



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

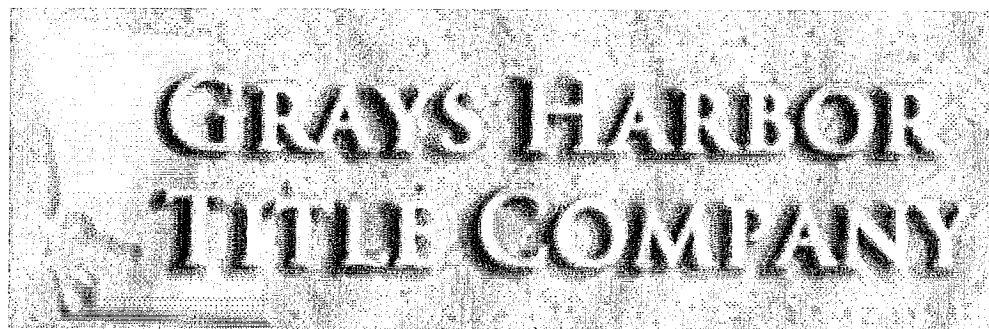
DISTRIBUTION LIST

Our Order No.: GR22397
Reference No:
Re: GROSS/TO COME
Property Address: 36 WALKER RD
HOQUIAM, WA 98550

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

	LENDER
SELLING AGENT	LISTING AGENT
	WINDERMERE REAL ESTATE ABERDEEN 101 S BROADWAY ABERDEEN, WA 98520 CONTACT: DAVID DAGNEN EMAIL: DDAGNEN@WINDERMERE.COM
ADDITIONAL SELLING AGENT	ADDITIONAL LISTING AGENT
BUYER'S ATTORNEY	SELLER'S ATTORNEY
MORTGAGE BROKER	ADDITIONAL LENDER
	TITLE OFFICER: JENNI BONNELL JENNIB@GRAYSHARBORTITLE.COM

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 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, 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.

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

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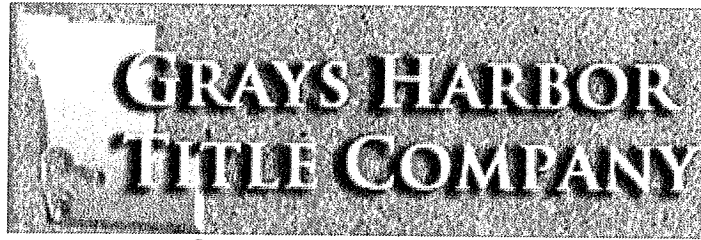
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Grays Harbor Title Company
219 West Market, Aberdeen, WA 98520
Phone: 360-532-3851 Fax: 360-532-0408

Agent for
TITLE RESOURCES GUARANTY COMPANY
ALTA COMMITMENT

SCHEDULE A

Title Officer: **Jenni Bonnell**

Order No.: **GR22397**

Escrow Officer:

Reference No.:

Ref: **GROSS / TO COME**

1. EFFECTIVE DATE: **February 26, 2024 at 8:00 AM.**

2. POLICY OR POLICIES TO BE ISSUED:

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

PREMIUM INFORMATION:

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

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

FEE SIMPLE AS TO PARCEL A; EASEMENT AS TO PARCEL B

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

JOSEPH A. GROSS JR. AND MARY T. GROSS, EACH PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF THEIR RESPECTIVE SPOUSE, IF MARRIED ON JANUARY 21, 2004 DATE OF ACQUIRING TITLE

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.

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. **RIGHT-OF-WAY DEED, AND THE TERMS AND CONDITIONS THEREOF;**

RECORDED: DECEMBER 11, 1906
FILE NO.: 25950, VOLUME 80 OF DEEDS, PAGE 448
GRANTEE: POLSON LOGGING CO.
FOR: A STRIP OF LAND 50 FEET IN WIDTH BEING 25 FEET ON EACH SIDE OF CENTER LINE OF RAILROAD TRACK

3. **EASEMENT INCLUDING ITS TERMS, COVENANTS, AND PROVISIONS, AS DISCLOSED BY THE INSTRUMENT;**

RECORDED: NOVEMBER 10, 2005
FILE NO.: 2005-11100141
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.

4. **MATTERS SET FORTH BY SURVEY AND ANY ADVERSE CLAIMS AND/OR OTHER CLAIMS ARISING THEREFROM;**

RECORDED: APRIL 04, 2008
FILE NO.: 2008-04040043 VOLUME 29 OF SURVEYS, PAGE 22
DISCLOSES: MEASUREMENTS AND BEARINGS

5. **MATTERS SET FORTH BY SURVEY AND ANY ADVERSE CLAIMS AND/OR OTHER CLAIMS ARISING THEREFROM;**

RECORDED: OCTOBER 03, 2022
FILE NO.: 2022-10030050 VOLUME 60 OF SURVEYS, PAGE 133

6. **ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION OF THE LAND DESCRIBED HEREIN, DUE TO A SHIFT OR CHANGE IN THE COURSE OF HANSON CREEK.**

7. **RIGHTS OF STATE OF WASHINGTON TO THAT PORTION OF LAND, IF ANY, LYING IN THE BED OF HANSON CREEK, IF THAT WATERWAY IS NAVIGABLE.**

8. **ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER, AND THE RIGHT OF USE, CONTROL OR REGULATION BY THE UNITED STATES OF AMERICA IN EXERCISE OF POWER OVER NAVIGATION.**

END OF SCHEDULE B - SECTION II SPECIAL EXCEPTIONS

NOTES:

- a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

36 WALKER RD
HOQUIAM, WA 98550

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

TAX ACCOUNT NO.:	201029240020
LAND:	\$94,750.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$94,750.00

- c. 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, VOL. 20 OF SURVEYS, PG. 134

- d. TITLE COMPANY NOTES PER THE GRAYS HARBOR COUNTY ASSESSORS OFFICE THE LAND USE IS DESIGNATED AS 91.

END OF SCHEDULE B - SECTION II NOTES



Authorized Signature

EXHIBIT "A"

PARCEL A:

**PARCEL 1 OF THAT CERTAIN GRAYS HARBOR COUNTY SURVEY RECORDED NOVEMBER 16, 1999 IN VOLUME 20 OF SURVEYS, PAGE 134, UNDER AUDITOR'S FILE NO. 1999-11160021, RECORDS OF GRAYS HARBOR COUNTY;
(BEING A PORTION OF TRACT 1, SPRINGFIELD TRACTS, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 11, RECORDS OF GRAYS HARBOR COUNTY; AND A PORTION OF THE WEST HALF OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN); SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.**

PARCEL B:

**A 60 FOOT EASEMENT ALONG THE NORTH PROPERTY LINE OF PARCEL 2 OF THAT CERTAIN GRAYS HARBOR COUNTY SURVEY RECORDED NOVEMBER 16, 1999 IN VOLUME 20 OF SURVEYS, PAGE 134, UNDER AUDITOR'S FILE NO. 1999-10160021, RECORDS OF GRAYS HARBOR COUNTY FROM THE WALKER COUNTY ROAD APPROXIMATELY 550 FEET MORE OR LESS TO THE EAST BANK OF AN UNNAMED CREEK FOR INGRESS AND EGRESS, AS DISCLOSED IN DOCUMENT RECORDED SEPTEMBER 27, 2000 UNDER AUDITOR'S FILE NO. 2000-09270082, RECORDS OF GRAYS HARBOR COUNTY;
SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.**



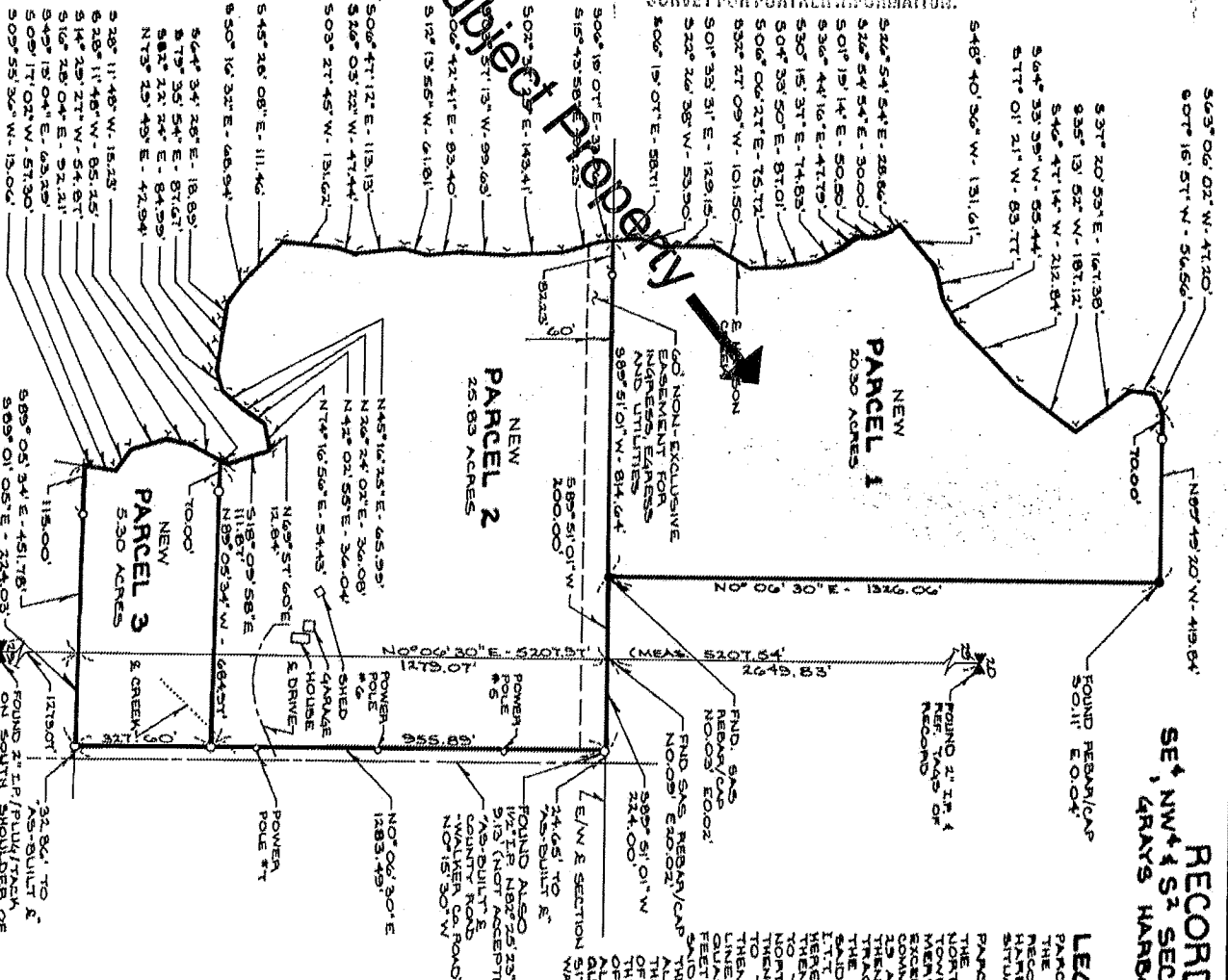
Rev. 09/07/2022

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?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.	
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	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	Go to https://www.titleresources.com/privacypolicy	

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Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
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?	We collect your personal information, for example, when you • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • <i>Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate, Inc. (https://www.anywhere.re); Anywhere Integrated Services, LLC (https://www.anywhereis.re); and HomeServices of America, Inc. (https://www.homeservices.com).</i>
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or service to you. • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at https://www.titleresources.com/privacypolicy
For our California Customers	Please see our notice about the California Consumer Protection Act located at https://www.titleresources.com/privacypolicy

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.



RECORD OF SURVEY
SE 1/4, NW 1/4 S 2 SEC. 29, TWP. 20N., R4E. 10W., W.M.
GRAY'S HARBOR COUNTY, WASHINGTON

LEGAL DESCRIPTION:

PARCEL A: THE SOUTH HALF OF TRACT 1, SPRINGFIELD TRACTS AS PER PLAT RECORDED IN VOLUME 5 OF PLATTS PAGE 11, RECORDS OF GRAYS HARBOR COUNTY, EXCEPT WALKER ROAD; PARCEL B: TRACT 1 IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

PARCEL B:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 12 AND 30, OF THE 6000' BEARING AND RANGE OF SPRINGFIELD TRACTS ON BEARING DATED SHOWN AND PLAT OF SPRINGFIELD TRACTS, NORTH 89° 49' 24" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF TRACT 1, A DISTANCE OF 312.57 FEET TO A 5/8" PRE-BAR ESTABLISHED BY LAND MAN DEERHOLD AND PARCEL TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PORTION OF THE TRACT; A DISTANCE OF 1337.89 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF 54' EAST ALONG SAID LINE 1530.00 FEET TO THE CENTERLINE OF GRAYS HARBOR CHANNEL;

THENCE SOUTHEAST ALONG SAID CENTERLINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 25;

THENCE ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF QUARTER, THENCE NORTH 89° 04' 52" WEST APPROXIMATELY 860 FEET TO THE CORNER OF THE SOUTHWEST QUARTER OF SECTION 25;

THENCE NORTH OF 3/4" EAST ALONG THE SOUTHWEST QUARTER OF TRACT 1 ALONG THE WEST LINE OF SAID QUARTER A DISTANCE OF 1253.47 FEET TO THE SOUTHWEST QUARTER OF THE EASTWEST CENTERLINE OF SAID SECTION 25;

THENCE NORTH 89° 49' 24" WEST 258.13 FEET TO THE POINT OF BEGINNING OF SECTION 25;

ALSO EXCEPT THE EAST 200 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, ON SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON;

SCALE: 1" = 200'

BASIS OF BEARING:

N. 2 & SECTION - HELD NO. 06.30"E PER GRAYS HARBOR
COUNTY LARGE LOT # 36-1814, RECORDED IN VOL. 1 OF
LARGE LOTS, Pg. 23 ON 3-11-1997

LEGEND:

METHOD USED: FIELD TRAVERSE
EQUIP USED: TOPCON - GTS2B - TOTAL STATION, 6"
0 - SET 3/4" I.P./CAP # 196472
1 - ACCEPTED POSITION OF #4 REBAR/CAP # 24515671
SET BY STEVE SCHMIDT, P.L.S.

204

SEE LARGE LOT #36-1814 FOR SECTION SUBDIVISION-
THE E/W SECTION CORNER WAS CALCULATED FROM
R.O.S. VOL.10, P.35 (NOT SHOWN)

PANEL 3 AREA WAS ADDED TO TAX LOT #2010243000
TO THE SOUTH BY DOWNGRADE LINE AGREEMENT AND IS
NOT A SEPARATE PANEL OR LAND FOR SALE. PROPOSED
PANEL 4 AREA IS A SEPARATE PANEL AND WOULD BE
REQUIRED TO SELL AS A SEPARATE PANEL.

SEE ALSO R.O.S. VOL.1, P.35 SHOWING ROAD R/W AND

AND PER LARGE LOT

PREPARED BY:
ROD SALSAMAN

PROFESSIONAL LAND SURVEYOR

204 QUINCE NE #101

OLYMPIA, WA. 9

4425-155(090)

.....

ADDITIONAL CERTIFICATE

Filed for record this 16th day of Nov. 1929 at 1:34 p.m.

book of *depositions* pages 1534, at the request of
 ROO SALSMAN, PROFESSIONAL LAND SURVEYOR

Cont. by R. R. W.

Country Another

SUMMARY STATEMENT

This map correctly represents a survey made by me or under my direction

in conference with the representatives of the Survey Boarding Act in the
request of JEROME EATON

SEPT. 1939
Ed. Folger

Certificate No. 196042

100

SEE ALSO ACOS, VOL. 2, PG. 35
PLAT OF SPRINGFIELD TRACTS
SHOWING ROAD R/W AND

PREPARED FOR:

JERRIE EATON

P.O. Box 360
ELMA, WA. 98541 (360) 482-2747

DATE	DATE BY
SEPT. 1999	KJC
JOB NO.	

OWNED BY	SCALE	SHEET

2	1	200	1
---	---	-----	---

SPRINGFIELD TRACT
VOLUME 5 OF PLATS,
PAGE 11

ORIGINAL PARCEL & LEGAL DESCRIPTION

THE NORTH 384.69 FEET OF THE SOUTH HALF OF TRACT 1 OF STRANDBERG TRACTS AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 11, RECORDS OF GRANT HARBOR COUNTY, SITUATE IN THE COUNTY OF GRANT HARBOR STATE OF WASHINGTON.

THIS BOUNDARY LINE ADJUTMENT IS REQUESTED
AND APPROVED BY THE UNDERSIGNED, WHO CERTIFY
THAT THEY ARE THE OWNERS OF THE RESPECTIVE
PARCELS IDENTIFIED IN THIS BOUNDARY LINE
ADJUSTMENT.

WAYNE BROOKS

DATE

SUBDIVISION ADMINISTRATOR

TAXES HERETO FOR LEVIED AGAINST THE BOUNDARY LINE ADJUSTMENT DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

DEPUTY TREASURER DATE

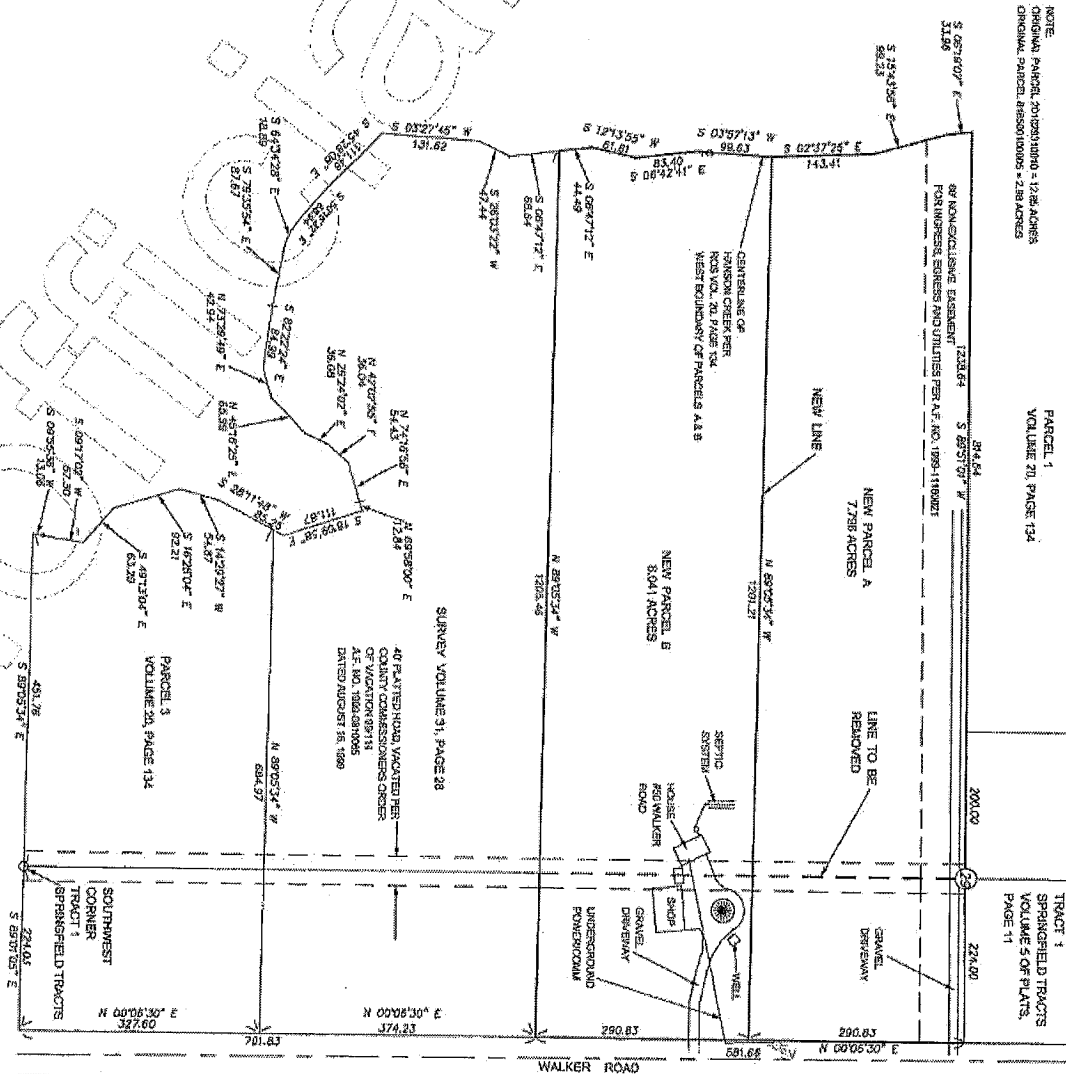
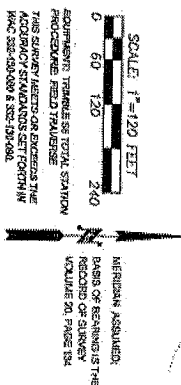
FILED FOR RECORD THIS 2ND DAY OF Oct, 2022
AT 2:15 P.M. IN BOOK 60 OF SURVEYS, PAGE 133,
AT THE REQUEST OF Wegat Bros

BY [Signature]
COUNTY AUDITOR DEPUTY



THIS MAIL 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 WAYNE BROOKS IN AUGUST, 2022.

10-3-73
DATE



BOUNDARY LINE ADJUSTMENT 22-1836

70 3004 6524
WAYNE SPOOKS

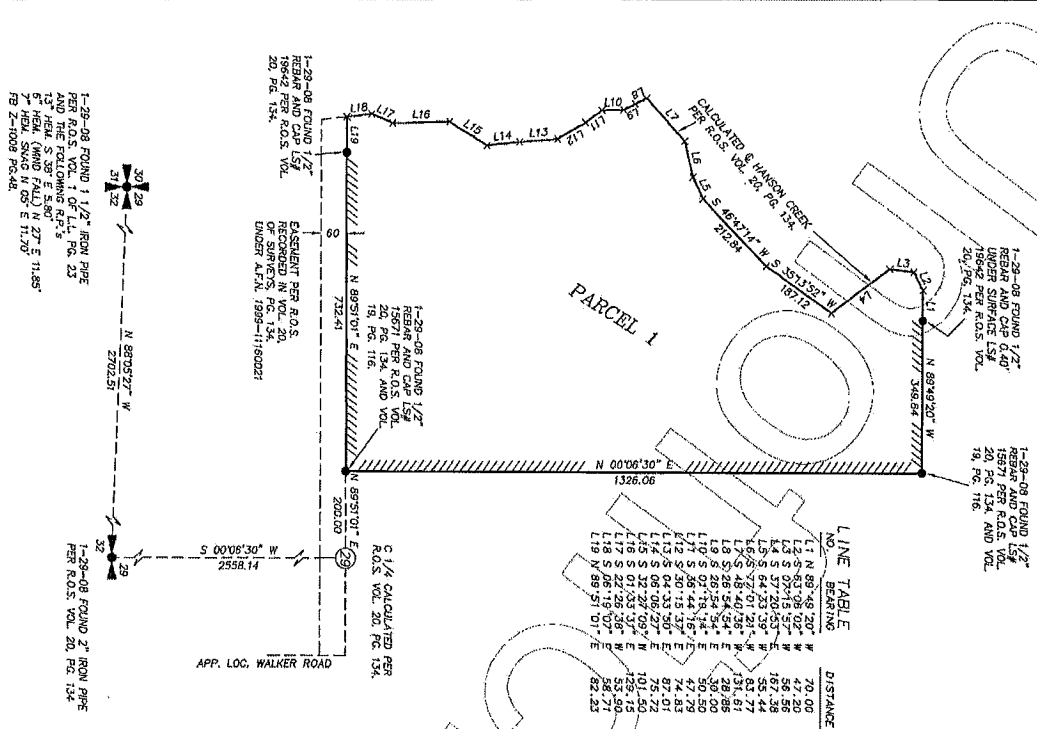
KNOX/RE JUNCTION, AZ. 85178

SCA

DATA

.....

RECORD OF SURVEY PORTION OF THE SE 1/4 OF THE NW 1/4, SECTION 29, T. 20 N., R. 10 W., W.M.



LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N 88°42'30\"	70.00
2	N 88°42'30\"	40.00
3	N 88°42'30\"	40.00
4	N 88°42'30\"	40.00
5	N 88°42'30\"	40.00
6	N 88°42'30\"	40.00
7	N 88°42'30\"	40.00
8	N 88°42'30\"	40.00
9	N 88°42'30\"	40.00
10	N 88°42'30\"	40.00
11	N 88°42'30\"	40.00
12	N 88°42'30\"	40.00
13	N 88°42'30\"	40.00
14	N 88°42'30\"	40.00
15	N 88°42'30\"	40.00
16	N 88°42'30\"	40.00
17	N 88°42'30\"	40.00
18	N 88°42'30\"	40.00
19	N 88°42'30\"	40.00
20	N 88°42'30\"	40.00
21	N 88°42'30\"	40.00
22	N 88°42'30\"	40.00
23	N 88°42'30\"	40.00
24	N 88°42'30\"	40.00
25	N 88°42'30\"	40.00
26	N 88°42'30\"	40.00
27	N 88°42'30\"	40.00
28	N 88°42'30\"	40.00
29	N 88°42'30\"	40.00
30	N 88°42'30\"	40.00
31	N 88°42'30\"	40.00
32	N 88°42'30\"	40.00
33	N 88°42'30\"	40.00
34	N 88°42'30\"	40.00
35	N 88°42'30\"	40.00
36	N 88°42'30\"	40.00
37	N 88°42'30\"	40.00
38	N 88°42'30\"	40.00
39	N 88°42'30\"	40.00
40	N 88°42'30\"	40.00
41	N 88°42'30\"	40.00
42	N 88°42'30\"	40.00
43	N 88°42'30\"	40.00
44	N 88°42'30\"	40.00
45	N 88°42'30\"	40.00
46	N 88°42'30\"	40.00
47	N 88°42'30\"	40.00
48	N 88°42'30\"	40.00
49	N 88°42'30\"	40.00
50	N 88°42'30\"	40.00
51	N 88°42'30\"	40.00
52	N 88°42'30\"	40.00
53	N 88°42'30\"	40.00
54	N 88°42'30\"	40.00
55	N 88°42'30\"	40.00
56	N 88°42'30\"	40.00
57	N 88°42'30\"	40.00
58	N 88°42'30\"	40.00
59	N 88°42'30\"	40.00
60	N 88°42'30\"	40.00
61	N 88°42'30\"	40.00
62	N 88°42'30\"	40.00
63	N 88°42'30\"	40.00
64	N 88°42'30\"	40.00
65	N 88°42'30\"	40.00
66	N 88°42'30\"	40.00
67	N 88°42'30\"	40.00
68	N 88°42'30\"	40.00
69	N 88°42'30\"	40.00
70	N 88°42'30\"	40.00
71	N 88°42'30\"	40.00
72	N 88°42'30\"	40.00
73	N 88°42'30\"	40.00
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77	N 88°42'30\"	40.00
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82	N 88°42'30\"	40.00
83	N 88°42'30\"	40.00
84	N 88°42'30\"	40.00
85	N 88°42'30\"	40.00
86	N 88°42'30\"	40.00
87	N 88°42'30\"	40.00
88	N 88°42'30\"	40.00
89	N 88°42'30\"	40.00
90	N 88°42'30\"	40.00
91	N 88°42'30\"	40.00
92	N 88°42'30\"	40.00
93	N 88°42'30\"	40.00
94	N 88°42'30\"	40.00
95	N 88°42'30\"	40.00
96	N 88°42'30\"	40.00
97	N 88°42'30\"	40.00
98	N 88°42'30\"	40.00
99	N 88°42'30\"	40.00
100	N 88°42'30\"	40.00

LEGEND
 x CALCULATED PER R.O.S. VOL. 20, PG. 134.
 FOUND MONUMENTS AS NOTED
 SET LANE AND REBORN ON LINE

RECORD OF SURVEY DESCRIPTION:
 PARCEL 1 AS RECORDED IN VOL. 20 OF SURVEYS, PG. 134
 UNDER AUDITORS FILE NO. 1989-11160021 DATED NOV. 15,
 1989 RECORDS OF GRAYS HARBOR, WASHINGTON.
 SURVEY REFERENCES:
 R.O.S. BY RODNEY E. SALSMAN 154 19842 VOL. 20, PG. 134
 R.O.S. BY STEVAN A. SCHMIDT 154 16571 VOL. 19, PG. 116
 LT. R.O.S. BY STEVAN A. SCHMIDT 154 16571 VOL. 1, PG. 23
 STATUTORY WARRANTY DEED A.F.N. 2004-0120065

METHOD OF SURVEY: FIELD TRANSFER USING A TOPCON GTS 602
 60700\" TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE
 PRECISION AND ACCURACY STANDARDS AS OUTLINED IN M.A.C.
 332-130-080.
 R.E. ZENKNER AND ASSOCIATES LAND SURVEYING INC. MAKES NO
 WARRANTY AS TO MATERIALS OR METHODS USED IN THIS SURVEY
 OR BONA FIDE RIGHTS.

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 4th DAY OF April, 2008
 AT 2:46 PM IN BOOK 29 OF SURVEYS PAGE 22
 AT THE REQUEST OF ZENKNER & ASSOCIATES LAND SURVEYING, INC.
 Joseph Bros. Auditor
 License No. 40518

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
 OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE
 REQUIREMENTS OF THE WASHINGTON ACT REGARDING SURVEYS
 REQUEST OF JOSEPH BROS. IN NOVEMBER, 2007.
 Joseph Bros. Surveyor
 License No. 40518

R.E. ZENKNER & ASSOC.
 LAND SURVEYING INC.
 10000 1st Ave. SE
 Everett, WA 98203
 Phone No. (425) 777-9727
 FAX (425) 777-9727
 DATE 2-04-08
 JOB NO. 07-319
 SCALE 1\" = 300'
 SHEET 1 OF 1



AUDITORS INDEXING:
 SE 1/4 NW 1/4 SEC. 29, T. 20 N., R. 10 W., W.M.

AFTER RECORDING MAIL TO:

Joseph A Gross Jr
Mary T Gross
6317 Tamoshan Dr NW
Olympia, WA 98502

E67164

Ptn SE NW 29-20-10

Escrow No.: 00067164

165347

REAL ESTATE EXCISE TAX
\$ 703.80 Paid 1/21/04
RONALD A. STRABBING, TREASURER
Grays Harbor County, Montesano, Wash.
By [Signature] Deputy

Statutory Warranty Deed

THE GRANTOR Jacobs & Eaton Timber for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to Joseph A. Gross Jr and Mary T. Gross the following described real estate, situated in the County of GRAYS HARBOR, State of Washington:

PARCEL A:

Parcel 1 of that certain Grays Harbor County Survey recorded November 16, 1999 in Volume 20 of Surveys, page 134, under Auditor's File No. 1999-11160021, records of Grays Harbor County; (Being a portion of Tract 1, Springfield Tracts, as per plat recorded in Volume 5 of Plats, page 11, records of Grays Harbor County; AND a portion of the West Half of Section 29, Township 20 North, Range 10 West of the Willamette Meridian); Situate in the County of Grays Harbor, State of Washington.

PARCEL B:

A 60 foot easement along the North property line of Parcel 2 of that certain Grays Harbor County Survey recorded November 16, 1999 in Volume 20 of Surveys, page 134, under Auditor's File No. 1999-10160021, records of Grays Harbor County from the Walker County Road approximately 550 feet more or less to the East bank of an unnamed creek for ingress and egress, as disclosed in document recorded September 27, 2000 under Auditor's File No. 2000-09270082, records of Grays Harbor County; Situate in the County of Grays Harbor, State of Washington.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Assessor's Property Tax Parcel Account Number(s): 201029240020

Dated this 12th day of January, 2004.

Jacobs & Eaton Timber

[Signature]
Richard Jacobs, Individually and as Partner

[Signature]
Jerrie L Eaton, Individually and as Partner

[Signature] 12.04
Nancy Jacobs, Individually and as Partner

[Signature]
Sally Eaton, Individually and as Partner

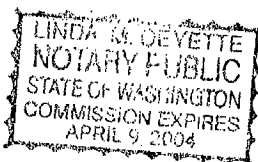
STATE OF WASHINGTON
COUNTY OF Grays Harbor

} ss

I certify that I know or have satisfactory evidence that Richard Jacobs, Nancy Jacobs, Jerrie L Eaton and Sally Eaton are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the Partners of Jacobs & Eaton Timber to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

January 20, 2004



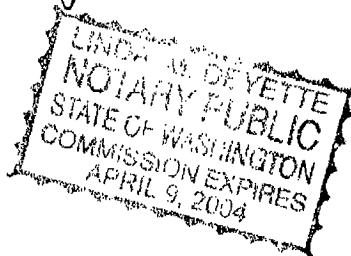
[Signature]
Linda M. DeYette
Notary Public in and for the State of Washington
Residing at Abandon MONTESANO
My appointment expires: August 9, 2007
April 9, 2004

STATE OF Washington
COUNTY OF Grays Harbor

SS

I certify that I know or have satisfactory evidence that **Richard Jacobs, Nancy Jacobs, Jerrie L Eaton and Sally Eaton** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *January 20, 2004*



Linda M Deyette
LINDA M. DEYETTE
Notary Public in and for the State of Washington
MONTESSANO Residing at Aberdeen
My appointment expires August 9, 2007
April 9, 2004



PACIFIC TITLE

20.00 DEED

2004-01210055

Page: 2 of 2

01/21/2004 10:51A
Grays Harbor Co