

219 West Market, Aberdeen, WA 98520  
 Phone: 360-532-3851 Fax: 360-532-0408

### DISTRIBUTION LIST

**Our Order No.:** GR21025  
**Reference No:**  
**Re:** DRAKE / TO COME  
**Property Address:** 120 WEST WISHKAH RD  
 ABERDEEN, WA 98520

This Preliminary Commitment has been prepared and distributed to the following parties:

	Lender
	TO COME
Selling Agent	Listing Agent
	WINDERMERE REAL ESTATE ABERDEEN  CONTACT: DAVID DAGNEN EMAIL: <a href="mailto:DDAGNEN@WINDERMERE.COM">DDAGNEN@WINDERMERE.COM</a>
Additional Selling Agent	Additional Listing Agent
Buyer's Attorney	Seller's Attorney
Mortgage Broker	Additional Lender
	TITLE OFFICER: CHERI ERICKSON <a href="mailto:CHERI@GRAYSHARBORTITLE.COM">CHERI@GRAYSHARBORTITLE.COM</a>

# COMMITMENT FOR TITLE INSURANCE



219 West Market  
Aberdeen, WA 98520  
Phone: 360-532-3851 Fax: 360-532-0408



COMMITMENT FOR TITLE INSURANCE  
Issued by  
TITLE RESOURCES GUARANTY COMPANY

NOTICE

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

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

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

**COMMITMENT TO ISSUE POLICY**

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

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

An Authorized Signature



Title Resources Guaranty Company

By   
President/CEO

Secretary

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

TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 WA Modified

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company 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® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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- (c) 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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Grays Harbor Title Company  
219 West Market, Aberdeen, WA 98520  
Phone: 360-532-3851 Fax: 360-532-0408

Agent for  
**TITLE RESOURCES GUARANTY COMPANY**  
**ALTA COMMITMENT**

**SCHEDULE A**

Title Officer: **Cheri Erickson**

Order No.: **GR21025**

Escrow Officer:

Reference No.:

Ref: **DRAKE / TO COME**

1. EFFECTIVE DATE: **June 20, 2023 at 8:00 AM.**

2. POLICY OR POLICIES TO BE ISSUED:

- |   |        |                  |
|---|--------|------------------|
| a. <b>ALTA 2006 STANDARD OWNER'S POLICY</b> | Amount | <b>\$TO COME</b> |
| Proposed Insured:                           |        |                  |
| <b>TO COME</b>                              |        |                  |
| b. <b>ALTA 2006 EXTENDED LOAN POLICY</b>    | Amount | <b>\$TO COME</b> |
| Proposed Insured:                           |        |                  |
| <b>TO COME</b>                              |        |                  |
| c.  | Amount |                  |
| Proposed Insured:                           |        |                  |

**PREMIUM INFORMATION:**

- |                                 |                  |                       |                         |
|---------------------------------|------------------|-----------------------|-------------------------|
| a. <b>GENERAL SCHEDULE RATE</b> | <b>\$TO COME</b> | Tax: <b>\$TO COME</b> | Total: <b>\$TO COME</b> |
| b. <b>SIMULTANEOUS RATE</b>     | <b>\$TO COME</b> | Tax: <b>\$TO COME</b> | Total: <b>\$TO COME</b> |
| c.                              |                  | Tax:                  | Total:                  |

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED HEREIN AND WHICH IS COVERED BY THIS COMMITMENT IS:

**FEE SIMPLE**

4. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF COMMITMENT VESTED IN:

**JASON DRAKE, A MARRIED PERSON**

5. THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON AND IS MORE FULLY DESCRIBED AS FOLLOWS:

**SEE ATTACHED EXHIBIT "A"**

**SCHEDULE B - SECTION I**

**REQUIREMENTS:**

1. INSTRUMENTS CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE APPROVED AND FILED OF RECORD.
2. PAYMENT OF CANCELLATION FEE IN ACCORDANCE WITH OUR FILED RATE SCHEDULE, TO BE IMPOSED IF THIS TRANSACTION IS CANCELED FOR ANY REASON.
3. THIS COMMITMENT SHALL NOT OBLIGATE THE COMPANY TO ISSUE ANY ENDORSEMENT. ALL ENDORSEMENTS TO BE ISSUED MUST BE AGREED TO BY THE COMPANY AND APPROPRIATE FOR THE ESTATE INSURED.
4. ANY SKETCH OR MAP ENCLOSED AS AN ATTACHMENT HERewith IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.
5. **A LEGAL DESCRIPTION WAS NOT INCLUDED IN THE APPLICATION FOR TITLE INSURANCE. THE LEGAL DESCRIPTION CONTAINED HEREIN MUST BE EXAMINED AND APPROVED BY ALL PARTIES PRIOR TO CLOSING.**
6. **DUE TO PROVISIONS OF R.C.W. 6.13 WHICH PROVIDE FOR AN 'AUTOMATIC HOMESTEAD', ANY CONTRACT FOR CONVEYANCE, OR ENCUMBRANCE MUST BE EXECUTED BY THE VESTEE HEREIN AND SPOUSE, IF MARRIED, IF, IN FACT, THE PREMISES HEREIN COMPRISE THE RESIDENCE OF SAID VESTEE AND SPOUSE. EVIDENCE OF PRESENT MARITAL STATUS MAY BE BY RECITAL IN THE FORTHCOMING DOCUMENT.**

**END OF SCHEDULE B - SECTION I REQUIREMENTS**

**SCHEDULE B - SECTION II**

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

**GENERAL EXCEPTIONS:**

- A. RIGHTS OR CLAIMS DISCLOSED ONLY BY POSSESSION, OR CLAIMED POSSESSION, OF THE PREMISES.
- B. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
- C. EASEMENTS, PRESCRIPTIVE RIGHTS, RIGHTS-OF-WAY, STREETS, ROADS, ALLEYS OR HIGHWAYS NOT DISCLOSED BY THE PUBLIC RECORDS.
- D. ANY LIEN, OR RIGHT TO A LIEN, FOR CONTRIBUTIONS TO EMPLOYEES 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.
- E. UNDERGROUND EASEMENTS, SERVITUDES OR INSTALLATIONS OF WHICH NO NOTICE IS OF RECORD.
- F. GENERAL TAXES NOT NOW PAYABLE; MATTERS RELATING TO SPECIAL ASSESSMENTS AND SPECIAL LEVIES, IF ANY, PRECEDING THE SAME BECOMING A LIEN.
- G. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, OR CONSTRUCTION CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES OR GARBAGE COLLECTION AND DISPOSAL.
- H. RESERVATIONS OR EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- I. INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.
- J. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- K. 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 FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

**END OF SCHEDULE B SECTION II GENERAL EXCEPTIONS**



**SPECIAL EXCEPTIONS:**

1. LIEN OF REAL ESTATE EXCISE TAX UPON ANY SALE OF SAID PREMISES, IF UNPAID.

NOTE: EXCISE TAX OF 1.35% IS DUE ON SALES PRICES UP TO \$525,000.00. EXCISE TAX OF 1.53% IS DUE ON THAT PORTION OF THE SALES PRICE FROM \$525,000.01 TO \$1,525,000.00. EXCISE TAX OF 3.00% IS DUE ON THAT PORTION OF SALES PRICE FROM \$1,525,000.01 TO \$3,025,000.00. EXCISE TAX OF 3.25% IS DUE ON THAT PORTION OF THE SALES PRICE OVER \$3,025,000.01

2. LIABILITY FOR PRO-RATED PORTION OF GENERAL PROPERTY TAXES DUE TO SALE OF THIS PROPERTY TO A TAXPAYER NOT ENTITLED TO AN EXEMPT STATUS.
3. DELINQUENT GENERAL TAXES FOR THE YEAR 2023, REFLECTING AN EXEMPTION, AS ALLOWED UNDER CHAPTER 182, LAWS OF 1974, 1ST EX. SESSION REPEALING SECTIONS 4 AND 5, CHAPTER 288, LAWS OF 1971, 1ST EX. SESSION AND SUBSEQUENT AMENDMENTS THERETO;  
AMOUNT: \$572.50  
TAX ACCOUNT NO.: 190914320050

ANY SALE OF SAID PREMISES OR DEATH OF THE EXEMPT TAXPAYER MAY RESULT IN A CLAIM BY THE TREASURER FOR A GREATER PROPORTION OF TAX PAYMENT BY THE PURCHASER OR THE HEIRS THAN THE FOREGOING AMOUNT.

GENERAL TAXES FOR 2023 WITHOUT EXEMPTION:  
ESTIMATED AMOUNT: \$689.54

4. TERMS, COVENANTS AND CONDITIONS CONTAINED IN APPLICATION FOR CURRENT USE CLASSIFICATION, INCLUDING LIABILITY FOR FUTURE TAXES, ROLLBACKS, PENALTIES AND INTEREST UPON BREACH OF, OR WITHDRAWAL FROM, SAID CLASSIFICATION. CLASSIFICATION 88 - RESOURCE - DESIGNATED FOREST LAND
5. RIGHT GIVEN TO JR. R. RICHARDSON TO USE WATER FROM THE SPRING ON SAID PROPERTY FOR DOMESTIC PURPOSES, WITH THE AGREEMENT THAT CHARLES FREDERICKS CAN CONNECT WITH THE WATER PIPE LINE LEADING TO THE RICHARDSON HOME. SAID RIGHT IS DISCLOSED IN DEED FROM PHILIP SWARTZ AND CYNTHIA R. SWARTZ, HUSBAND AND WIFE, TO CHARLES FREDERICKS, DATED AUGUST 19, 1929, FILED FEBRUARY 14, 1934, AS FILE NO. 308165.
6. EASEMENT, AND THE TERMS, COVENANTS AND PROVISIONS THEREOF FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: JULY 30, 1979  
FILE NO.: 152895  
TO: PUBLIC UTILITY DISTRICT NO. 1 OF GRAYS HARBOR COUNTY, WASHINGTON
7. MATTERS SET FORTH BY GRAYS HARBOR COUNTY LARGE LOT 97-0136, AND ANY ADVERSE CLAIMS AND/OR OTHER CLAIMS AND/OR OTHER MATTERS ARISING THEREFROM;  
RECORDED: APRIL 29, 1997  
FILE NO.: 970429119, VOLUME 1 OF LARGE LOTS, PAGE 26  
DISCLOSES AMONG  
OTHER THINGS BUT  
NOT LIMITED TO: A. LOT 1 SHALL NOT BE FURTHER SUBDIVIDED WITHOUT LEGALLY ESTABLISHING THE APPROPRIATE EASEMENTS FOR ROADS AND UTILITIES.

PARAGRAPH NO. 7 CONTINUED

- B. GRAYS HARBOR COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS OR EASEMENTS WITHIN OR PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS SUBDIVISION.
  - C. POTENTIAL PURCHASERS CONTACT GRAYS HARBOR COUNTY HEALTH DEPARTMENT REGARDING WATER AND SEWER REQUIREMENTS.
  - D. THIS SUBDIVISION IS WITHIN 300 FEET OF DESIGNATED FOREST LAND ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION.
  - E. MORE THAN ONE DWELLING UNIT SHALL NOT BE BUILT ON LOT 2 WITHOUT ACQUIRING THE APPROPRIATE DEVELOPMENT PERMITS FROM GRAYS HARBOR COUNTY.
  - F. 200' PROTECTIVE SPRING RADIUS
  - G. 30' EASEMENT FOR INGRESS, EGRESS AND UTILITIES
  - H. LOCATION OF FENCE
8. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF;  
RECORDED: MAY 5, 1997  
FILE NO.: 970506020  
GRANTEE: GREGORY J. DINEEN AND M'CHELE S. DINEEN, HUSBAND AND WIFE  
FOR: AN EASEMENT 30.00 FEET WIDE FOR INGRESS AND EGRESS AND UTILITIES
9. EASEMENT AGREEMENTS, AND THE TERMS, COVENANTS AND PROVISIONS THEREOF;  
RECORDED: MAY 5, 1997  
FILE NO.: 970506022  
FOR: DRIVEWAY, ACCESS AND WATER
10. RESERVATIONS CONTAINED IN INSTRUMENT RECORDED JUNE 15, 2001, UNDER AUDITOR'S FILE NO. 2001-06150101, IN PART AS FOLLOWS:  
  
"RESERVING AN EASEMENT 30.00 FEET WIDE FOR INGRESS AND EGRESS AND UTILITIES."
11. GRANT OF EASEMENT INCLUDING ITS TERMS, COVENANTS, AND PROVISIONS, AS DISCLOSED BY THE INSTRUMENT;  
RECORDED: JUNE 15, 2016  
FILE NO.: 2016-06150009  
PURPOSE: TO ENTER UPON SAID PROPERTY AND INSTALL ELECTRIC DISTRIBUTION CONSISTING OF BURIED HIGH VOLTAGE CABLE, SECONDARY AND SERVICE CONDUCTORS, PAD MOUNTED TRANSFORMERS AND FOUNDATIONS, SECONDARY PEDESTALS AND OTHER NECESSARY EQUIPMENT; INCLUDING THE RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSES OF INSTALLATION, MAINTENANCE, TESTING, REPLACEMENT, RENEWAL, AND REPAIR OF SAID ELECTRIC FACILITIES.
12. TERMS, CONDITIONS AND EASEMENTS CONTAINED IN TWO-LOT SUBDIVISION #2015-1119;  
RECORDED: NOVEMBER 10, 2016  
FILE NO.: 2016-11100016
13. RIGHT, TITLE AND INTEREST OF THE VESTED OWNERS SPOUSE.

END OF SCHEDULE B - SECTION II SPECIAL EXCEPTIONS

**NOTES:**

- a. ACCORDING TO THE RECORDS OF GRAYS HARBOR COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.:	190914320050
LAND:	\$73,970.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$73,970.00

- b. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION:

LOT 1 LLS 15-1119 AFN: 2016-11100016

- c. TO PROVIDE AN EXTENDED COVERAGE MORTGAGE POLICY, GENERAL EXCEPTIONS A THROUGH D, INCLUSIVE, ARE HEREBY DELETED.
- d. MORTGAGEE'S POLICY TO ISSUE WILL CONTAIN AN 8.1 ENDORSEMENT.
- e. MORTGAGEE'S POLICY TO ISSUE WILL CONTAIN AN ADDRESS ENDORSEMENT ON THE FOLLOWING DESCRIBED PROPERTY:

120 WEST WISHKAH RD  
ABERDEEN, WA 98520

- f. A 24 MONTH CHAIN OF TITLE FOR THE PROPERTY DESCRIBED HEREIN IS AS FOLLOWS:

QUIT CLAIM DEED:

GRANTOR:	WOODDRAKE, LLC
GRANTEE:	JASON DRAKE, A MARRIED PERSON
DATED:	NOVEMBER 30, 2022
RECORDED:	DECEMBER 22, 2022
FILE NO.:	2022-12220054
EXCISE NO.:	251808

- g. TITLE COMPANY NOTES PER THE GRAYS HARBOR COUNTY ASSESSORS OFFICE THE LAND USE IS DESIGNATED AS 88.

**END OF SCHEDULE B - SECTION II NOTES**



Authorized Signature

**EXHIBIT "A"**

**LOT 1 OF THAT CERTAIN TWO LOT SUBDIVISION #2015-1119 RECORDED UNDER GRAYS HARBOR COUNTY AUDITOR'S FILE NO. 2016-11100016, RECORDS OF GRAYS HARBOR COUNTY; (BEING A PORTION OF LOTS 1 AND 2 OF GRAYS HARBOR COUNTY LARGE LOT NO. 97-0136, RECORDED APRIL 29, 1997 UNDER AUDITOR'S FILE NO. 970429119, IN VOLUME 1 OF LARGE LOTS, PAGE 26, RECORDS OF GRAYS HARBOR COUNTY THAT LIES WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN;) SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.**



Rev. 09/07/2022

FACTS			WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?		
Why?			Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?			<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and account balances</li> <li>• Payment history and credit card or other debt</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>		
How?			All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.		
Reasons we can share your personal information			Does TITLE RESOURCES GUARANTY COMPANY share?		
			Can you limit this sharing?		
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus			Yes		
For our marketing purposes- to offer our products and services to you			No		
For joint marketing with other financial companies			No		
For our affiliates' everyday business purposes- information about your transactions and experiences			Yes		
For our affiliates' everyday business purposes- information about your creditworthiness			No		
For our affiliates to market to you			No		
For nonaffiliates to market to you			No		
Questions?			Go to <a href="https://www.titleresources.com/privacypolicy">https://www.titleresources.com/privacypolicy</a>		

Page 2	
<b>Who we are</b>	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
<b>What we do</b>	
How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• Apply for insurance or pay insurance premiums</li> <li>• Provide your mortgage information or show your driver's license</li> <li>• Give us your contact information</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes –information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for nonaffiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing.</p>
<b>Definitions</b>	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate, Inc. (<a href="https://www.anywhere.re">https://www.anywhere.re</a>); Anywhere Integrated Services, LLC (<a href="https://www.anywhereis.re">https://www.anywhereis.re</a>); and HomeServices of America, Inc. (<a href="https://www.homeservices.com">https://www.homeservices.com</a>).</i></li> </ul>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <b><i>TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.</i></b></li> </ul>
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> <li>• <b><i>TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.</i></b></li> </ul>
<b>Other Important Information</b>	
For European Union Customers	Please see our Privacy Policy located at <a href="https://www.titleresources.com/privacypolicy">https://www.titleresources.com/privacypolicy</a>
For our California Customers	Please see our notice about the California Consumer Protection Act located at <a href="https://www.titleresources.com/privacypolicy">https://www.titleresources.com/privacypolicy</a>

# EXHIBIT "C"

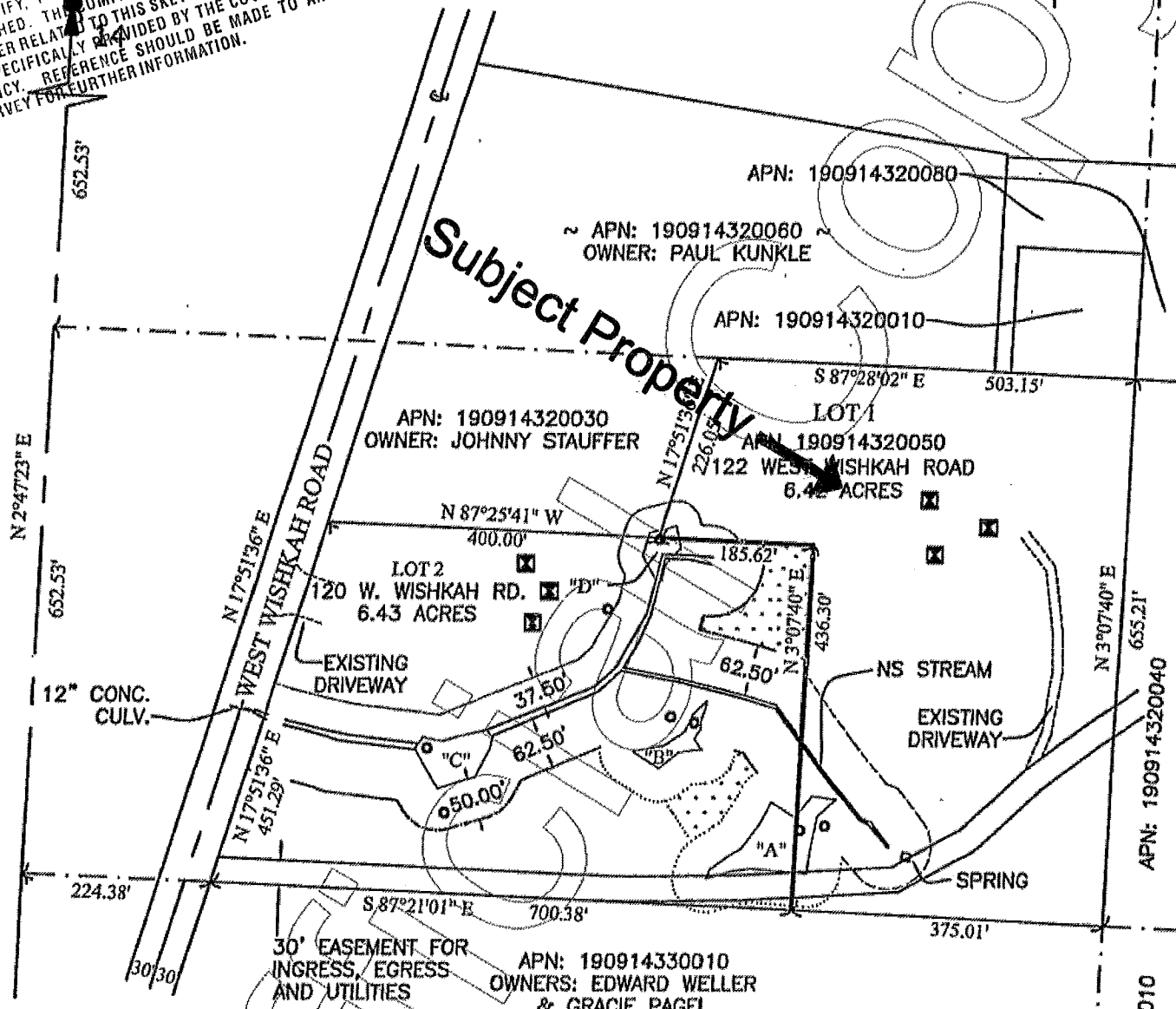
GRAYS HARBOR COUNTY LARGE-LOT SUBDIVISION 2015-1119

SKETCH PLAN PREPARED FOR:  
DARRELL WOOD

LOCATED IN:

TOWNSHIP 19 NORTH, RANGE 9 WEST, W.M.,  
GRAYS HARBOR COUNTY

THIS SKETCH IS PROVIDED, WITHOUT CHARGE, FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW MATTERS RELATED TO THE PROPERTY INCLUDING, BUT NOT LIMITED TO, AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS, OR LOCATION. THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED, THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH, UNLESS SUCH COVERAGE IS SPECIFICALLY PROVIDED BY THE COVERED RISKS OF THE POLICY. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.



## LEGEND

- ⊠ PERK HOLES
- PWS TEST PITS
- NEW PARCEL LINE
- DELINEATED WETLAND
- 40' WETLAND BUFFER
- 50' NS STREAM BUFFER
- 37.5' REDUCED NS STREAM BUFFER (551.48 LF)
- 62.5' INCREASED

NOTICE TO POTENTIAL PURCHASERS:  
DO NOT BLOCK NATURAL DRAINAGE OR  
DIRECT ADDITIONAL DRAINAGE TO ADJACENT  
PROPERTIES OR THE COUNTY ROAD. ALL  
DRAINAGE ASSOCIATED WITH NEW  
DEVELOPMENT SHALL BE RETAINED ON-SITE



# GRAYS HARBOR COUNTY WASHINGTON



## TAXSIFTER

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Dan Lindgren  
Grays Harbor County Assessor 100 W. Broadway Ave Montesano, WA 98563

**Assessor** **Treasurer** **Appraisal** **MapSifter**

### Parcel

**Parcel#:** 190914320050 **Owner Name:** DRAKE JASON  
**DOR Code:** 88 - Resource - Designated Forest Land **Address1:** PO BOX 535  
**Situs:** 120 WEST WISHKAH RD **Address2:**  
**Map Number:** 1909-14 **City, State:** ORTIG WA  
**Status:** **Zip:** 98360  
**Description:** LOT 1 OF LLS 15-1119 AFN 16-11100016  
**Comment:**

2023 Market Value		2023 Taxable Value		2023 Assessment Data	
Land:	\$73,970	Land:	\$55,970	District:	117F10H2 - 117F10H2
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$73,970	Total	\$55,970	Total Acres:	6.42000

### Ownership

Owner's Name	Ownership %	Owner Type
DRAKE JASON	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
12/22/22		1	E251808	WOODDRAKE LLC	DRAKE JASON	\$0
03/23/17		1	E223360	WOOD DARRELL E TRUST	WOODDRAKE LLC	\$0
02/16/16		1	E218725	T2-Conversion Seller	WOOD DARRELL E TRUST	\$0
06/23/15		1	E216303	T2-Conversion Seller	WOOD DARRELL	\$67,500

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2023	DRAKE JASON	\$73,970	\$0	\$0	\$73,970	\$0	\$55,970
2022	DRAKE JASON	\$25,970	\$0	\$0	\$25,970	\$0	\$25,970
2021	WOODDRAKE LLC	\$25,970	\$0	\$0	\$25,970	\$0	\$25,970
2020	WOODDRAKE LLC	\$25,938	\$0	\$0	\$25,938	\$0	\$25,938
2019	WOODDRAKE LLC	\$25,927	\$0	\$0	\$25,927	\$0	\$25,927

[View Taxes](#)

### Parcel Comments



No Comments Available

## Property Images

Click on an image to enlarge it.



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# GRAYS HARBOR COUNTY WASHINGTON



## TAXSIFTER

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Kenneth E. Albert  
Grays Harbor County Treasurer P.O. Box 831 Montesano, WA 98563

**Assessor    Treasurer    Appraisal    MapSifter**

### Parcel

**Parcel#:** 190914320050      **Owner Name:** DRAKE JASON  
**DOR Code:** 88 - Resource - Designated Forest Land      **Address1:** PO BOX 535  
**Situs:** 120 WEST WISHKAH RD      **Address2:**  
**Map Number:** 1909-14      **City, State:** ORTIG WA  
**Status:**      **Zip:** 98360  
**Description:** LOT 1 OF LLS 15-1119 AFN 16-11100016  
**Comment:**

### Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	DRAKE JASON	<b>2023-190914320050</b>	\$689.54	\$167.79	\$521.74	\$23.50	\$545.24

### Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*
Real Property	DRAKE JASON	<b>2023-190914320050</b>	\$545.24	\$0.00	\$27.26	\$572.50

### 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2023-190914320050</b>	\$521.74	\$23.50	\$0.00	\$572.50
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2022-190914320050</b>	\$277.44	\$23.50	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-0438378	04/15/2022	\$300.94	\$0.00	\$300.94
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2021-190914320050</b>	\$301.38	\$17.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-0380585	09/02/2021	\$319.28	\$22.35	\$341.63
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2020-190914320050</b>	\$293.62	\$17.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-0380584	09/02/2021	\$311.52	\$84.11	\$395.63
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2019-190914320050</b>	\$266.92	\$17.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2019-0380583	09/02/2021	\$284.82	\$111.08	\$395.90

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2018-190914320050</b>	\$392.94	\$17.90	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2018-0046022	04/27/2018	\$205.42	\$0.00	\$205.42
	2018-0380582	09/02/2021	\$205.42	\$86.28	\$291.70

## Property Images

Click on an image to enlarge it.



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# GRAYS HARBOR COUNTY WASHINGTON



## TAXSIFTER

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Dan Lindgren  
Grays Harbor County Assessor 100 W. Broadway Ave Montesano, WA 98563

**Assessor**   **Treasurer**   **Appraisal**   **MapSifter**

### Parcel

<b>Parcel#:</b>	190914320050	<b>Owner Name:</b>	DRAKE JASON
<b>DOR Code:</b>	88 - Resource - Designated Forest Land	<b>Address1:</b>	PO BOX 535
<b>Situs:</b>	120 WEST WISHKAH RD	<b>Address2:</b>	
<b>Map Number:</b>	1909-14	<b>City, State:</b>	ORTIG WA
<b>Status:</b>		<b>Zip:</b>	98360
<b>Description:</b>	LOT 1 OF LLS 15-1119 AFN 16-11100016		
<b>Comment:</b>			

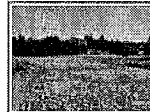
### Land

#### Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
DFL88 2-2	Acres	5.42000000	Irregular		1.00
FirePatrol	FIRE Acres	6.00000000			
UnimpAcres	Acres	1.00000000	Irregular		1.00

### Property Images

Click on an image to enlarge it.



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WHEN RECORDED RETURN TO  
JASON DRAKE  
PO BOX 535  
ORTING, WA 98360

251808  
REAL ESTATE EXCISE TAX  
\$ 706.19 PAID DEC 22 2022  
KENNETH E. ALBERT, TREASURER  
Grays Harbor County, Montesano, WA  
By Thorne Deputy

QUIT CLAIM DEED

THE GRANTOR, WOODDRAKE, LLC, for and in consideration of \$10.00 and other good and valuable consideration, hereby conveys and quit claims to JASON DRAKE, a married person dealing in his separate property, all of Grantor's right, title and interest in the following described real estate, situated in the County of Grays Harbor, State of Washington, together with all after acquired title of the grantor(s) within;

Tax Parcel Number: 190914320050

LOT 1 OF THAT CERTAIN TWO LOT SUBDIVISION #2015-1119 RECORDED UNDER GRAYS HARBOR COUNTY AUDITOR'S FILE NO. 2016-11100016, RECORDS OF GRAYS HARBOR COUNTY; (BEING A PORTION OF LOTS 1 AND 2 OF GRAYS HARBOR COUNTY LARGE LOT NO. 97-0136, RECORDED APRIL 29, 1997 UNDER AUDITOR'S FILE NO. 970429119, IN VOLUME 1 OF LARGE LOTS, PAGE 26, RECORDS OF GRAYS HARBOR COUNTY THAT LIES WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN;) SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

Dated this 30 day of NOV, 2022

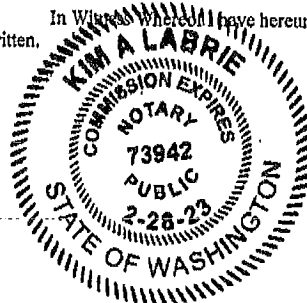
WOODDRAKE LLC

Darrell Wood  
DARRELL WOOD, MANAGING MEMBER

STATE OF WASHINGTON )  
COUNTY OF PIERCE ) ss.

On this 30 day of NOV, 2022, before me personally appeared DARRELL WOOD, to me known to be the Managing Member of the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public Kim A. Labrie  
In and for the State of Washington  
Residing in DWIGHT  
My appointment expires 2/28/23