529034

Special Warranty Deed

C2110

THE GRANTOR, SEATTLE-FIRST NATIONAL BANK, a national banking association, Trustee under agreement with Ben & Gertrude Nelson,

for and in consideration of Thirty-Nine Thousand Five Hundred ------- Dollars

($ 39,500), in hand paid, grants, bargains, sells, conveys and confirms to North Olympic Library System

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

The West 650 feet of the North 135 feet of the South Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 30 North, Range 3 West, W.M.: EXCEPT the West 30 feet thereof. Situate in Clallam County, State of Washington

FILED FOR RECORD AT THE REQUEST OF [redacted] TITLE
RECORDED IN RECORDS OF CLALLAM CO.
1982 MAR 19 PM 3:20
VOL 623 PAGE 43
MARY HOFFYK AUDITOR
CLALLAM COUNTY, WASH.
BY [signature] DEPUTY

NO. 5708 Exempt
CLALLAM COUNTY
TRANSACTION EXCISE TAX
PAID MAR 19 1982
AMOUNT -0-
COUNTY TREASURER
BY [signature] Deputy

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, it will forever warrant and defend the said described real estate.

529034

Dated this day of , A. D., 19

SEATTLE-FIRST NATIONAL BANK, Trustee
under Agreement with Ben & Gertrude Nelson

By [signature]
Vice-President

By [signature]
Trust Officer
Assistant Vice President &

STATE OF WASHINGTON } ss.
COUNTY OF KING }

On this 26th day of February, 19 82, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Arleigh T. Jones and Kathryn A. Huffsmith to me known to be Vice-President and Assistant Vice President and Trust Officer respectively, of Seattle-First National Bank, the national banking association which executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said bank for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the seal of said bank.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

[signature]
Notary Public in and for the State of Washington, residing at ~~Seattle~~ Tacoma, Washington

FORM 163 REV. 10-54

VOL 623 PAGE 43

33798-0

Special Warranty Deed

Seattle-First National Bank

TO

.....

.....

Transamerica
Title Services

Transamerica
Title Insurance Company

21 11 0271110

DATE	ESCROW NUMBER	BUYER/BORROWER
03-23-82	20 00 0033798 0	NORTH OLYMPIC LIBRARY

TRANSAMERICA OFFICE:
403 SOUTH LINCOLN STREET
PORT ANGELES WA98362
206-457-4451

TO:
NORTH OLYMPIC LIBRARY
SYSTEM
2210 S. PEABODY
PORT ANGELES, WA 98362

SYSTEM
2210 S PEABODY
PORT ANGELES, WA 98362

SELLER:
SEATTLE FIRST NAT'L BANK
P.O. BOX 1176
TACOMA, WA 98402
ATTN: A.T. JONES

PROPERTY LOCATION:
W650' OF N135' S2,
N2, NW4, NW4, 23-30-3

WE ENCLOSE THE FOLLOWING:
WARRANTY DEED
(SPECIAL)
TITLE INSURANCE POLICY
MONEY RECEIPT

VERY TRULY YOURS:

Betsy Dingus

BETSY DINGUS
ESCROW OFFICER

Policy of Title Insurance

Issued by

Transamerica Title Insurance Company

hereinafter called the Company, a California corporation, for valuable consideration, and subject to the conditions and stipulations of this policy, does hereby insure the person or persons named in item 1 of Schedule A, together with the persons and corporations included in the definition of "the insured" as set forth in the conditions and stipulations, against loss or damage sustained by reason of:

1. Title to the estate, lien or interest defined in items 3 and 4 of Schedule A being vested, at the date hereof, otherwise than as stated in item 2 of Schedule A; or
2. Any defect in, or lien or encumbrance on, said title existing at the date hereof, not shown in Schedule B; or
3. Any defect in the execution of any instrument shown in item 3 of Schedule A, or priority, at the date hereof, over any such instrument, of any lien or encumbrance not shown in Schedule B; or
4. Unmarketability of such title;

provided, however, the Company shall not be liable for any loss, damage or expense resulting from the refusal of any person to enter into, or perform, any contract respecting the estate, lien or interest insured.

The total liability is limited to the amount shown in Schedule A, exclusive of costs incurred by the Company as an incident to defense or settlement of claims hereunder.

In witness whereof, THE COMPANY has caused this policy to be authenticated by the facsimile signature of its President, and its Secretary.

Transamerica Title Insurance Company

By A E Van Lennen **President**

By Frederic C. Franklin **Secretary**

CONDITIONS AND STIPULATIONS

1. The Company shall have the right to, and will, at its own expense, defend the insured with respect to all demands and legal proceedings founded upon a claim of title, encumbrance or defect which existed or is claimed to have existed prior to the date hereof and is not set forth or excepted herein; reserving, however, the option at any time of settling the claim or paying the amount of this policy in full. In case any such demand shall be asserted or any such legal proceedings shall be instituted the insured shall at once give notice thereof in writing to the Company at its state office, Park Place, Sixth Avenue at University Street, Seattle, Washington 98101 and, if the insured is a party to such legal proceedings, secure to the Company, within ten days after service of first process upon the insured, the right to defend such legal proceedings in the name of the insured so far as necessary to protect the insured, and the insured shall render all reasonable assistance in such defense. If such notice shall not be given, or the right to defend secured, as above provided, then all liability of the Company with regard to the subject matter of such demand or legal proceedings, and any expense incident thereto, shall terminate; provided, however, that failure to give such notice shall in no case prejudice the claim of the insured unless the Company shall be actually prejudiced by such failure and then only to the extent of such prejudice.

2. In the event of final judicial determination by a court of competent jurisdiction, under which the estate, lien or interest insured is defeated or impaired by reason of any adverse interest, lien or encumbrance not set forth or excepted herein, claim may be made as herein provided. A statement in writing of any loss or damage, for which it is claimed the Company is liable, shall be furnished to the Company at its state office within sixty days after such loss or damage shall have been ascertained. No right of action shall accrue with respect thereto until thirty days after such statement shall have been furnished and no recovery shall be had unless an action shall have been commenced thereon within one year after the expiration of said thirty days. Any rights or defenses of the Company against a named insured shall be equally available against any person or corporation who shall become an insured hereunder as successor of such named insured.

3. The Company may at any time pay this policy in full, whereupon all liability of the Company shall terminate. Every payment made by the Company, exclusive of costs incurred by the Company as an incident to defense or settlement of claims hereunder, shall reduce the liability of the Company by the amount paid. The liability of the Company shall in no case exceed the actual loss of the insured and costs which the Company is obligated to pay. When the Company shall have paid a claim hereunder it shall be subrogated to all rights and remedies which the insured may have against any person or property with respect to such claim, or would have if this policy had not been issued, and the insured shall transfer all such rights to the Company. If the payment made by the Company does not cover the loss of the insured, such subrogation shall be proportionate. Whenever the Company shall be obligated to pay a claim under the terms of this policy by reason of a defect in the title to a portion of the area described herein, liability shall be limited to the proportion of the face amount of this policy which the value of the defective portion bears to the value of the whole at the time of the discovery of the defect, unless liability is otherwise specifically segregated herein. If this policy insures the lien of a mortgage, and claim is made hereunder, the Company may pay the entire indebtedness and thereupon the insured shall assign to the Company the mortgage and the indebtedness secured thereby, with all instruments evidencing or securing the same, and shall convey to the Company any property acquired in full or partial satisfaction of the indebtedness, and all liability of the Company shall thereupon terminate. If a policy insuring the lien of a mortgage is issued simultaneously with this policy and for simultaneous issue premium as provided in rate schedule, any payment by the Company on said mortgage policy with respect to the real estate described in Schedule A hereof shall reduce pro tanto the liability under this policy. All actions or proceedings against the Company must be based on the provisions of this policy. Any other action or actions or rights of action that the insured may have or may bring against the Company with respect to services rendered in connection with the issuance of this policy, are merged herein and shall be enforceable only under the terms, conditions and limitations of this policy.

4. The following terms when used in this policy mean: (a) "named insured": the persons and corporations named as insured in Schedule A of this policy; (b) "the insured": such named insured together with (1) each successor in ownership of any indebtedness secured by any mortgage shown in Item 3 of Schedule A, (2) any owner or successor in ownership of any such indebtedness who acquires title to the real estate described in Item 4 of Schedule A, or any part thereof, by lawful means in satisfaction of said indebtedness or any part thereof, (3) any governmental agency or instrumentality which insures or guarantees said indebtedness or any part thereof, and (4) any person or corporation deriving an estate or interest in said real estate as an heir or devisee of a named insured or by reason of the dissolution, merger, or consolidation of a corporate named insured; (c) "date hereof": the exact day, hour and minute specified in Schedule A; (d) "public records": records which, under the recording laws, impart constructive notice with respect to said real estate; (e) "state office": the office of the Company at the address shown herein; (f) "mortgage": mortgage, deed of trust, trust deed, or other security instrument described in Schedule A.

SCHEDULE A

No. 33798
Date March 22, 1982 at 8:30 A.M.

Amount $ 39,500.00
Premium $ 199.00

1. Insured
NORTH OLYMPIC LIBRARY SYSTEM

2. Title to the estate, lien or interest insured by this policy is vested in

The Named Insured

3. Estate, lien or interest insured

Fee simple estate

4. Description of the real estate with respect to which this policy is issued

The West 650 feet of the North 135 feet of the South Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 30 North, Range 3 West, W.M.;
EXCEPT the West 30 feet thereof.
Situate in Clallam County, State of Washington.

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Form No. W 4000-2 (1PT)
Revised 10-1980

SCHEDULE B

Defects, liens, encumbrances and other matters against which the company does not insure:

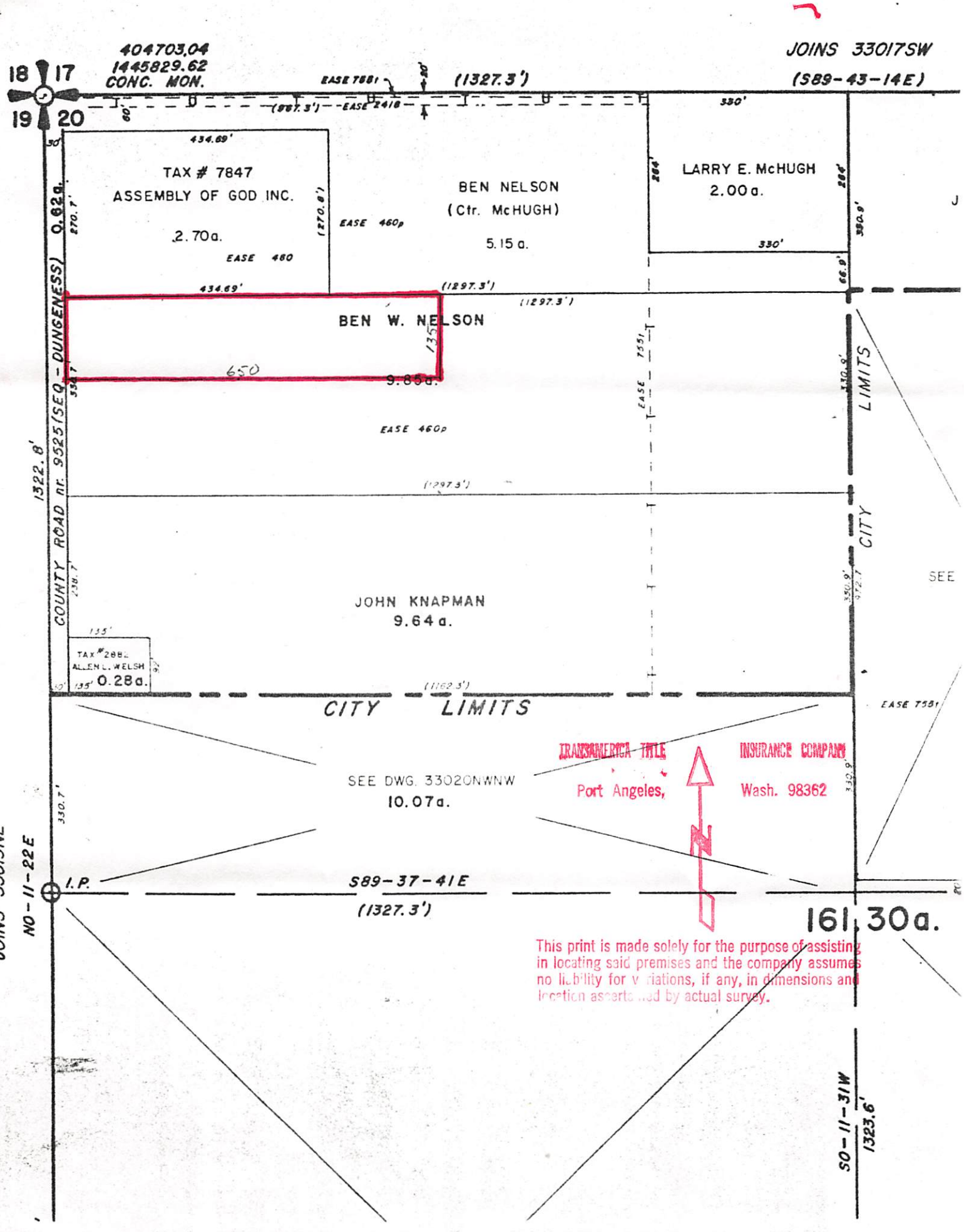
GENERAL EXCEPTIONS

1. Encroachments or questions of location, boundary and area, which an accurate survey may disclose; public or private easements, streets, roads, alleys or highways, unless disclosed of record by recorded Plat or conveyance, or decree of a Court of record; rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records; material or labor liens or liens under the Workmen's Compensation Act not disclosed by the public records; water rights or matters relating thereto; any service, installation or construction charges for sewer, water, electricity, or garbage removal.
2. Exceptions and reservations in United States Patents; right of use, control or regulation by the United States of America in the exercise of powers over navigation; limitation by law or governmental regulation with respect to subdivision, use enjoyment or occupancy; any prohibition of or limitation of the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water; defects, liens, encumbrances, or other matters created or suffered by the insured; rights or claims based upon instruments or upon facts not disclosed by the public records but of which rights, claims, instruments or facts the insured has knowledge.
3. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
4. "Consumer credit protection," "truth-in-lending," or similar law, or the failure to comply with said law or laws.

Special exceptions

1. EASEMENT, AND THE TERMS & CONDITIONS THEREOF:
   GRANTEE: Olympic Power Company
   PURPOSE: Transmission line
   AREA AFFECTED: Undisclosed
   DATED: October 17, 1911
   RECORDING DATA: Volume 88 of Deeds, page 294

2. EASEMENT, AND THE TERMS & CONDITIONS THEREOF:
   GRANTEE: Public Utility District No. 1
   PURPOSE: Electric transmission lines
   AREA AFFECTED: Portion of property herein described
   DATED: January 11, 1961
   RECORDED: January 19, 1961
   RECORDING NO.: 325562


404703.04
1445829.62
CONC. MON.
JOINS 33017SW
(S89-43-14E)
18
17
19
20
EASE 7881
(1327.3')
(887.3')
EASE 2418
330'
434.69'
TAX # 7847
ASSEMBLY OF GOD INC.
2.70a.
EASE 460
BEN NELSON
(Ctr. McHUGH)
5.15 a.
EASE 460p
LARRY E. McHUGH
2.00 a.
264'
330'
330.9'
66.9'
(1297.3')
BEN W. NELSON
9.85a.
650
135'
EASE 755'
LIMITS
CITY
COUNTY ROAD nr. 9525 (SEQ - DUNGENESS) 0.62a.
1322.8'
JOHN KNAPMAN
9.64 a.
TAX #2881
ALLEN L. WELSH
0.28a.
(1162.3')
CITY LIMITS
EASE 758'
SEE
TRANSAMERICA TITLE INSURANCE COMPANY
Port Angeles, Wash. 98362
SEE DWG. 33020NWNW
10.07a.
330.7'
330.9'
JOINS 33019NE
NO-11-22E
I.P.
S89-37-41E
(1327.3')
161.30a.
This print is made solely for the purpose of assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.
SO-11-31W
1323.6'



Transamerica Title Insurance Company

HOME OFFICE
600 Montgomery Street
San Francisco, California 94111
(415) 983-4400

Arizona Operations
3250 South Fair Lane
Tempe, Arizona 85282
(602) 262-0511

Northern California Operations
6850 Regional Street
Dublin, California 94566
(415) 829-3800

Southern California Operations
Third and La Cienega
Los Angeles, California 90048
(213) 655-3000

Colorado Operations
1800 Lawrence Street
Denver, Colorado 80202
(303) 629-4800

Michigan Operations
20830 Rutland Drive
Southfield, Michigan 48037
(313) 569-3100

New Mexico Operations
9809 Candelaria, N.E.
Albuquerque, New Mexico 87112
(505) 293-8000

Nevada Operations
535 E. Plumb Lane
Reno, Nevada 89502
(702) 786-1871

Oregon Operations
12360 East Burnside
Portland, Oregon 97216
(503) 256-1160

Texas Operations
3820 Buffalo Speedway
Houston, Texas 77098
(713) 622-2611

Utah Operations
261 East 300 South
Salt Lake City, Utah 84111
(801) 532-6600

Washington-Alaska Operations
Park Place
Sixth Avenue at University Street
Seattle, Washington 98101
(206) 628-4650

Policy of Title Insurance

Issued by

Transamerica Title Insurance Company

Transamerica Title Services

Transamerica Title Insurance Company

SERVING THE FOLLOWING COUNTIES AND RECORDING DISTRICTS

WASHINGTON

BENTON	LEWIS
CHELAN	MASON
CLALLAM	OKANOGAN
CLARK	PACIFIC
COWLITZ	PIERCE
DOUGLAS	SKAGIT
FERRY	SNOHOMISH
FRANKLIN	SPOKANE
GRANT	THURSTON
ISLAND	WAHKIAKUM
JEFFERSON	WHATCOM
KING	WHITMAN
KITSAP	YAKIMA

ALASKA

ANCHORAGE	KODIAK
CAPE NOME	NENANA
CORDOVA	PALMER
FAIRBANKS	PETERSBURG
HAINES	SELDOVIA
HOMER	SEWARD
HYDER	SITKA
JUNEAU	SKAGWAY
KENAI	VALDEZ
KETCHIKAN	WRANGELL