal to the amount of the loan unless there is additional collateral reducing the need for coverage. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
4. Pay the agreed amount for the estate or interest to be insured.
5. Pay the premiums, fees, and charges for the Policy to the Company.
6. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
7. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
8. Due to the conflict between Federal and State laws concerning the cultivation, distribution, manufacture or sale of Marijuana (Cannabis), the Company is not able to Close or Insure any transactions involving land that is associated with these activities.
9. In order to assure timely recording, all recording packages should be sent to:  
  
Olympic Peninsula Title Company  
403 S. Peabody Street  
Port Angeles, WA 98362  
Attn: Recorder
10. Recording fees charged by Clallam County are billed as follows:  
Deeds: \$203.50 for the 1st page and \$1.00 for each additional page.  
Deeds of Trust: \$204.50 for the 1st page and \$1.00 for each additional page.  
  
Effective as of 7/25/2021
11. Investigation should be made to determine if there are any service, installation, maintenance or construction charges for sewer, water, or electricity.

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

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

PTN NENW & SENW 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 2 conveyances affecting said land recorded within 24 months of the date of this report.
4. As of the date hereof we find no matters of record in Clallam County, Washington against , which would appear as exceptions in the policy to issue, except as shown herein.

**END OF SCHEDULE B, PART I**

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

**Exceptions**

Order No.: **123116-TO**

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

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

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

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

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

**C. SPECIAL EXCEPTIONS TO FOLLOW:**

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

AS OF THE DATE HEREIN, THE EXCISE TAX RATE FOR SAID PROPERTY IS 1.6% ON THE FIRST \$500,000.00 OF THE SALES PRICE; 1.78% ON THE PORTION OF SALES PRICE \$500,000.01 UP TO \$1,500,000.00; 3.25% ON THE PORTION OF SALES PRICE \$1,500,000.01; AND 3.5% ON THE PORTION OF SALES PRICE \$3,000,000.01 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.: 04-30-12-210200 (PARCEL A)  
PROPERTY ID NO.: 36776  
YEAR: 2022  
AMOUNT BILLED: \$2,318.54  
AMOUNT PAID: \$1,159.30  
PRINCIPAL BALANCE: \$1,159.24

TAX ACCOUNT NO.: 04-30-12-210210 (PARCEL B)  
PROPERTY ID NO.: 36780  
YEAR: 2022  
AMOUNT BILLED: \$1,587.35  
AMOUNT PAID: \$793.70  
PRINCIPAL BALANCE: \$793.65

3. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2003-1110620, 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)

4. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2017-1350553, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
- RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
- GRANTEE: CLALLAM COUNTY  
PURPOSE: SLOPES  
AREA AFFECTED: PORTION OF PROPERTY HEREIN DESCRIBED  
RECORDED: August 8, 1979  
RECORDING NO.: 499074
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
- GRANTEE: CLALLAM COUNTY  
PURPOSE: IRRIGATION DITCH  
AREA AFFECTED: PORTION OF PROPERTY HEREIN DESCRIBED  
RECORDED: August 8, 1979  
RECORDING NO.: 499075
7. 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.

**END OF SPECIAL EXCEPTIONS**

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When recorded return to:  
 Olympic Peninsula Title Company  
 495 W Spruce St #5  
 Sequim, WA 98382

Escrow No.: 125467-DF

NO E 129732  
 CLALLAM COUNTY  
 TRANSACTION EXCISE TAX

SALE PRICE \$605,000.00

DATE PAID FEB 24 2022

EXCISE AMOUNT \$9,874.00  
 COUNTY TREASURER  
 BY D KING

### STATUTORY WARRANTY DEED

THE GRANTOR(S), Spencer Family Limited Partnership, a Washington Limited Partnership for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Frederick W. Johns and Helle B. Andersen, a married couple the following described real estate, situated in the County of Clallam, State of Washington:

#### Abbreviated Legal:

PTN NENW & SENW S12-T30N-R4W WM

Tax Parcel No(s): 04-30-12-210210/36780, 34-30-12-212780/29209 and 04-30-12-210200/36776

For Full Legal See Attached Exhibit "A"

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

Dated: January 21, 2022

Spencer Family Limited Partnership

BY: Marlene K Spencer  
 Marlene K Spencer, General Partner

STATE OF WASHINGTON

COUNTY OF King

On this 28th day of Jan, 2022, before me personally appeared Marlene K Spencer, to me known to be the individual described in and who executed the within and foregoing instrument, and on oath stated that he/she was authorized to execute the instrument and acknowledged it as the General Partner of Spencer Family Limited Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal the day and year last above written.

Julia McCutcheon, Notary Public

In and for the State of WA

Residing at Seattle

My appointment expires: 01/22/2025

Affix stamp/seal

JULIA MCCUTCHEON  
 Notary Public  
 State of Washington  
 Commission # 190767  
 My Comm. Expires Jan 22, 2025

**EXHIBIT A****PARCEL A:**

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 12, BEING THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER THEREOF;  
THENCE NORTH 88°34'51" WEST (RELATIVE TO THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE) ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 990 FEET;  
THENCE SOUTH 9° 04' 16" EAST 1762.85 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 56 RODS AND 15 LINKS OF SAID EAST HALF OF THE NORTHWEST QUARTER;  
THENCE EASTERLY ALONG SAID NORTH LINE OF THE SOUTH 56 RODS AND 15 LINKS, A DISTANCE OF 660 FEET, MORE OR LESS, TO THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER;  
THENCE NORTHERLY ALONG SAID EAST LINE 1733.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.;  
EXCEPT THAT PORTION AS DISCLOSED BY CLALLAM COUNTY AUDITOR'S FILE NO. 2004 1135528;  
ALSO EXCEPT THAT PORTION AS DISCLOSED BY CLALLAM COUNTY AUDITOR'S FILE NO. 733170;  
AND ALSO EXCEPT THAT PORTION AS DISCLOSED BY CLALLAM COUNTY AUDITOR'S FILE NO. 473598;  
ALSO EXCEPT THE EAST 30 FEET AND NORTH 30 FEET FOR ROADS.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

**PARCEL B:**

THE SOUTH 310 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;  
THENCE NORTH 88°34'51" WEST ALONG ITS NORTH LINE 476.32 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 1°25'09" WEST 511.31 FEET;  
THENCE NORTH 88°34'51" WEST 419 FEET TO THE WEST LINE OF TRACT CONVEYED TO CLIFFORD J. SCHULTZ, ET UX BY DEED RECORDED APRIL 2, 1973 UNDER AUDITOR'S FILE NO. 421458;  
THENCE SOUTH 9°04'16" EAST ALONG SAID WEST LINE 911.3 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF TALLY SHORT PLAT, AS RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 68;  
THENCE SOUTH 88°33'32" EAST ALONG ITS NORTH LINE AND SAID NORTH LINE EXTENDED 722.07 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;  
THENCE NORTH 1°43'05" EAST ALONG SAID EAST LINE 1,407.67 FEET TO THE POINT OF BEGINNING;  
EXCEPT THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS TOWNE ROAD.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON

TOGETHER WITH A 1973 MARLE 70/14 MOBILE HOME, VIN NO. 270FKK13X30201

**SUBJECT TO:**

1. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2003-1110620
2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2017-1350553
3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NO. 499074
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NO. 499075

SURVEY FOR:

# HELEN SPENCER

2003 1110620

CLALLAM COUNTY, WASHINGTON

IN SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M.  
CLALLAM COUNTY, WASHINGTON

CALCULATED POSITION PER VOL. 31  
OF SURVEYS, PG. 89, RECORDS OF  
CLALLAM COUNTY, WASHINGTON

CALCULATED POSITION PER VOL. 31  
OF SURVEYS, PG. 89, RECORDS OF  
CLALLAM COUNTY, WASHINGTON

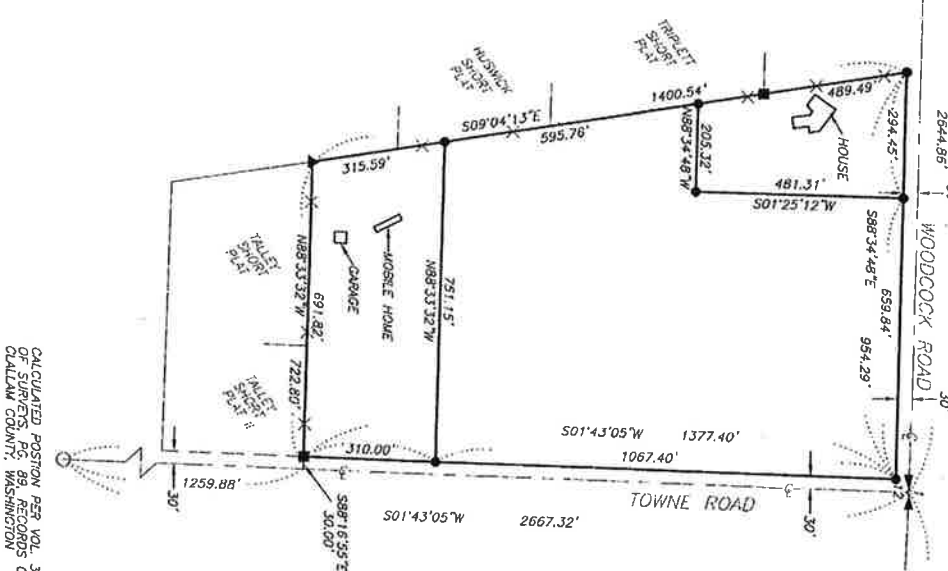
**DESCRIPTION:**  
FOR DESCRIPTION SEE INSTRUMENTS RECORDED UNDER AEN 233170,  
438688 & 509588, RECORDS OF CLALLAM COUNTY, WASHINGTON

**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 HELEN SPENCER IN MAY,  
2003.



*Kenneth A. Clark*  
KENNETH A. CLARK, PLS  
L.S. NUMBER 12223  
DATE: 6/16/03

TOTAL CHECK  
P4:1: CHECK  
DIPART BY: SAK: A: KAO  
2003 1110620, SPENCER, ROZ-CLARK



**LEGEND:**

- DENOTES SET REBAR WITH PLASTIC SURVEY CAP STAMPED: "CLARK 12223".
- DENOTES FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED: "WINTERS 18104".
- ▲ DENOTES FOUND CONDUIT WITH PLASTIC SURVEY CAP STAMPED: "CLARK 12223".
- DENOTES EXISTING FENCE

**NOTES:**

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 1 SECOND TOPCON GTS-313 TOTAL STATION AND STEEL TAPE.
2. FOR BASIS OF BEARING AND SECTION SUBDIVISION DATA, SEE VOL. 31 OF SURVEYS, PG. 89, RECORDS OF CLALLAM COUNTY, WASHINGTON.

**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS 17th DAY OF JUNE, 2003,  
AT 8:30 A.M. UNDER AUDITOR'S FILE NUMBER 2003-1110620,  
OF CLALLAM COUNTY, WASHINGTON, AT THE REQUEST OF KENNETH A. CLARK.

*Sharon Lusk*  
CLALLAM COUNTY DEPUTY AUDITOR

N.T.S.

|  |   |  |
|--|---|--|
|  | X |  |
|  | X |  |

|                          |                   |
|--------------------------|-------------------|
| LAND SURVEYING & MAPPING | 325 N 5th Ave     |
| DEVELOPMENT CONSULTING   | Spokane, WA 99201 |
| CONSTRUCTION MANAGEMENT  | (509) 621-2100    |
|                          | FAX 509-621-2100  |
|                          | (509) 621-2101    |
|                          | www.cedcoinc.com  |



BASIS OF BEARING  
WASHINGTON COORDINATE SYSTEM  
NAD '83-91  
(SEE NOTE 2)

# Clallam County Assessor & Treasurer

## Property Search Results > 36776 FREDERICK W JOHNS AND HELLE B ANDERSEN for Year 2022 - 2023

### Property

#### Account

|                             |                                                   |                    |                                                                      |
|-----------------------------|---------------------------------------------------|--------------------|----------------------------------------------------------------------|
| Property ID:                | 36776                                             | Legal Description: | PTN N'LY 1607' NENW SUR V52 P59 LINE SUR V80<br>P54 SEE PROBLEM FILE |
| Geographic ID:              | 0430122102000000                                  | Agent Code:        |                                                                      |
| Type:                       | Real                                              |                    |                                                                      |
| Tax Area:                   | 0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R | Land Use Code      | 91                                                                   |
| Open Space:                 | N                                                 | DFL                | N                                                                    |
| Historic Property:          | N                                                 | Remodel Property:  | N                                                                    |
| Multi-Family Redevelopment: | N                                                 |                    |                                                                      |
| Township:                   |                                                   | Section:           |                                                                      |
| Range:                      |                                                   |                    |                                                                      |

#### Location

|                  |                              |         |     |
|------------------|------------------------------|---------|-----|
| Address:         | TOWNE RD<br>SEQUIM, WA 98382 | Map ID: | 227 |
| Neighborhood:    | Sequim Prairie Res           |         |     |
| Neighborhood CD: | 2001000                      |         |     |

#### Owner

|                  |                                          |              |                 |
|------------------|------------------------------------------|--------------|-----------------|
| Name:            | FREDERICK W JOHNS AND HELLE B ANDERSEN   | Owner ID:    | 32958           |
| Mailing Address: | 111 WHIDBY AVE<br>PORT ANGELES, WA 98362 | % Ownership: | 100.0000000000% |
|                  |                                          | Exemptions:  |                 |

### Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

| Year - Statement ID    | Tax      | Assessment | Penalty | Interest | Total Due |
|------------------------|----------|------------|---------|----------|-----------|
| 2022 - 23673 (Balance) | \$974.96 | \$184.28   | \$0.00  | \$0.00   | \$1159.24 |

Total Amount to Pay: \$

\*Convenience Fee not included

### Taxes and Assessment Details

Property Tax Information as of 10/20/2022

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<br>Base Amt. | Second Half<br>Base Amt. | Penalty | Interest | Base Paid | Amount Due |
|---------------------|--------------|-------------------------|--------------------------|---------|----------|-----------|------------|
| ▶ Statement Details |              |                         |                          |         |          |           |            |
| 2022                | 23673        | \$1159.30               | \$1159.24                | \$0.00  | \$0.00   | \$1159.30 | \$1159.24  |
| ▶ Statement Details |              |                         |                          |         |          |           |            |
| 2021                | 23787        | \$1171.76               | \$1171.64                | \$0.00  | \$0.00   | \$2343.40 | \$0.00     |
| ▶ Statement Details |              |                         |                          |         |          |           |            |
| 2020                | 23909        | \$1287.49               | \$1287.43                | \$0.00  | \$0.00   | \$2574.92 | \$0.00     |
| ▶ Statement Details |              |                         |                          |         |          |           |            |
| 2019                | 24043        | \$1248.99               | \$1248.92                | \$0.00  | \$0.00   | \$2497.91 | \$0.00     |
| ▶ Statement Details |              |                         |                          |         |          |           |            |
| 2018                | 24253        | \$1268.35               | \$1268.27                | \$0.00  | \$0.00   | \$2536.62 | \$0.00     |
| ▶ Statement Details |              |                         |                          |         |          |           |            |
| 2017                | 24182        | \$1187.15               | \$1187.07                | \$0.00  | \$0.00   | \$2374.22 | \$0.00     |

### Values

|                                     |   |           |
|-------------------------------------|---|-----------|
| (+) Improvement Homesite Value:     | + | \$0       |
| (+) Improvement Non-Homesite Value: | + | \$0       |
| (+) Land Homesite Value:            | + | \$0       |
| (+) Land Non-Homesite Value:        | + | \$420,650 |

|                                 |   |           |
|---------------------------------|---|-----------|
| (+) Curr Use (HS):              | + | \$0 \$0   |
| (+) Curr Use (NHS):             | + | \$0 \$0   |
| <hr/>                           |   |           |
| (=) Market Value:               | = | \$420,650 |
| (-) Productivity Loss:          | - | \$0       |
| <hr/>                           |   |           |
| (=) Subtotal:                   | = | \$420,650 |
| (+) Senior Appraised Value:     | + | \$0       |
| (+) Non-Senior Appraised Value: | + | \$420,650 |
| <hr/>                           |   |           |
| (=) Total Appraised Value:      | = | \$420,650 |
| (-) Senior Exemption Loss:      | - | \$0       |
| (-) Exemption Loss:             | - | \$0       |
| <hr/>                           |   |           |
| (=) Taxable Value:              | = | \$420,650 |

## Taxing Jurisdiction

Owner: FREDERICK W JOHNS AND HELLE B ANDERSEN  
 % Ownership: 100.000000000000%  
 Total Value: \$420,650  
 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                 | 0.9657201398 | \$420,650       | \$420,650                   | \$406.23      |
| STATE SCH       | STATE SCHOOL PT 1                 | 1.7928522326 | \$420,650       | \$420,650                   | \$754.16      |
| CC GENERAL      | CLALLAM COUNTY GENERAL            | 0.9509605433 | \$420,650       | \$420,650                   | \$400.02      |
| DEVDISBLT       | DEVELOPMENT DISABILITIES COUNTY   | 0.0249999992 | \$420,650       | \$420,650                   | \$10.52       |
| LND ASSMT       | LAND ASSESSMENT COUNTY            | 0.0011999997 | \$420,650       | \$420,650                   | \$0.50        |
| TAX REFUND      | TAX REFUND FUND COUNTY            | 0.0000000000 | \$420,650       | \$420,650                   | \$0.00        |
| VET RELIEF      | VETERAN'S RELIEF COUNTY           | 0.0112499993 | \$420,650       | \$420,650                   | \$4.73        |
| CAPT IMP        | CAPITAL IMPROVEMENT PORT DISTRICT | 0.1370518721 | \$420,650       | \$420,650                   | \$57.65       |
| PRK REC         | SEQUIM AQUATIC RECREATION CNTR    | 0.0000000000 | \$420,650       | \$420,650                   | \$0.00        |
| CC RD GEN       | CLALLAM COUNTY ROAD GENERAL       | 1.0145609538 | \$420,650       | \$420,650                   | \$426.78      |
| LIB             | LIBRARY COUNTY                    | 0.3764350825 | \$420,650       | \$420,650                   | \$158.35      |
| SD 323 GEN      | SD 323 M & O                      | 1.1086149491 | \$420,650       | \$420,650                   | \$466.34      |
| FIRE 3 BD       | FIRE DIST #3 EMS                  | 0.4526672602 | \$420,650       | \$420,650                   | \$190.41      |
| FIRE 3 GEN      | FIRE DIST #3 GENERAL              | 1.2793568038 | \$420,650       | \$420,650                   | \$538.16      |
| HOSP 2 GEN      | HOSPITAL DIST #2 GENERAL          | 0.4064063635 | \$420,650       | \$420,650                   | \$170.95      |
| CON FUTURE      | CONSERVATION FUTURES              | 0.0231741667 | \$420,650       | \$420,650                   | \$9.75        |
| Total Tax Rate: |                                   | 8.5452503656 |                 |                             |               |
|                 |                                   |              |                 | Taxes w/Current Exemptions: | \$3,594.55    |
|                 |                                   |              |                 | Taxes w/o Exemptions:       | \$3,594.55    |

## 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      | \$90,000     | \$0         |
| 2 | R EXCES AC | RES EXCESS ACRE     | 2.0000  | 87120.00  | 0.00      | 0.00      | \$90,000     | \$0         |
| 3 | R SRPLS AC | RES SURPLUS ACREAGE | 11.0000 | 479160.00 | 0.00      | 0.00      | \$220,000    | \$0         |
| 4 | R SRPLS AC | RES SURPLUS ACREAGE | 4.1300  | 179902.80 | 0.00      | 0.00      | \$20,650     | \$0         |

## Roll Value History

| Year | Improvements | Land Market | Current Use | Total Appraised | Taxable Value |
|------|--------------|-------------|-------------|-----------------|---------------|
| 2023 | N/A          | N/A         | N/A         | N/A             | N/A           |
| 2022 | \$0          | \$420,650   | \$0         | \$420,650       | \$420,650     |
| 2021 | \$0          | \$214,106   | \$0         | \$214,106       | \$214,106     |
| 2020 | \$0          | \$214,106   | \$0         | \$214,106       | \$214,106     |
| 2019 | \$0          | \$214,106   | \$0         | \$214,106       | \$214,106     |
| 2018 | \$0          | \$214,106   | \$0         | \$214,106       | \$214,106     |
| 2017 | \$0          | \$214,106   | \$0         | \$214,106       | \$214,106     |
| 2016 | \$0          | \$214,106   | \$0         | \$214,106       | \$214,106     |
| 2015 | \$0          | \$214,106   | \$0         | \$214,106       | \$214,106     |
| 2014 | \$0          | \$214,106   | \$0         | \$214,106       | \$214,106     |
| 2013 | \$0          | \$214,106   | \$0         | \$214,106       | \$214,106     |
| 2012 | \$0          | \$226,002   | \$0         | \$226,002       | \$226,002     |
| 2011 | \$0          | \$237,896   | \$0         | \$237,896       | \$237,896     |
| 2010 | \$0          | \$237,896   | \$0         | \$237,896       | \$237,896     |
| 2009 | \$0          | \$237,896   | \$0         | \$237,896       | \$237,896     |
| 2008 | \$0          | \$237,895   | \$0         | \$237,895       | \$237,895     |
| 2007 | \$0          | \$237,895   | \$0         | \$237,895       | \$237,895     |
| 2006 | \$0          | \$205,185   | \$0         | \$205,185       | \$205,185     |
| 2005 | \$0          | \$151,990   | \$0         | \$151,990       | \$151,990     |
| 2004 | \$16,920     | \$132,165   | \$0         | \$149,085       | \$149,085     |

## Deed and Sales History

| # | Deed Date  | Type       | Description                            | Grantor                       | Grantee                                |
|---|------------|------------|----------------------------------------|-------------------------------|----------------------------------------|
| 1 | 01/28/2022 | WARRANTY D | WARRANTY DEED                          | SPENCER FAMILY LLP            | FREDERICK W JOHNS AND HELLE B ANDERSEN |
|   |            | 29209      | FREDERICK W JOHNS AND HELLE B ANDERSEN | 515 TOWNE RD SEQUIM, WA 98382 | 1973 14X64 MARLETTE #3                 |
|   |            | 36780      | FREDERICK W JOHNS AND HELLE B ANDERSEN | 515 TOWNE RD SEQUIM, WA 98382 | PTN OF S310 OF N1377 E2                |
| 2 | 12/27/1991 | QUIT CLAIM | QUIT CLAIM DEED                        | SPENCER FAMILY LLP            | SPENCER FAMILY LLP                     |
| 3 |            | QUIT CLAIM | QUIT CLAIM DEED                        | HELEN P SPENCER               | HELEN P SPENCER FAMILY L T D           |
| 4 |            | QUIT CLAIM | QUIT CLAIM DEED                        | HELEN PETRI SPENCER           |                                        |

|   |            |                               |                          |                               |
|---|------------|-------------------------------|--------------------------|-------------------------------|
| 5 | PERSONAL R | PERSONAL REPRESENTATIVES DEED | JAMES W SPENCER ESTATE   | HELEN PETRI SPENCER           |
| 6 | SPECIAL WA | SPECIAL WARRANTY DEED         | CLIFFORD/MILDRED SCHULTZ | JAMES W / HELEN PETRI SPENCER |

Payout Agreement

No payout information available..

## Clallam County Assessor &amp; Treasurer

## Property Search Results &gt; 36780 FREDERICK W JOHNS AND HELLE B ANDERSEN for Year 2022 - 2023

## Property

## Account

|                             |                                                   |                    |                                                                              |
|-----------------------------|---------------------------------------------------|--------------------|------------------------------------------------------------------------------|
| Property ID:                | 36780                                             | Legal Description: | PTN OF S310 OF N1377 E2NW EXC R/W SUR V52<br>P59 PPMH 343012212780 SITS HERE |
| Geographic ID:              | 0430122102100000                                  | Agent Code:        |                                                                              |
| Type:                       | Real                                              |                    |                                                                              |
| Tax Area:                   | 0202 - 323 PORT ST CNTY RDS FD3 FD3EMS L H2 SQP&R | Land Use Code      | 18                                                                           |
| Open Space:                 | N                                                 | DFL                | N                                                                            |
| Historic Property:          | N                                                 | Remodel Property:  | N                                                                            |
| Multi-Family Redevelopment: | N                                                 |                    |                                                                              |
| Township:                   |                                                   | Section:           |                                                                              |
| Range:                      |                                                   |                    |                                                                              |

## Location

|                  |                                  |         |     |
|------------------|----------------------------------|---------|-----|
| Address:         | 515 TOWNE RD<br>SEQUIM, WA 98382 | Mapsco: |     |
| Neighborhood:    | Sequim Prairie Res               | Map ID: | 227 |
| Neighborhood CD: | 2001000                          |         |     |

## Owner

|                  |                                          |              |                 |
|------------------|------------------------------------------|--------------|-----------------|
| Name:            | FREDERICK W JOHNS AND HELLE B ANDERSEN   | Owner ID:    | 32958           |
| Mailing Address: | 111 WHIDBY AVE<br>PORT ANGELES, WA 98362 | % Ownership: | 100.0000000000% |
|                  |                                          | Exemptions:  |                 |

## Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

| Year - Statement ID    | Tax      | Assessment | Penalty | Interest | Total Due |
|------------------------|----------|------------|---------|----------|-----------|
| 2022 - 23674 (Balance) | \$740.11 | \$53.54    | \$0.00  | \$0.00   | \$793.65  |

Total Amount to Pay: \$

\*Convenience Fee not included

## Taxes and Assessment Details

Property Tax Information as of 10/20/2022

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 |              |                      |                       |         |          |           |            |
| 2022                | 23674        | \$793.70             | \$793.65              | \$0.00  | \$0.00   | \$793.70  | \$793.65   |
| ▶ Statement Details |              |                      |                       |         |          |           |            |
| 2021                | 23788        | \$781.98             | \$781.90              | \$0.00  | \$0.00   | \$1563.88 | \$0.00     |
| ▶ Statement Details |              |                      |                       |         |          |           |            |
| 2020                | 23910        | \$852.89             | \$852.83              | \$0.00  | \$0.00   | \$1705.72 | \$0.00     |
| ▶ Statement Details |              |                      |                       |         |          |           |            |
| 2019                | 24044        | \$808.76             | \$808.70              | \$0.00  | \$0.00   | \$1617.46 | \$0.00     |
| ▶ Statement Details |              |                      |                       |         |          |           |            |
| 2018                | 24254        | \$818.42             | \$818.37              | \$0.00  | \$0.00   | \$1636.79 | \$0.00     |
| ▶ Statement Details |              |                      |                       |         |          |           |            |
| 2017                | 24183        | \$750.11             | \$750.04              | \$0.00  | \$0.00   | \$1500.15 | \$0.00     |

## Values

|                                     |   |           |
|-------------------------------------|---|-----------|
| (+) Improvement Homesite Value:     | + | \$32,430  |
| (+) Improvement Non-Homesite Value: | + | \$24,710  |
| (+) Land Homesite Value:            | + | \$0       |
| (+) Land Non-Homesite Value:        | + | \$157,800 |

|                                 |   |           |     |
|---------------------------------|---|-----------|-----|
| (+) Curr Use (HS):              | + | \$0       | \$0 |
| (+) Curr Use (NHS):             | + | \$0       | \$0 |
| <hr/>                           |   |           |     |
| (=) Market Value:               | = | \$214,940 |     |
| (-) Productivity Loss:          | - | \$0       |     |
| <hr/>                           |   |           |     |
| (=) Subtotal:                   | = | \$214,940 |     |
| (+) Senior Appraised Value:     | + | \$0       |     |
| (+) Non-Senior Appraised Value: | + | \$214,940 |     |
| <hr/>                           |   |           |     |
| (=) Total Appraised Value:      | = | \$214,940 |     |
| (-) Senior Exemption Loss:      | - | \$0       |     |
| (-) Exemption Loss:             | - | \$0       |     |
| <hr/>                           |   |           |     |
| (=) Taxable Value:              | = | \$214,940 |     |

**Taxing Jurisdiction**

Owner: FREDERICK W JOHNS AND HELLE B ANDERSEN  
 % Ownership: 100.000000000000%  
 Total Value: \$214,940  
 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                 | 0.9657201398 | \$214,940       | \$214,940                   | \$207.57      |
| STATE SCH       | STATE SCHOOL PT 1                 | 1.7928522326 | \$214,940       | \$214,940                   | \$385.36      |
| CC GENERAL      | CLALLAM COUNTY GENERAL            | 0.9509605433 | \$214,940       | \$214,940                   | \$204.40      |
| DEVDISBLT       | DEVELOPMENT DISABILITIES COUNTY   | 0.0249999992 | \$214,940       | \$214,940                   | \$5.37        |
| LND ASSMT       | LAND ASSESSMENT COUNTY            | 0.0011999997 | \$214,940       | \$214,940                   | \$0.26        |
| TAX REFUND      | TAX REFUND FUND COUNTY            | 0.0000000000 | \$214,940       | \$214,940                   | \$0.00        |
| VET RELIEF      | VETERAN'S RELIEF COUNTY           | 0.0112499993 | \$214,940       | \$214,940                   | \$2.42        |
| CAPT IMP        | CAPITAL IMPROVEMENT PORT DISTRICT | 0.1370518721 | \$214,940       | \$214,940                   | \$29.46       |
| PRK REC         | SEQUIM AQUATIC RECREATION CNTR    | 0.0000000000 | \$214,940       | \$214,940                   | \$0.00        |
| CC RD GEN       | CLALLAM COUNTY ROAD GENERAL       | 1.0145609538 | \$214,940       | \$214,940                   | \$218.07      |
| LIB             | LIBRARY COUNTY                    | 0.3764350825 | \$214,940       | \$214,940                   | \$80.91       |
| SD 323 GEN      | SD 323 M & O                      | 1.1086149491 | \$214,940       | \$214,940                   | \$238.29      |
| FIRE 3 BD       | FIRE DIST #3 EMS                  | 0.4526672602 | \$214,940       | \$214,940                   | \$97.30       |
| FIRE 3 GEN      | FIRE DIST #3 GENERAL              | 1.2793568038 | \$214,940       | \$214,940                   | \$274.98      |
| HOSP 2 GEN      | HOSPITAL DIST #2 GENERAL          | 0.4064063635 | \$214,940       | \$214,940                   | \$87.35       |
| CON FUTURE      | CONSERVATION FUTURES              | 0.0231741667 | \$214,940       | \$214,940                   | \$4.98        |
| Total Tax Rate: |                                   | 8.5452503656 |                 |                             |               |
|                 |                                   |              |                 | Taxes w/Current Exemptions: | \$1,836.72    |
|                 |                                   |              |                 | Taxes w/o Exemptions:       | \$1,836.72    |

**Improvement / Building**

**Improvement #1:** HOUSE **State Code:** 18 **0.0 sqft** **Value:** \$24,710

| Type    | Description     | Class CD | Sub Class CD | Year Built | Area  |
|---------|-----------------|----------|--------------|------------|-------|
| DET GAR | DETACHED GARAGE | 01       | 03           | 1980       | 728.0 |

**Improvement #2:** UTILITIES **State Code:** 18 **0.0 sqft** **Value:** \$32,430

| Type | Description | Class CD | Sub Class CD | Year Built | Area |
|------|-------------|----------|--------------|------------|------|
| UT   | UTILITIES   | *        | *            | 1974       | 1.0  |

**Sketch**

No sketches available for this property.

**Property Image**



| Ownership History |                | Parcel Number: <u>043012 210210</u> |
|-------------------|----------------|-------------------------------------|
| Date:             | Sales Price \$ | Legal Description:                  |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Date:             | Sales Price \$ |                                     |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Date:             | Sales Price \$ |                                     |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Date:             | Sales Price \$ |                                     |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Date:             | Sales Price \$ |                                     |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Date:             | Sales Price \$ |                                     |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Date:             | Sales Price \$ |                                     |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Date:             | Sales Price \$ |                                     |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Date:             | Sales Price \$ |                                     |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Date:             | Sales Price \$ |                                     |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Date:             | Sales Price \$ |                                     |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Date:             | Sales Price \$ |                                     |
| Deed:             | Vol/Pg:        |                                     |
| Buyer:            |                |                                     |
| Comments:         |                |                                     |
|                   |                |                                     |

| ONE ACRE OUT |                                |
|--------------|--------------------------------|
| PARCEL       | 043012210210                   |
| YEAR         | 2004                           |
|              | 5.14 Total acres               |
| \$           | 17,000 Value per acre          |
| \$           | 87,380 Total value             |
|              | 25% Site percentage            |
| \$           | 38,845 1 acre site value       |
|              | 4.14 Remaining acres           |
|              | 11,723 Residual value per acre |



Land

| # | Type       | Description         | Acres  | Sqft      | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------------|---------------------|--------|-----------|-----------|-----------|--------------|-------------|
| 1 | R SRPLS AC | RES SURPLUS ACREAGE | 3.1400 | 136778.40 | 0.00      | 0.00      | \$62,800     | \$0         |
| 2 | R SRPLS AC | RES SURPLUS ACREAGE | 1.0000 | 43560.00  | 0.00      | 0.00      | \$5,000      | \$0         |

|   |           |          |        |      |      |      |          |     |
|---|-----------|----------|--------|------|------|------|----------|-----|
| 3 | RES ACRES | PER ACRE | 1.0000 | 0.00 | 0.00 | 0.00 | \$90,000 | \$0 |
|---|-----------|----------|--------|------|------|------|----------|-----|

## Roll Value History

| Year | Improvements | Land Market | Current Use | Total Appraised | Taxable Value |
|------|--------------|-------------|-------------|-----------------|---------------|
| 2023 | N/A          | N/A         | N/A         | N/A             | N/A           |
| 2022 | \$57,140     | \$157,800   | \$0         | \$214,940       | \$214,940     |
| 2021 | \$35,138     | \$127,396   | \$0         | \$162,534       | \$162,534     |
| 2020 | \$30,545     | \$127,396   | \$0         | \$157,941       | \$157,941     |
| 2019 | \$27,789     | \$127,396   | \$0         | \$155,185       | \$155,185     |
| 2018 | \$24,531     | \$127,396   | \$0         | \$151,927       | \$151,927     |
| 2017 | \$23,728     | \$127,396   | \$0         | \$151,124       | \$151,124     |
| 2016 | \$21,381     | \$127,396   | \$0         | \$148,777       | \$148,777     |
| 2015 | \$19,263     | \$127,396   | \$0         | \$146,659       | \$146,659     |
| 2014 | \$17,512     | \$127,396   | \$0         | \$144,908       | \$144,908     |
| 2013 | \$17,512     | \$127,396   | \$0         | \$144,908       | \$144,908     |
| 2012 | \$17,512     | \$134,474   | \$0         | \$151,986       | \$151,986     |
| 2011 | \$17,512     | \$141,551   | \$0         | \$159,063       | \$159,063     |
| 2010 | \$19,701     | \$141,551   | \$0         | \$161,252       | \$161,252     |
| 2009 | \$21,890     | \$141,551   | \$0         | \$163,441       | \$163,441     |
| 2008 | \$21,890     | \$141,550   | \$0         | \$163,440       | \$163,440     |
| 2007 | \$21,890     | \$141,550   | \$0         | \$163,440       | \$163,440     |
| 2006 | \$22,735     | \$122,090   | \$0         | \$144,825       | \$144,825     |
| 2005 | \$18,185     | \$90,435    | \$0         | \$108,620       | \$108,620     |
| 2004 | \$0          | \$78,640    | \$0         | \$78,640        | \$78,640      |

## Deed and Sales History

| # | Deed Date  | Type       | Description                            | Grantor                       | Grantee                                | Volume | Pa |
|---|------------|------------|----------------------------------------|-------------------------------|----------------------------------------|--------|----|
| 1 | 01/28/2022 | WARRANTY D | WARRANTY DEED                          | SPENCER FAMILY LLP            | FREDERICK W JOHNS AND HELLE B ANDERSEN |        |    |
|   | 29209      |            | FREDERICK W JOHNS AND HELLE B ANDERSEN | 515 TOWNE RD SEQUIM, WA 98382 | 1973 14X64 MARLETTE #3                 |        |    |
|   | 36776      |            | FREDERICK W JOHNS AND HELLE B ANDERSEN | TOWNE RD SEQUIM, WA 98382     | PTN N'LY 1607' NENW SUR                |        |    |

## Payout Agreement

No payout information available..

# SURVEY FOR: **HELEN SPENCER** IN SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M.



CALCULATED POSTION PER VOL. 31  
OF SURVEYS, PG. 89, RECORDS OF  
CLALLAM COUNTY, WASHINGTON

CALCULATED POSTION PER VOL. 31  
OF SURVEYS, PG. 89, RECORDS OF  
CLALLAM COUNTY, WASHINGTON

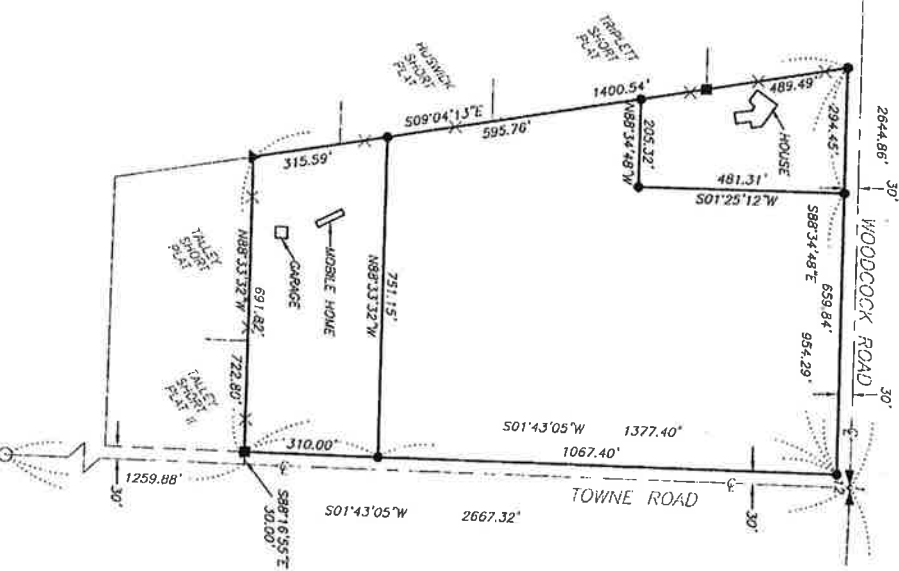
**DESCRIPTION:**  
FOR DESCRIPTION SEE INSTRUMENTS RECORDED UNDER AEN 233170,  
438688 & 509588, RECORDS OF CLALLAM COUNTY, WASHINGTON

**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 HELEN SPENCER IN MAY,  
2003.



*Kenneth A. Clark*  
KENNETH A. CLARK, PLS  
L.S. NUMBER 12223  
DATE: 6/16/03

TRIAL, CHECK  
M.A. CHECK  
DATE: 6/16/03  
BY: K.A.C.  
K.A.C.



**LEGEND:**

- DENOTES SET REBAR WITH PLASTIC SURVEY CAP STAMPED: "CLARK 12223".
- DENOTES FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED: "WINTERS 18104".
- ▲ DENOTES FOUND CONDUIT WITH PLASTIC SURVEY CAP STAMPED: "CLARK 12223".
- DENOTES EXISTING FENCE

**NOTES:**

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 1 SECOND TOPCON GTS-513 TOTAL STATION AND STEEL TAPE.
2. FOR BASIS OF BEARING AND SECTION SUBDIVISION DATA, SEE VOL. 31 OF OF SURVEYS, PG. 89, RECORDS OF CLALLAM COUNTY, WASHINGTON.

**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS 17th DAY OF JUNE, 2003.  
AT CLALLAM COUNTY, WASHINGTON, AT THE REQUEST OF KENNETH A. CLARK,  
CLALLAM COUNTY DEPUTY AUDITOR

*Shane B...*  
CLALLAM COUNTY DEPUTY AUDITOR

|            |  |
|------------|--|
| N.T.S.     |  |
| X          |  |
| X          |  |
| 12(30N-4W) |  |

|                          |                   |
|--------------------------|-------------------|
| LAND SURVEYING & MAPPING | 302 N 3th Ave     |
| DEVELOPMENT CONSULTING   | Spokane, WA 99201 |
| CONSTRUCTION MANAGEMENT  | (509) 631-7500    |
|                          | FAX 624-2510      |
|                          | (2007) 631-7500   |
| www.c2m.com              |                   |



BASIS OF BEARING  
WASHINGTON COORDINATE SYSTEM  
NAD 83-16-16  
(SEE NOTE 2)

# **RECORD OF SURVEY** PORTIONS OF SECTIONS 12 AND 13, T. 30 N., R. 4 W., W.M. CLALLAM COUNTY, WASHINGTON PREPARED FOR CLALLAM CONSERVATION DISTRICT

## **LEGAL DESCRIPTION:**

SEC. LOT DESIGNATIONS AND RECORDING INFORMATION AS NOTED IN THE DRAWING.

## **PROCEDURES:**

THIS RECORD OF SURVEY IS BASED ON A GROUND SURVEY UTILIZING CONVENTIONAL TRAVERSE METHODS AND GNSS RIN SURVEYING PROCEDURES.

THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

## **EQUIPMENT:**

TRIMBLE S-5 ROBOTIC 3" TOTAL STATION  
 JAVAD TRIUMPH-LS RECEIVER AND T-2 BASE STATION.

## **DATE OF SURVEY:**

MAY, 2017

## **NOTES:**

1. SEE MONUMENT REMOVAL PERMIT NO. 5999 DATED 3-22-17 ON FILE WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES.
2. SEE SURVEY RECORDED IN VOL. 31 OF SURVEYS, PAGE 89, RECORDS OF CLALLAM COUNTY, WASHINGTON FOR ADDITIONAL SECTION SUBDIVISION INFORMATION.

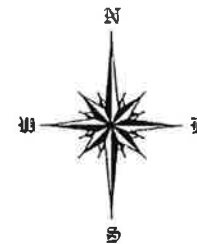
## **BASIS OF BEARINGS:**

WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, (NAD 83/91), AS DETERMINED FROM FIELD MEASUREMENTS MADE TO CLALLAM COUNTY GEOMETRIC CONTROL MONUMENTS CP04301283, CP04301284, CP04301361 AND CP04301362 SAID MONUMENTS BEING SHOWN ON RECORD OF SURVEY IN VOLUME 31 OF SURVEYS, PAGE 89 UNDER A/F# 715131.

DISTANCES SHOWN HEREON ARE REDUCED TO SAID GRID BY A COMBINED SCALE FACTOR OF 0.99993632. THETA ANGLE = 1'42"48" AT GPS CONTROL POINT CP04301283.

## **LEGEND:**

- - EXISTING GPS CONTROL POINT AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" DIA. REBAR & CAP STAMPED "B.R.L.S. PLS 28071"



Scale: 1" = 400'  
 0 400' 800' 1200'

**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 THE CLALLAM CONSERVATION DISTRICT IN MAY, 2017.

*Bradley R. Lymangrover* 6/1/17  
 BRADLEY R. LYMAN GROVER, PLS 28071 DATE



## **AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS 7<sup>th</sup> DAY OF June, 2017,  
 AT 2:28 PM, IN VOLUME 80 OF SURVEYS, AT PAGE 54,  
 AT THE REQUEST OF B.R. LYMAN GROVER LAND SURVEYING.

*John E. Hild* Deputy  
 COUNTY AUDITOR

AUDITOR'S FILE NUMBER: 2017-1350553



**B.R. Lymangrover**  
 Land Surveying  
 55 STORM KING RD  
 PORT ANGELES, WA 98363  
 PHONE: (360) 457-5981

SHEET 1 OF 1

DATE: 6/07/17 JOB# 17001

499074

69773

## Construction &amp; Maintenance

SLOPE EASEMENT

THIS EASEMENT, made this 30 day of May,  
1929, between

James W. Spencer and Helen Petri Spencer, husband and wife

hereinafter called the grantor s \_\_\_\_\_;

and the County of Clallam, State of Washington, hereinafter  
called the Grantee.

## WITNESSETH:

The grantor s \_\_\_\_\_ for and in consideration of \_\_\_\_\_

Mutual Benefits

and other valuable consideration, the receipt whereof is hereby  
acknowledged, do \_\_\_\_\_ hereby grant, bargain, and convey unto the  
Grantee, its successors and assigns, a perpetual easement for  
the construction and maintenance of slope

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

The Southerly 5 feet of the Northerly 35 feet of the Westerly 75 feet  
of the Easterly 990 feet of the Northeast Quarter of the Northwest  
Quarter of Section 12, Township 30 North, Range 4 West, Wm, Clallam  
County.

Together with the right at all times to the Grantee, its  
successors and assigns, for ingress to and egress from said lands  
across adjacent lands of the grantor \_\_\_\_\_ for the purpose of con-  
struction and maintenance of the improvement, project, development,  
or other work or structure which is the subject of this easement.  
Also, the right to the Grantee, its successors and assigns, at all  
times to cut all brush and timber, and trim all trees standing or  
growing upon said lands, which, in the opinion of the Grantee,  
constitutes a menace of danger to said improvement, project, de-  
velopment or other work or structure which is the subject of this  
easement.

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The rights, title, privileges and authority hereby granted shall continue and be in force until such time as the Grantee, its successors or assigns, shall permanently remove or otherwise permanently abandon said improvement, project, development or other work or structure which is the subject of this easement, at which time all such rights, title, privileges, and authority hereby granted shall terminate.

IN WITNESS WHEREOF the grantor has affixed his signature the day and year first above written.

James W. Spencer  
Grantor

Helen Pitt Spencer  
Grantor

499074

STATE OF WASHINGTON )  
County of Clallam ) ss.

On this day personally appeared before me

JAMES W. SPENCER & HELEN PITT SPENCER

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

GIVEN under my hand and official seal this 30th

day of May, 1929.

David W. Bell  
Notary Public in and for the State of  
Washington, residing at Helena

RECORDED IN THE RECORDS OF  
CLALLAM COUNTY  
RECORDED IN RECORDS OF CLALLAM COUNTY  
1929 AUG -8 PM 3:50  
LICE C. THORNE, AUDITOR  
CLALLAM COUNTY, WASH.  
Deputy

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492075

IRRIGATION DITCH EASEMENT  
CONSTRUCTION

This Easement, made this 30 day of MAY,  
1979, between

James W. Spencer and Helen Petri Spencer, husband and wife

hereinafter called the grantors,

and the County of Clallam, State of Washington, hereinafter

called the Grantee,

WITNESSETH:

The Grantors, for and in consideration of Mutual Benefits and other valuable consideration, do hereby grant unto the Grantee, its successors and assigns, a temporary construction easement for the re-alignment and construction of irrigation ditch upon and across the Easterly 990 feet of the Northeast Quarter of the Northwest Quarter of Section 12, Township 30 North, Range 4 West, W. M., Clallam County. Easement No. 1 to be 30 feet in width and Easement No. 2 to be 15 feet in width and lying approximately as follows:

EASEMENT NO. 1 - Commencing at the Southerly line of Woodcock Road at approximately Station 231.00, thence running Southerly to a point where it intersects with the existing irrigation ditch.

EASEMENT NO. 2 - Commencing on the above easement at a point 21 feet South of the southerly right of way line of Woodcock Road, thence in a westerly direction parallel to said road to the west line of said easterly 990 feet of said Northeast Quarter of the Northwest Quarter and a junction with the existing ditch to the west.

Together with the right to the Grantee, its successors and assigns for ingress to and from said lands across adjacent lands of the grantor for the purpose of construction of said ditches.

In witness whereof the grantor has affixed his signature the day and year first above written.

James W. Spencer  
Grantor  
Helen Petri Spencer  
Grantor

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IRRIGATION DITCH EASEMENT CONSTRUCTION  
Page 2

439075

STATE OF WASHINGTON)  
                          ) ss  
County of Clallam )

On this day personally appeared before me James W. Spencer and  
Melen Petri Spencer

to me known to be the individual 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 30th  
day of MAY, 1979.

Don W. Loh  
Notary Public in and for the State of  
Washington, residing at Philipsburg

FILED FOR RECORD AT THE REQUEST  
of Clallam County  
RECORDED IN RECORDS OF CLALLAM

15:9 AUG-8 PH 3:50

ALICE C. THORNE, AUDITOR  
CLALLAM COUNTY, WASH  
P.O. 2001

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