Fidelity National Title
Insurance Company

Guarantee No.: 131154-9-35049-CL-2023.27030-230643766

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIDELITY NATIONAL TITLE INSURANCE COMPANY
a Florida Corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned:

By: Cali King
Authorized Officer or Agent
Cali King
Frontier Title and Escrow Co., Inc.
402 S Lincoln St
Port Angeles, WA 98362-3006
Tel:360-457-0482
Fax:360-457-0690

FIDELITY NATIONAL TITLE INSURANCE COMPANY CORPORATE SEAL

By:
Michael J. Nolan
President

Attest:
Marjorie Nemzura
Secretary

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.

(c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.

2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule A of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

(a) "the Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.

(b) "land": the land described or referred to in Schedule A and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.

(c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

(e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph it shall do so diligently

(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The

proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudice by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

7. Determination and Extent of Liability.

This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to an defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof

of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assure claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not full cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance of the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. NOTICES, WHERE SENT.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at: **FIDELITY NATIONAL TITLE INSURANCE COMPANY, Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.**

FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

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Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

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For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us

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following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ISSUED FROM THE OFFICE OF FRONTIER TITLE AND ESCROW CO, INC.
AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY

SUBDIVISION GUARANTEE

SCHEDULE A

Office File No.: 35049-CL

Guarantee No.: 27030-230643766

Liability: $1,000.00

Fee: $350.00

Tax: 30.80

1. Name of assured: Bella Vista Estates, LLC, a Washington limited liability company

2. Date of Guarantee: August 2, 2023 at 08:00 AM

The assurances referred to on this page are:

That, according to those public records which, under the recording laws, impart, constructive notice of matters relative to the following described real property:

LEGAL DESCRIPTION IS ATTACHED ON EXHIBIT "A" AND BY REFERENCE MADE APART HEREOF

Title to said real property is vested in: Bella Vista Estates, LLC, a Washington limited liability company as to Parcel A; and Shelly Renee Chambers, a single woman as to Parcel B

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.

3. Title to any property beyond the lines of the real property expressly described herein or title to streets, roads, avenues, lanes, ways or waterways on which said real property abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement, or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

SAID EXCEPTIONS ARE HEREBY CONTINUED ON PAGE 2.

SUBDIVISION GUARANTEE

Guarantee No.: 27030-230643766

SPECIAL EXCEPTIONS

4. General Taxes, together with interest, penalty and statutory foreclosure costs, if any, after delinquency: Tax Year: 2023
First Half Amount: $ 1,363.78
Second Half Amount: $ 1,363.69
Amount Paid: $ 2,727.47
Tax Account No: 033029-240100
PID: 25082
Affects: Parcel A
Land AV: $ 316,800.00
Improvement AV: $ 0.00
Note, First half taxes become delinquent after April 30th and the second half become delinquent after October 31st, if not paid

5. General Taxes, together with interest, penalty and statutory foreclosure costs, if any, after delinquency: Tax Year: 2023
First Half Amount: $ 3,595.34
Second Half Amount: $ 3,595.29
Amount Paid: $ 3,595.34
Tax Account No: 033029-249015
PID: 25086
Affects: Parcel B
Land AV: $ 238,425.00
Improvement AV: $ 659,523.00
Note, First half taxes become delinquent after April 30th and the second half become delinquent after October 31st, if not paid

6. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: May 16, 1956
Recording No: 294813
For: Water Pipeline
Affects: Parcels A, B and other property

Affects: The description contained therein is not sufficient to determine its exact location within the property herein described.

7. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: November 3, 1994
Recording No: 714566
In Favor of: Public Utility District No. 1 of Clallam County
For: Electric transmission and/or distribution line or system
Affects: Parcel A

8. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: August 10, 1977
Recording No: 471064
In Favor of: Public Utility District No. 1 of Clallam County
For: Electric transmission and/or distribution line or system
Affects: Parcel B

SPECIAL EXCEPTIONS
(Continued)

9. Covenants, conditions, restrictions, recitals, dedications, disclaimers, notices, agreements, assessments and / or easements as contained in the Plat / Short Plat;
Name of Plat: Brehan Short Plat
Recorded: July 3, 1986
Recording No.: 579533
Affects: Parcel B

10. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: June 23, 1986
Recording No: 579137
For: Ingrees, egress and utilities
Affects: Parcel B

11. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: August 16, 1988
Recording No: 606968
In Favor of: Public Utility District No. 1 of Clallam County
For: Electric transmission and/or distribution line or system
Affects: Parcel B

12. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: January 18, 1995
Recording No: 720797
In Favor of: City of Sequim
For: Sewerline
Affects: Parcels A & B

13. Road Maintenace Agreement, by and between the parties therein named, including its terms, conditions, covenants and provisions as therein provided;
Recorded: September 10, 1997
Recording No: 761074
Affects: Parcel B and other property

14. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: December 28, 2000
Recording No: 2000-1057101
In Favor of: Highland Irrigation District
For: Right of Way for Irrigation Ditch
Affects: Parcels A, B and other property

15. Matters as set forth on a Boundary Line Adjustment Survey:
Recorded: 06/18/2001
Recording No.:2001-1065588
Affects: Parcel B and other property

SPECIAL EXCEPTIONS
(Continued)

16. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: January 19, 2018
Recording No: 2018-1359902
In Favor of: City of Sequim
For: Utilities
Affects: Parcel B and other property

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

18. Any question as to the actual location of the Highland Irrigation Ditch.

19. Deed of Trust, to secure the indebtedness including any interest, advances or other obligations secured thereby;
Dated : April 3, 2021
Recorded: April 8, 2021
Recording No.: 2021-1415824
Amount: $548,250.00
Grantor: Shelly Renee Chambers, a single woman
Trustee: Clallam Title Company
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), solely as nominee for Evergreen Moneysource Mortgage Company
Affects; Parcel B

20. Should our office be asked to confirm any proposed boundary line adjustments or subdivisions for recording; a copy of the Operating Agreement for Bella Vista Estates, a Washington limited liability company must be submitted for review and confirmation of signing authority.

SUBDIVISION GUARANTEE

EXHIBIT A

Guarantee No.: 27030-230643766

LEGAL DESCRIPTION

Parcel A:

That part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 30 North, Range 3 West, W.M., Clallam County, Washington, lying Northerly of the Highland Irrigation Ditch and Westerly of a line described as beginning at a point on the North line of said Southeast Quarter of the Northwest Quarter, South 87°37'45" East 58 feet from its Northwest corner; Thence South 21°58'10" East 614.22 feet and South 10°56'17" East 538.93 feet, more or less, to said Highland Irrigation Ditch;

EXCEPT the North 30 feet thereof conveyed to the City of Sequim by Deed recorded August 27, 1996 under Auditor's File No. 744128.

Parcel B:

Parcel 2B of Survey recorded on June 18, 2001 in Volume 47 of Surveys, page 14 under Auditor's File No. 2001-1065588, being a Survey of Lots 1 and 2 of the Brehan Short Plat recorded in Volume 16 of Short Plats, page 74 under Auditor's File No. 579533, being a portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 30 North, Range 3 West, W.M., Clallam County, Washington.

ALL situate in the County of Clallam, State of Washington.

2022-1442223
Page 1 of 3 Warranty Deed
CLALLAM TITLE COMPANY
Clallam County Washington 09/01/2022 01:54:15 PM
ELECTRONICALLY RECORDED

When recorded return to:

Bella Vista Estates, LLC
8711 Ridge Road
Medina, WA 98039

NO E 131604
CLALLAM COUNTY
TRANSACTION EXCISE TAX
SALE PRICE $575,000.00
DATE PAID SEP 01 2022
EXCISE AMOUNT $9,340.00
COUNTY TREASURER
BY D King

Filed for Record at Request of
Clallam Title Company
Escrow Number: **140628CS**

Statutory Warranty Deed

THE GRANTORS Douglas S. Francis and Leslee J. Francis, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Bella Vista Estates, LLC, a Washington limited liability company** the following described real estate, situated in the County of **Clallam,** State of **Washington**

Abbreviated Legal: Ptn SE NW 28-30-3W

For Full Legal See Attached Exhibit "A"

SUBJECT TO: Covenants, Conditions, Restrictions, Easements, Plats and Surveys, if any, affecting title, which may appear in the public record

Tax Parcel Number(s): **033029 240100**

Dated **August 31, 2022**

Douglas S. Francis

Leslee J. Francis

STATE OF WA }
COUNTY OF Clallam } ss.

I certify that I know or have satisfactory evidence that **Douglas S. Francis ~~and Leslee J. Francis~~** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/31/22

Notary Public
State of Washington
JUSTINE QUALLS
COMM. # 201486
MY COMM. EXP. 07/01/2026

Notary name printed or typed: Justine Qualls
Notary Public in and for the State of WA
Residing at Federal Way
My appointment expires: 7-1-26

Unofficial Copy

When recorded return to:

Bella Vista Estates, LLC
8711 Ridge Road
Medina, WA 98039

Filed for Record at Request of
Clallam Title Company
Escrow Number: **140628CS**

Statutory Warranty Deed

THE GRANTORS Douglas S. Francis and Leslee J. Francis, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Bella Vista Estates, LLC, a Washington limited liability company** the following described real estate, situated in the County of **Clallam**, State of **Washington**

Abbreviated Legal: Ptn SE NW 28-30-3W

For Full Legal See Attached Exhibit "A"

SUBJECT TO: Covenants, Conditions, Restrictions, Easements, Plats and Surveys, if any, affecting title, which may appear in the public record

Tax Parcel Number(s): **033029 240100**

Dated **August 31, 2022**

Leslee J. Francis

Douglas S. Francis — Leslee J. Francis

STATE OF Texas }
COUNTY OF Kaufman } ss.

I certify that I know or have satisfactory evidence that **Leslee J. Francis** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 08/31/2022

Rickey Williams II

Notary name printed or typed: Rickey Williams II
Notary Public in and for the State of Texas
Residing at Kaufman
My appointment expires: 04/23/2023

RICKEY WILLIAMS II
ID NUMBER
131984664
COMMISSION EXPIRES
APRIL 23, 2023

Notarized online using audio-video communication

Unofficial Copy

EXHIBIT A

That part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 30 North, Range 3 West, W.M., Clallam County, Washington, lying Northerly of the Highland Irrigation Ditch and Westerly of a line described as beginning at a point on the North line of said Southeast Quarter of the Northwest Quarter, South 87° 37' 45" East 58 feet from its Northwest corner; Thence South 21° 58' 10" East 614.22 feet and South 10° 56' 17" East 538.93 feet, more or less, to said Highland Irrigation Ditch;

EXCEPT the North 30 feet thereof conveyed to the City of Sequim by Deed recorded August 27, 1996 under Auditor's File No. 744128.

Situate in the County of Clallam, State of Washington.

Unofficial Copy

5

741128

City of Sequim

95 AUG 27 AM 10:50

852

FILED FOR RECORD AT REQUEST OF:

WHEN RECORDED RETURN TO:
Name City of Sequim
Address 152 West Cedar Street
City, State, Zip Sequim, WA 98382

NO. 22-32
CLALLAM COUNTY
TRANSACTION EXCISE TAX
PAID AUG 26 1996
AMOUNT
COUNTY TREASURER

THIS SPACE PROVIDED FOR RECORDER'S USE

Statutory Warranty Deed

THE GRANTORS *CLIFFORD J. AND SANDRA K. BREHAN* for and in consideration of *improved right-of-way* in hand paid, convey and warrant to *the City of Sequim* the following described real estate, situated in the County of Clallam, State of Washington:

THE NORTH THIRTY FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., LYING NORTHERLY OF THE HIGHLAND IRRIGATION DITCH AND WESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 87°37'45" EAST 58 FEET FROM ITS NORTHWEST CORNER; RUNNING THENCE SOUTH 21°58'10" EAST 614.22 FEET AND SOUTH 10°56'17" EAST 538.93 FEET MORE OR LESS TO SAID HIGHLAND IRRIGATION DITCH.

SITUATE IN CLALLAM COUNTY, STATE OF WASINGTON

Dated August 19, 1996

Clifford J. Brehan

Sandra K. Brehan

STATE OF WASHINGTON)
)ss.
COUNTY OF Clallam)

On this day personally appeared before me Clifford J. & Sandra K. Brehan to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of August, 1996

Victoria M. Mintura

Notary Public in and for the State of Washington residing at Sequim

Victoria M. Mintura

My appointment expires: 9-19-97

STATE OF WASHINGTON)
)ss.
COUNTY OF _____)

On this _____ day of _____, 19___, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me known to be the _____ President and _____ Secretary respectively of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____
My appointment expires: _____

VICTORIA M. MINTURA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 9-19-97

741128

BOOK 1150 PAGE 852

Unofficial Copy

2021-1415823
Page 1 of 2 Warranty Deed
CLALLAM TITLE COMPANY
Clallam County Washington 04/08/2021 11:00:24 AM
ELECTRONICALLY RECORDED

When recorded return to:

Shelly Renee Chambers
7660 Empire Grade
Santa Cruz, CA 95060

NO E 126109
CLALLAM COUNTY
TRANSACTION EXCISE TAX
SALE PRICE $750,000.00
DATE PAID APR 08 2021
EXCISE AMOUNT $12,455.00
COUNTY TREASURER
BY J White

Filed for Record at Request of
Clallam Title Company
Escrow Number: **135979PW**

Statutory Warranty Deed

THE GRANTOR Clifford Brehan and Sandra Brehan, Trustees of The Brehan Family Revocable Trust, dated July 30, 2013 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Shelly Renee Chambers, a single woman** the following described real estate, situated in the County of **Clallam**, State of **Washington.**

Abbreviated Legal: 2B (47sur/14) Ptn 16sp/74

Tax Parcel Number(s): **033029 249015**

Parcel 2B of Survey recorded on June 18, 2001 in Volume 47 of Surveys, page 14 under Auditor's File No. 2001 1065588, being a Survey of Lots 1 and 2 of The Brehan Short Plat recorded in Volume 16 of Short Plats, page 74 under Auditor's File No. 579533, being a portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 30 North, Range 3 West, W.M., Clallam County, Washington.

Situate in the County of Clallam, State of Washington.

Subject to: As fully described on Exhibit "A" attached hereto and made a part hereof

Dated **April 1, 2021**

The Brehan Family Revocable Trust

Clifford Brehan
By: Clifford Brehan, Trustee

Sandra Brehan
By: Sandra Brehan, Trustee

STATE OF Washington }
COUNTY OF Clallam } SS:

I certify that I know or have satisfactory evidence that **Clifford Brehan and Sandra Brehan** is/are the person(s) who appeared before me, and said person(s) acknowledge that They signed this instrument, on oath stated They is/are authorized to execute the instrument and acknowledge that as the **Trustees** of **The Brehan Family Revocable Trust** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 6, 2021

Allison Littledog

Notary Public in and for the State of Washington
Residing at Sequim
My appointment expires: Oct 28 2024

ALLISON LITTLE DOG
NOTARY PUBLIC
APPOINTMENT EXPIRES October 28, 2024
COMM # 21004074
STATE OF WASHINGTON

Unofficial Copy

EXHIBIT A

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

Easement, including terms and provisions contained therein:
Recorded: August 10, 1977
Recording No.: 471064
In Favor Of: Public Utility District No. 1, of Clallam County, a municipal corporation
For: Electric transmission and/or distribution system
Affects: Portion of said premises

Easement, including terms and provisions contained therein:
Recorded: June 23, 1986
Recording No.: 579137
In favor of: Dr. Runar D. Johnson and Lavina R. Johnson, husband and wife, their heirs, successors, or future assignees
For: Ingress, egress and utilities
Affects: A portion of said premises

Easement, including terms and provisions contained therein
Recording No.: 579533 (Vol. 16 SP/page 14)
For: Ingress, egress and utilities and irrigation ditch
Affects: A portion of said premises

Restrictions, conditions, dedications, notes, easements and provisions contained and/or delineated on the face of the short plat recorded in volume 16 of short plats at page 14 in Clallam County, Washington.

Easement, including terms and provisions contained therein:
Recorded: August 16, 1988
Recording No.: 606968
In Favor Of: Public Utility District No. 1, of Clallam County, a municipal corporation
For: Electric transmission and/or distribution system
Affects: The East 20 feet of said premises

Easement, including terms and provisions contained therein:
Recorded: January 18, 1995
Recording No.: 720797
In favor of: City of Sequim
For: Sewer line
Affects: Portion of said premises

Road Maintenance Agreement imposed by instrument recorded on September 12, 1997, under Recording No. 761074.

Easement, including terms and provisions contained therein:
Recorded: December 28, 2000
Recording No.: 2000 1057101
In Favor Of: Public Utility District No. 1, of Clallam County, a municipal corporation
For: Electric transmission and/or distribution system
Affects: The Southerly portion of said premises and other property

Easement, including terms and provisions contained therein:
Recorded: June 19, 2001
Recording No.: 2001 1065637
For: Irrigation and utility purposes
Affects: The East 20 feet of said premises

Conditions, notes, easements, provisions contained and/or delineated on the face of the survey recorded in volume 47 of surveys at page 14 in Clallam County, Washington.

Initial _____ Initial SB

Unofficial Copy

Clallam County Assessor & Treasurer

Property Search Results > 25082 BELLA VISTA ESTATES LLC for Year 2022 - 2023

Property

Account

Property ID:	25082	Legal Description:	TX 8216 SENW EXC R/W (.04 R/W)
Geographic ID:	0330292401000000	Agent Code:	
Type:	Real		
Tax Area:	0020 - SEQ 323 PORT ST CNTY FD3 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:	MILLER RD SEQUIM, WA 98382	Mapsco:	
Neighborhood:	Sequim City Res	Map ID:	132
Neighborhood CD:	2101000		

Owner

Name:	BELLA VISTA ESTATES LLC	Owner ID:	247005
Mailing Address:	8711 RIDGE ROAD MEDINA, WA 98039	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 08/14/2023

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

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

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2023	17059	$1363.78	$1363.69	$0.00	$0.00	$2727.47	$0.00
▸ Statement Details							
2022	17121	$1449.75	$1447.66	$0.00	$0.00	$2897.41	$0.00
▸ Statement Details							
2021	17183	$1074.44	$1074.34	$0.00	$0.00	$2148.78	$0.00
▸ Statement Details							
2020	17236	$1142.75	$1142.65	$0.00	$0.00	$2285.40	$0.00
▸ Statement Details							
2019	17319	$1122.64	$1122.56	$0.00	$0.00	$2245.20	$0.00
▸ Statement Details							
2018	17495	$1119.19	$1119.12	$0.00	$0.00	$2238.31	$0.00

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$316,800	
(+) Curr Use (HS):	+	$0	$0
(+) Curr Use (NHS):	+	$0	$0

(=) Market Value:	=	$316,800	
(–) Productivity Loss:	–	$0	

(=) Subtotal:	=	$316,800
(+) Senior Appraised Value:	+	$0
(+) Non-Senior Appraised Value:	+	$316,800

(=) Total Appraised Value:	=	$316,800
(–) Senior Exemption Loss:	–	$0
(–) Exemption Loss:	–	$0

(=) Taxable Value:	=	$316,800

Taxing Jurisdiction

Owner: BELLA VISTA ESTATES LLC
% Ownership: 100.0000000000%
Total Value: $316,800
Tax Area: 0020 - SEQ 323 PORT ST CNTY FD3 L H2 SQP&R

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
ST SCH2	STATE SCHOOL PT 2	0.8351257725	$316,800	$316,800	$264.57
STATE SCH	STATE SCHOOL PT 1	1.5616945901	$316,800	$316,800	$494.74
CC GENERAL	CLALLAM COUNTY GENERAL	0.7813166963	$316,800	$316,800	$247.52
DEVDISIBLT	DEVELOPMENT DISABILITIES COUNTY	0.0205451203	$316,800	$316,800	$6.51
LND ASSMT	LAND ASSESSMENT COUNTY	0.0015400000	$316,800	$316,800	$0.49
TAX REFUND	TAX REFUND FUND COUNTY	0.0000000000	$316,800	$316,800	$0.00
VET RELIEF	VETERAN'S RELIEF COUNTY	0.0092452997	$316,800	$316,800	$2.93
CAPT IMP	CAPITAL IMPROVEMENT PORT DISTRICT	0.1128018920	$316,800	$316,800	$35.74
PRK REC	SEQUIM AQUATIC RECREATION CNTR	0.0000000000	$316,800	$316,800	$0.00
LIB	LIBRARY COUNTY	0.3094960582	$316,800	$316,800	$98.05
SEQ GEN	SEQUIM CITY GENERAL	0.9772317911	$316,800	$316,800	$309.59
SD #323 CP	SD 323 CP	0.4549724454	$316,800	$316,800	$144.14
SD 323 GEN	SD 323 M & O	0.9029956565	$316,800	$316,800	$286.07
FIRE 3 BD	FIRE DIST #3 EMS	0.3701106413	$316,800	$316,800	$117.25
FIRE 3 GEN	FIRE DIST #3 GENERAL	1.1318819308	$316,800	$316,800	$358.58
HOSP 2 GEN	HOSPITAL DIST #2 GENERAL	0.3344986367	$316,800	$316,800	$105.97
CON FUTURE	CONSERVATION FUTURES	0.0188836168	$316,800	$316,800	$5.98
	Total Tax Rate:	7.8223401477			
				Taxes w/Current Exemptions:	$2,478.13
				Taxes w/o Exemptions:	$2,478.13

Improvement / Building

Sketch

No sketches available for this property.

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES ACRES	PER ACRE	2.0000	87120.00	0.00	0.00	$192,500	$0
2	R EXCES AC	RES EXCESS ACRE	5.6500	246114.00	0.00	0.00	$124,300	$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	$316,800	$0	$316,800	$316,800
2021	$0	$288,000	$0	$288,000	$288,000
2020	$0	$206,500	$0	$206,500	$206,500
2019	$0	$198,135	$0	$198,135	$198,135
2018	$0	$198,135	$0	$198,135	$198,135
2017	$0	$198,135	$0	$198,135	$198,135
2016	$0	$198,135	$0	$198,135	$198,135
2015	$0	$198,135	$0	$198,135	$198,135
2014	$0	$198,135	$0	$198,135	$198,135
2013	$0	$198,135	$0	$198,135	$198,135
2012	$0	$198,135	$0	$198,135	$198,135
2011	$0	$226,440	$0	$226,440	$226,440
2010	$0	$254,745	$0	$254,745	$254,745
2009	$0	$268,898	$0	$268,898	$268,898
2008	$0	$283,050	$0	$283,050	$283,050
2007	$0	$283,050	$0	$283,050	$283,050
2006	$0	$258,185	$0	$258,185	$258,185
2005	$0	$191,250	$0	$191,250	$191,250
2004	$0	$153,000	$0	$153,000	$153,000

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Pric
1	08/31/2022	WARRANTY D	WARRANTY DEED	DOUGLAS AND LESLEE FRANCIS	BELLA VISTA ESTATES LLC			$575,000.
2		WARRANTY D	WARRANTY DEED	CLIFFORD/SANDRA BREHAN	DOUGLAS AND LESLEE FRANCIS	0		$198,000.
3		WARRANTY F	WARRANTY FULFILLMENT DEED	A M /EDITH LANE	MURRAY / DARLENE KOTAS6	0		$32,625.
4		WARRANTY D	WARRANTY DEED	CLIFFORD/SANDRA BREHAN	CITY OF SEQUIM	1150	852	$0.
5		WARRANTY D	WARRANTY DEED	MURRAY J/DARLENE K KOTAS	CLIFFORD J/SANDRA K BREHAN	926	729	$48,000.
6		REAL ESTAT	REAL ESTATE CONTRACT	MURRAY J KOTAS ET AL	CLIFFORD J BREHAN ET AL	573	155	$48,000.

Payout Agreement

No payout information available..

© N. Harris Computer Corporation

Clallam County Assessor & Treasurer

Property Search Results > 25086 SHELLY R CHAMBERS for Year 2022 - 2023

Property

Account

Property ID:	25086	Legal Description:	LOT 2 BREHAN SP V16 P74 AKA LT 2B BLA SUR V47 P14
Geographic ID:	0330292490150000	Agent Code:	
Type:	Real		
Tax Area:	0020 - SEQ 323 PORT ST CNTY FD3 L H2 SQP&R	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	160 TOKEN LN SEQUIM, WA 98382	Mapsco:	
Neighborhood:	Sequim City Res	Map ID:	132
Neighborhood CD:	2101000		

Owner

Name:	SHELLY R CHAMBERS	Owner ID:	241601
Mailing Address:	160 TOKEN LN SEQUIM, WA 98382	% 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
2023 - 17061 (Balance)	$3512.00	$83.29	$0.00	$0.00	$3595.29

Total Amount to Pay: $

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 08/14/2023

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

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

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2023	17061	$3595.34	$3595.29	$0.00	$0.00	$3595.34	$3595.29
▸ Statement Details							
2022	17123	$3695.29	$3695.21	$0.00	$0.00	$7390.50	$0.00
▸ Statement Details							
2021	17185	$3179.51	$3179.39	$0.00	$0.00	$6358.90	$0.00
▸ Statement Details							
2020	17238	$3013.10	$3013.02	$0.00	$0.00	$6026.12	$0.00
▸ Statement Details							
2019	17321	$2748.95	$2748.81	$0.00	$0.00	$5497.76	$0.00
▸ Statement Details							
2018	17497	$2624.67	$2624.58	$0.00	$0.00	$5249.25	$0.00

Values

(+) Improvement Homesite Value:	+	$32,665
(+) Improvement Non-Homesite Value:	+	$626,858
(+) Land Homesite Value:	+	$0
(+) Land Non-Homesite Value:	+	$238,425

(+) Curr Use (HS):	+	$0	$0
(+) Curr Use (NHS):	+	$0	$0

(=) Market Value:	=	$897,948	
(–) Productivity Loss:	–	$0	

(=) Subtotal:	=	$897,948	
(+) Senior Appraised Value:	+	$0	
(+) Non-Senior Appraised Value:	+	$897,948	

(=) Total Appraised Value:	=	$897,948	
(–) Senior Exemption Loss:	–	$0	
(–) Exemption Loss:	–	$0	

(=) Taxable Value:	=	$897,948	

Taxing Jurisdiction

Owner: SHELLY R CHAMBERS
% Ownership: 100.0000000000%
Total Value: $897,948
Tax Area: 0020 - SEQ 323 PORT ST CNTY FD3 L H2 SQP&R

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
ST SCH2	STATE SCHOOL PT 2	0.8351257725	$897,948	$897,948	$749.90
STATE SCH	STATE SCHOOL PT 1	1.5616945901	$897,948	$897,948	$1,402.32
CC GENERAL	CLALLAM COUNTY GENERAL	0.7813166963	$897,948	$897,948	$701.58
DEVDISIBLT	DEVELOPMENT DISABILITIES COUNTY	0.0205451203	$897,948	$897,948	$18.45
LND ASSMT	LAND ASSESSMENT COUNTY	0.0015400000	$897,948	$897,948	$1.38
TAX REFUND	TAX REFUND FUND COUNTY	0.0000000000	$897,948	$897,948	$0.00
VET RELIEF	VETERAN'S RELIEF COUNTY	0.0092452997	$897,948	$897,948	$8.30
CAPT IMP	CAPITAL IMPROVEMENT PORT DISTRICT	0.1128018920	$897,948	$897,948	$101.29
PRK REC	SEQUIM AQUATIC RECREATION CNTR	0.0000000000	$897,948	$897,948	$0.00
LIB	LIBRARY COUNTY	0.3094960582	$897,948	$897,948	$277.91
SEQ GEN	SEQUIM CITY GENERAL	0.9772317911	$897,948	$897,948	$877.50
SD #323 CP	SD 323 CP	0.4549724454	$897,948	$897,948	$408.54
SD 323 GEN	SD 323 M & O	0.9029956565	$897,948	$897,948	$810.84
FIRE 3 BD	FIRE DIST #3 EMS	0.3701106413	$897,948	$897,948	$332.34
FIRE 3 GEN	FIRE DIST #3 GENERAL	1.1318819308	$897,948	$897,948	$1,016.37
HOSP 2 GEN	HOSPITAL DIST #2 GENERAL	0.3344986367	$897,948	$897,948	$300.36
CON FUTURE	CONSERVATION FUTURES	0.0188836168	$897,948	$897,948	$16.96
	Total Tax Rate:	7.8223401477			
				Taxes w/Current Exemptions:	$7,024.04
				Taxes w/o Exemptions:	$7,024.04

Improvement / Building

Improvement #1: HOUSE **State Code:** 11 2112.0 sqft **Value:** $626,858

Bathroom Count:	04 - Two Bathrooms	Exterior Wall:	10 - Common Brick
Foundation:	3 - Concrete Perimeter	Freestanding Woodstove:	4 - Good
Heating/Cooling:	10 - Heat Pump	Kitchen Quality:	2 - Average
Number of Bedrooms:	3	Roof Covering:	3 - Tile

Type	Description	Class CD	Sub Class CD	Year Built	Area
ATT GAR	ATTACHED GARAGE	01	04+	1988	640.0
MA	Main	01	04+	1988	2112.0
PORCH-3	PORCH DECK	01	03+	1988	116.0
PORCH-1	PORCH OPEN	01	04	1988	140.0

POLE BLDG	POLE BUILDING - BARN	*	03	1988	1800.0
PORCH-3	PORCH DECK	01	03+	1988	400.0
PORCH-4	PORCH ENCLOSED	01	05	1988	182.0
CONCRETE	CONCRETE	01	03+	1988	2000.0
BSMT-UNFIN	BASEMENT UNFINISHED	01	04+	1988	300.0

Improvement #2: UTILITIES **State Code:** 18 0.0 sqft **Value:** $32,665

Type	Description	Class CD	Sub Class CD	Year Built	Area
UT	UTILITIES	*	*	9999	1.0

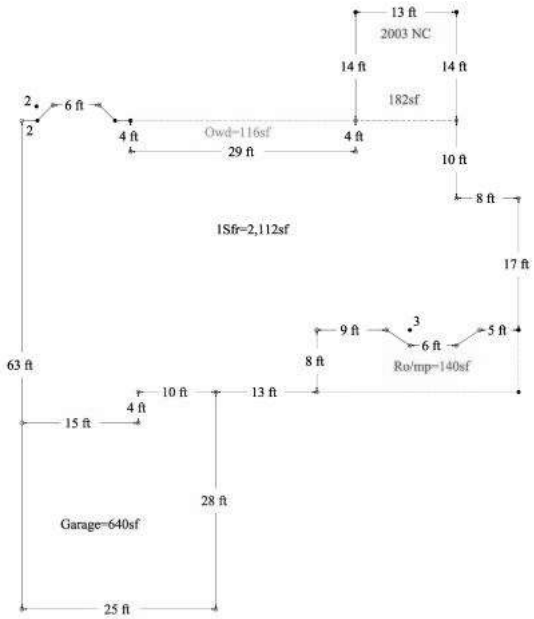
Sketch

No sketches available for this property.

Property Image






13 ft
2003 NC
14 ft
14 ft
182sf
2
6 ft
2
4 ft
Owd=116sf
4 ft
29 ft
10 ft
8 ft
1Sfr=2,112sf
17 ft
9 ft
3
5 ft
6 ft
8 ft
Ro/mp=140sf
63 ft
10 ft
13 ft
4 ft
15 ft
28 ft
Garage=640sf
25 ft


04/21/2015


4/12/21, 2:26:11 PM
25086



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	$137,500	$0
2	R EXCES AC	RES EXCESS ACRE	3.6700	159865.20	0.00	0.00	$100,925	$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	$659,523	$238,425	$0	$897,948	$897,948
2021	$567,404	$216,750	$0	$784,154	$784,154
2020	$487,087	$176,700	$0	$663,787	$663,787
2019	$441,857	$120,953	$0	$562,810	$562,810
2018	$407,680	$120,953	$0	$528,633	$528,633
2017	$376,228	$120,953	$0	$497,181	$497,181
2016	$345,192	$120,953	$0	$466,145	$466,145
2015	$348,505	$120,953	$0	$469,458	$469,458
2014	$262,244	$120,953	$0	$383,197	$383,197
2013	$262,244	$120,953	$0	$383,197	$383,197
2012	$262,244	$120,953	$0	$383,197	$383,197
2011	$278,634	$138,232	$0	$416,866	$416,866
2010	$311,415	$155,511	$0	$466,926	$466,926
2009	$311,415	$164,151	$0	$475,566	$475,566
2008	$327,805	$172,790	$0	$500,595	$500,595
2007	$327,805	$172,790	$0	$500,595	$500,595
2006	$327,805	$157,610	$0	$485,415	$485,415
2005	$291,390	$116,750	$0	$408,140	$408,140
2004	$259,015	$93,400	$0	$352,415	$352,415

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price
1	04/06/2021	WARRANTY D	WARRANTY DEED	BREHAN FAMILY REVOCABLE TRUST	SHELLY R CHAMBERS			$750,000.00
2	08/06/2013	QUIT CLAIM	QUIT CLAIM DEED	CLIFFORD J BREHAN	BREHAN FAMILY REVOCABLE TRUST			$0.00

Payout Agreement

No payout information available..

© N. Harris Computer Corporation

VOL. 240 PAGE 460

294813

294813

Filed for Record at the Request of Clallam County Title Co.
MAY 16 1956
at 8:45 min. past 8 A.M.
and recorded in vol. 240 of Deeds page 460
ROY E. ATTERS, Auditor
CLALLAM COUNTY, WASH.
By [illegible] Deputy

E A S E M E N T

K. B. OLTS and MARJORIE E. OLTS, his wife, hereby grant to DONALD N. WHEELER and MARY LUKES WHEELER, his wife, their heirs, successors and assigns, an easement for water pipe line for the transportation of irrigation water from the Highland Irrigation Ditch north along the west line of said following described property for the use and benefit of said second parties, and the right to have ingress and egress to make necessary repairs and maintenance of said pipe line. The cost of maintenance and repair to be borne by said second parties, Donald H. Wheeler and Mary Lukes Wheeler, his wife, their heirs, successors and assigns.

The parties of the first part hereby reserve to themselves, their heirs, successors and assigns, the right to use said pipeline.

Said property of the first parties is described as follows:

Southeast quarter of the northwest quarter, section twenty-nine (29), township thirty (30) north, range three (3), west of the Willamette Meridian, lying northwesterly of Highland Irrigation Ditch.

Dated this 15 day of May, 1956.

K. B. Olts

Marjorie E. Olts

STATE OF WASHINGTON }
COUNTY OF CLALLAM } SS

On this day personally appeared before me K. B. OLTS and MARJORIE E. OLTS, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of May, 1956.

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

NOTARY PUBLIC
CLALLAM COUNTY, WASHINGTON
STATE OF WASHINGTON

pcn. SE NW 29-30-3

714566

[Over-Under]

RIGHT OF WAY EASEMENT

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

The land referred to is in Section 29 Township 30 N,

Range 3 WWM, CLALLAM County, Washington, and the easement is more specifically described as follows:

THAT PORTION OF THE NORTH 15 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W. M., CLALLAM COUNTY, STATE OF WASHINGTON, LYING WESTERLY OF THE BREHAM SHORT PLAT AS RECORDED IN VOLUME 16 OF SHORT PLATS, PAGE 74, RECORDS OF CLALLAM COUNTY AUDITOR.

FILED FOR RECORD AT THE REQUEST OF PUD #1
RECORDED IN REQUEST/CLALLAM CO.
94 NOV -3 AM 10:42
1074 865
CLALLAM COUNTY, WASH
BY ____ DEPUTY

714566

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

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

DATED 10-27-94

Jeff Brown
Sandy Brown

LINDA M. WOOD NOTARY PUBLIC STATE OF WASHINGTON 11-10-94

STATE OF WASHINGTON)
) ss.
COUNTY OF Clallam)

This is to certify that on this 27th day of October 1994 personally appeared before me Jeff + Sandy Brown to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of October 1994

Linda M. Wood
Notary Public in and for the State of Washington residing at Sequim

FORM #004 OLYMPIC PRINTERS INC

BOOK 1074 PAGE 865

Unofficial Copy

08141

[-Under]

471064

RIGHT OF WAY EASEMENT

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

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

That part of the Southeast quarter of the Northwest quarter of Section 29, T. 30 N., R. 3 W., W.M., described as follows:

Beginning at a point on the North line of said Southeast quarter of the Northwest quarter, S87°37'45" E. 59 feet from its Northwest Corner; running thence S87°37'45" E. 58 feet; thence S5°47'52" E. 222.72 feet; thence South 83°29'14" E. 655.80 feet; thence S.1°32'57" E. 190 feet; thence S. 88°27'03" W. 80.00 feet to the True Point of Beginning of this description; thence continuing S88°27'03"W. 150.00 feet; thence N.1°32'57" W. 475.00 feet to the Highland Irrigation Ditch; thence Easterly along said ditch to a point that bears N21°32'57" W from the True Point of Beginning; thence S.1°32'57" E, 270.00 feet, more or less, to the True Point of Beginning.

Tax #9054

BOOK 495 PAGE 432

RECEIVED
JUN 1 1977
P.U.D. No. 1

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

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

DATED June 5 1977

Clifford J. Bullian
Sandra K. Bullian

WITNESS:

FILED FOR RECORD AT REQUEST OF PUD #1
1977 AUG 10 PM 2:50
1/95 V33

471064

STATE OF WASHINGTON)
COUNTY OF CLALLAM)

This is to certify that on this 5th day of April 19 77 personally appeared before me Clifford J. Bullian - Sandra K. Bullian to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

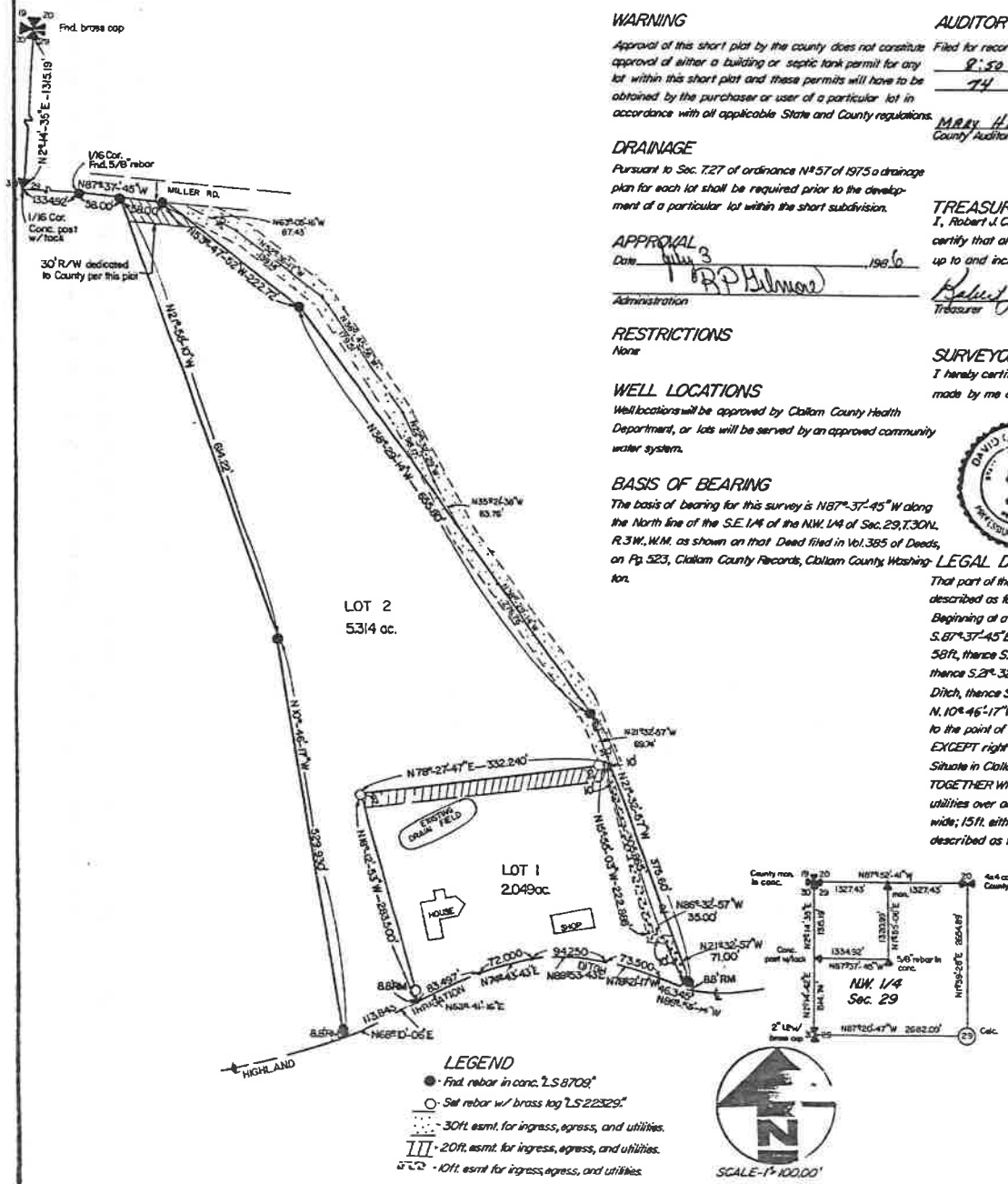
Given under my hand and official seal this 6th day of April 19 77.

Notary Public in and for the State of Washington residing at Port Angeles

BOOK 490 PAGE 433

10/77

579533



LEGEND

- Fnd. rebar in conc. "L.S 8708"
- Set rebar w/ brass tag "L.S 22329."
- 30ft. esmt. for ingress, egress, and utilities.
- 20ft. esmt. for ingress, egress, and utilities.
- 10ft. esmt for ingress, egress, and utilities.

WARNING

Approval of this short plat by the county does not constitute approval of either a building or septic tank permit for any lot within this short plat and these permits will have to be obtained by the purchaser or user of a particular lot in accordance with all applicable State and County regulations.

DRAINAGE

Pursuant to Sec. 7.27 of ordinance №57 of 1975 a drainage plan for each lot shall be required prior to the development of a particular lot within the short subdivision.

APPROVAL

Date July 3, 1986

BP Gilmore
Administration

RESTRICTIONS

None

WELL LOCATIONS

Well locations will be approved by Clallam County Health Department, or lots will be served by an approved community water system.

BASIS OF BEARING

The basis of bearing for this survey is N87°-37'-45"W along the North line of the S.E. 1/4 of the N.W. 1/4 of Sec. 29, T.30N., R.3W., W.M. as shown on that Deed filed in Vol. 385 of Deeds, on Pg. 523, Clallam County Records, Clallam County, Washington.

AUDITOR'S CERTIFICATE

Filed for record this 3rd day of July, 1986, at 8:50 A.M., in Volume 16 of Plats, on Page 74 at the request of Cliff J. Brehan

Mary Headrick
County Auditor

Deputy

TREASURER'S CERTIFICATE

I, Robert J. Clark, treasurer of Clallam County, Washington, certify that all the taxes on the above property are fully paid up to and including the year 1986.

Robert J. Clark
Treasurer

Deputy

7-1-86

SURVEYOR'S CERTIFICATE

I hereby certify that this short plat is based upon a survey made by me and the monuments exist as shown.

David Cummins
David Cummins L.S
Certificate №22329

LEGAL DESCRIPTION

That part of the S.E. 1/4 of the N.W. 1/4 of Sec. 29, T.30N., R.3W.W.M., described as follows;

Beginning at a point on the North line of said S.E. 1/4 of the N.W. 1/4, S.87°-37'-45"E., 58ft. from its N.W. corner; running then S.87°-37'-45"E., 58ft, thence S.53°-47'-52"E., 222.72ft.; thence S.38°-29'-14"E., 655.80ft, thence S.21°-32'-57"E., 375.60 ft. more or less to the Highland Irrigation Ditch, thence Southwesterly along said ditch 475.00ft. more or less; thence N.10°-46'-17"W., 538.93ft more or less; thence N.21°-58'-10"W., 614.22ft. to the point of beginning.

EXCEPT right of way for county road along the Northerly line thereof.

Situate in Clallam County, State of Washington.

TOGETHER WITH and SUBJECT TO an easement for ingress, egress, and utilities over and under the following described parcel. Said parcel being 30ft wide; 15ft. either side of the following described line. Said line being described as follows:

LEGAL DESCRIPTION (cont.)

That portion of the S.E. 1/4 of the N.W. 1/4 of Sec. 29, T.30N., R.3W., W.M.;

Beginning at a point on the North line of said S.E. 1/4 of the N.W. 1/4, S.87°-37'-45"E., 134.59ft. from its N.W. Corner; said point being the TRUE POINT OF BEGINNING; thence S.63°-05'-16"E., 87.43ft., thence S.52°-36'-17"E., 139.14ft; thence S.36°-45'-56"E., 179.51ft.; thence S.22°-32'-29"E., 98.17ft; thence S.36°-21'-38"E., 83.76ft., thence S.38°-29'-14"E., 276.76ft; thence S.21°-32'-57"E., 69.74ft. to the terminus of said line being a point S.39°-16'-23"E., 915.15ft. from the TRUE POINT OF BEGINNING.

Said easement is an agreement between Cliff J. and Sandra K. Brehan; and Dr. Runar D. and Lavina R. Johson and is recorded under Auditor's File №579137 and Auditor's File №579138.

DEDICATION

We, Cliff J. Brehan and Sandra K. Brehan, husband and wife, do hereby give our consent to this short plat and agree to a waiver of indemnification agreement for all claims against any governmental authority which may be occassioned to any other land or person by the established construction, drainage, or maintenance of public roads or other actions authorized by the county in relation to this property. We also grant the lot owners the non-exclusive use of the easements indicated for ingress, egress, and utilities.

Cliff J. Brehan

Sandra K. Brehan

ACKNOWLEDGEMENT

State of Wash.

County of Clallam } ss.

This is to certify that on this 3rd day of July, 1986, before me, the undersigned, a notary public, personally appeared Cliff J. Brehan and Sandra K. Brehan, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act. In witness where of I have here unto set my hand and affixed my official seal on the day and year first above written.

My Commission Expires 5/10/88

Notary Public of and for the State of Wash. residing in Wash.

SHORT PLAT

OF A PORTION OF

SE.1/4,NW.1/4,Sec. 29, T.30N., R.3W., W.M.

CLALLAM COUNTY, WASHINGTON

for

Mr. and Mrs. Cliff J. Brehan

Surveyed By

David Cummins

Sequim, Washington June, 1986

VOL 16 Page 74

SAFECO TITLE INSURANCE

SAFECO TITLE INSURANCE COMPANY

5-11

THIS SPACE RESERVED FOR RECORDER'S USE

Filed for Record at Request of

NAME Clifford J. Brehan

ADDRESS 150 Miller Road

CITY AND STATE Sequim, Washington 98382

Filed for record at the request of Clifford Brehan
1986 JUN 23 PM 4:27
737 PAGE 114
CLALLAM COUNTY AUDITOR
BY [illegible] DEPUTY

579137

EASEMENT

THE GRANTOR Clifford J. Brehan and Sandra K. Brehan, husband and wife.

for and in consideration of friendship and other valuable considerations

grants to: Dr. Runar D. Johnson and Lavina R. Johnson, husband and wife, their heirs, successors, or future assignees an easement for ingress, egress, and utilities over &/or under the following described real estate, situated in the County of Clallam State of Washington, including any after acquired title:

THAT PORTION OF THE SOUTHEAST ONE-QUARTER, OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, SOUTH 87° 37' 45" EAST, 116 FEET FROM ITS' NORTHWEST CORNER, THENCE SOUTH 53° 47' 52" EAST, 222.72 FEET; THENCE SOUTH 38° 29' 14" EAST, 256.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 38° 29' 14" EAST, 399.00 FEET; THENCE SOUTH 21° 32' 57" EAST, 69.74 FEET; THENCE SOUTH 78° 27' 47" WEST, 15.00 FEET; THENCE NORTH 21° 32' 57" WEST, 64.82 FEET; THENCE NORTH 38° 29' 14" WEST, 275.00 FEET, THENCE NORTH 35° 21' 38" WEST, 86.08 FEET; THENCE NORTH 22° 32' 29" WEST, 37.33 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SE NW 89-30-3

Dated _____, 19__

Clifford J. Brehan

Sandra K. Brehan

STATE OF WASHINGTON
COUNTY OF } ss.

On this day personally appeared before me CLIFFORD J. BREHAN & SANDRA K. BREHAN 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 20th day of June, 19 86

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

By _____

By _____

STATE OF WASHINGTON
COUNTY OF } ss.

On this _____ day of _____, 19___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____, to me known to be the _____ President and _____ Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

579137

SAFECO Stock No. WATL-0005 (Rev. 3-84)

VOL 737 PAGE 114

S

Over Under]

606968-

606968

RIGHT OF WAY EASEMENT

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

The land referred to is in Section 29, Township 30 N,

Range 3 WWM, Clallam County, Washington, and the easement is more specifically described as follows:

Beginning at the Southwest corner of Lot 1 of the Brehan Short Plat in the Southeast quarter of the Northwest quarter of Section 29, Township 30, Range 3 West, W.M.; thence Southwesterly along the South line of Lot 2 of said Short Plat 20 feet; thence North 18°12'53" West 303.5 feet; thence North 78°27'47" east to a point on the East line of Lot 2 of said Short Plat; thence South along said East line to the Northeast corner of Lot 1 of said Short Plat; thence Westerly along the North line to the Northwest corner of said Lot 1; thence Southeasterly along the West line of said Lot 1 to the point of beginning.

Q.S. 10/74

FUD #1

1988 AUG 16 PM 2:04

818 376

MARY [illegible]YK, AUDITOR
CLALLAM COUNTY, WASH.

BY [illegible] DEPUTY

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

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

DATED JULY 25 1988

Clifford Brehan

Sandy K. Brehan

DAVID A. ENNES NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MAY 9, 1992

STATE OF WASHINGTON)
COUNTY OF CLALLAM)

This is to certify that on this 25TH day of JULY 1988 personally appeared before me CLIFFORD BREHAN to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that HE signed the same as H.S free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25TH day of JULY 1988.

David A. E VOL 0818 PAGE 376

Notary Public in and for the State of Washington residing at SEQUIM

STATE OF WASHINGTON)
) ss.
COUNTY OF Clallam)

This is to certify that on this 26th day of July 19 88 personally appeared before me Sandy K. Brehan to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26th day of July 19 88.

Notary Public in and for the State of Washington residing at Sequim

FORM #00-4 OLYMPIC PRINTERS, INC.

606968

RECEIVED
JUL 27 1988
PUD No 1

606968

720797

720797

6

SEWERLINE EASEMENT

Clifford J. and Sandra K. Brehan hereby grant to the City of Sequim, its successors and assigns, permanent easements for the construction, repair and maintenance of sanitary sewer lines over, under, across, and upon that portion of the southeast quarter of the northwest quarter of Section 29, Township 30 North, Range 3 West, Clallam County, State of Washington more particularly described below:

A strip of land 20 feet in width, being 10 feet on each side of the following described centerline:

Commencing at the northwest corner of the southeast quarter of the northwest quarter of said Section 29;

thence S 01°52'35" W along the west line of the southeast quarter of the northwest quarter of said Section 29, a distance of 97.76 feet to the true point of beginning of this centerline description;

thence N 64°58'40" E, a distance of 147.63 feet, more or less to the south right of way line of Miller Road and the end of this centerline description,

As shown on the attached map labeled EXHIBIT A TO BREHAN EASEMENT.

IN WITNESS WHEREOF, this easement is executed as of this 18 day of JANUARY, 1995

Clifford J. Brehan

Sandra K. Brehan

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss
COUNTY OF CLALLAM)

This is to certify that on this 18TH day of JANUARY, 1995, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, did personally appear Clifford J. and Sandra K. Brehan to me known to be the individuals who executed the foregoing instrument and acknowledged to me that they signed the same as their voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year first above written.

FILED FOR RECORD AT THE REQUEST OF CLALLAM CO. TITLE CO. JAN 31 PM 3:07 64 1090 BP

DAVID A. ENNIS NOTARY PUBLIC STATE OF WASHINGTON 5-5-96

Notary Public in and for the State of Washington residing at SEQUIM

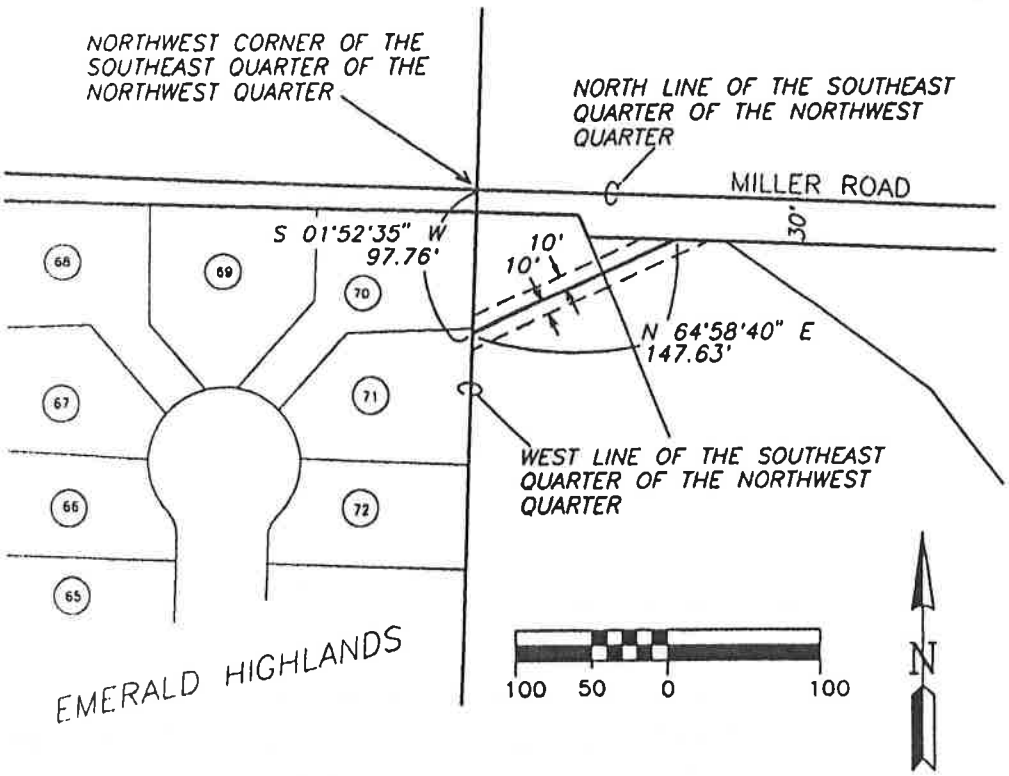
My appointment expires 5-5-96

N PRN LT 2

SEWD 29-30-3; SP 16174

3/21/95 Expires

EXHIBIT A TO BREHAN EASEMENT



720797

SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY

ENGINEERING
LAND SURVEYING
DEVELOPMENT CONSULTING

CLARK LAND OFFICE

P.O. Box 2199
935 N 5th Ave.
Sequim, WA 98382
(206) 681-2161

Land Title Company
RECORDED IN RECORDS/CLALLAM CO.

97 SEP 12 PM 12:09
VOL 1201 PAGE 70
KEN FOSTER, AUDITOR
CLALLAM COUNTY, WASH.
BY K. Ott DEPUTY

761074

761074

After recording return to: LTE-S

ROAD MAINTENANCE AGREEMENT

CL-35976

The undersigned herein agree to maintain the road as described in the easement below as has been done in the past.

Easement for ingress, egress and utilities delineated as such on the Brehan Short Plat, recorded on July 3, 1986 in Volume 16 of Short Plats, page 74, under Auditor's File No. 579533, being a portion of the Southeast quarter of the Northwest quarter in Section 29, Township 30 North, Range 3 West, W.M., Clallam County, Washington.

Douglas S. Francis

Leslee J. Francis

Clifford Brehan

Sandy Brehan

Runar D. Johnson

Lavina Johnson

State of Washington
County of Clallam

I certify that I know or have satisfactory evidence that Douglas S. Francis and Leslee J. Francis are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 9/10/97

Signature of Notary Public JUNE A. ANDERSON
Printed Name of Notary June A. Anderson
My commission expires: 12-26-98

JUNE A. ANDERSON
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires Dec. 26, 1998

State of Washington
County of Clallam

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

DATED: 9/11/97

Signature of Notary Public
Printed Name of Notary JUNE A. ANDERSON
My commission expires: 12-26-98

JUNE A. ANDERSON
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires Dec. 26, 1998

State of Washington
County of Clallam

I certify that I know or have satisfactory evidence that Runar D. Johnson and Livina Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 9/12/97

Signature of Notary Public
Printed Name of Notary JUNE A. ANDERSON
My commission expires: 12-26-98

JUNE A. ANDERSON
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires Dec. 26, 1998

761074

RETURN ADDRESS:

Highland Irriga
11 Comet Court
Sequim, WA 98382

2000 1057101 Clallam County

FILED FOR RECORD AT THE REQUEST OF
Roberta Murillo
RECORDED IN CLALLAM CO. WA
2000 DEC 28 Fri 2:04 (2)

NO. Exempt
CLALLAM COUNTY
TRANSACTION EXCISE TAX
DATE PAID DEC 28 2000
AMOUNT 0 Initiated in 1916
COUNTY TREASURER
BY Judith Scott Deputy

Document Title(s) Please print neatly or type information

DEED

Reference Numbers(s) of related documents

N/A

Additional Reference #'s on page ____

Grantor(s) (Last, First and Middle Initial)

Mary E. Pease
Hubert H. Pease

Additional grantors on page ____

Grantee(s) (Last, First and Middle Initial)

Highland Irrigation District

Additional grantees on page ____

Legal Description (abbreviated form: Le, lot, block, plat or section, township, range, quarter/quarter)

SEE ATTACHMENT

Additional legal is on page ____

Assessor's Property Tax Parcel/Account Number

N/A

Additional parcel #'s on page ____

The auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Unofficial Copy

Herbert H. Pease

13

DEED FOR RIGHT OF WAY FOR IRRIGATION DITCH

For and in consideration of the sum of one dollar the undersigned Grantors gives , grants and conveys to the Highland Irrigation District of Clallam County, Washington, Grantee, the following described tract of land in Clallam County, Washington, for a right of way for an irrigation ditch. Said tract of land is to revert to the Grantors, their successors or assigns whenever the said right of way ceases to be used for irrigation purposes for the term of two years.

Description of right of way.

Commencing at station 237-93, of the Highland Irrigation ditch, which point bears due north 120 ft. from S.E. corner of SW¼ of the NW¼ of sec. 29, T. 30 N. R. 3 W.,W.M., a strip of land 20 ft. wide, 10 ft. on each side of the center line, running in a northeasterly direction through the SE¼ of the NW¼ of said sec. 29 to station 254-24, which point bears due north 730 ft.from the center of said sec. 29, and contains 0.748 acres.

Dated this 28th day of January, 1916.

Mary E Pease.

H. H. Pease

State of Washington,
Clallam County, SS.

I hereby certify that

are to me known to be the individuals described in and who executed the within deed and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned . Witness my hand and official seal this 28th day of January, 1916.

George W Brush

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

NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JAN. 20, 1917

Official Copy

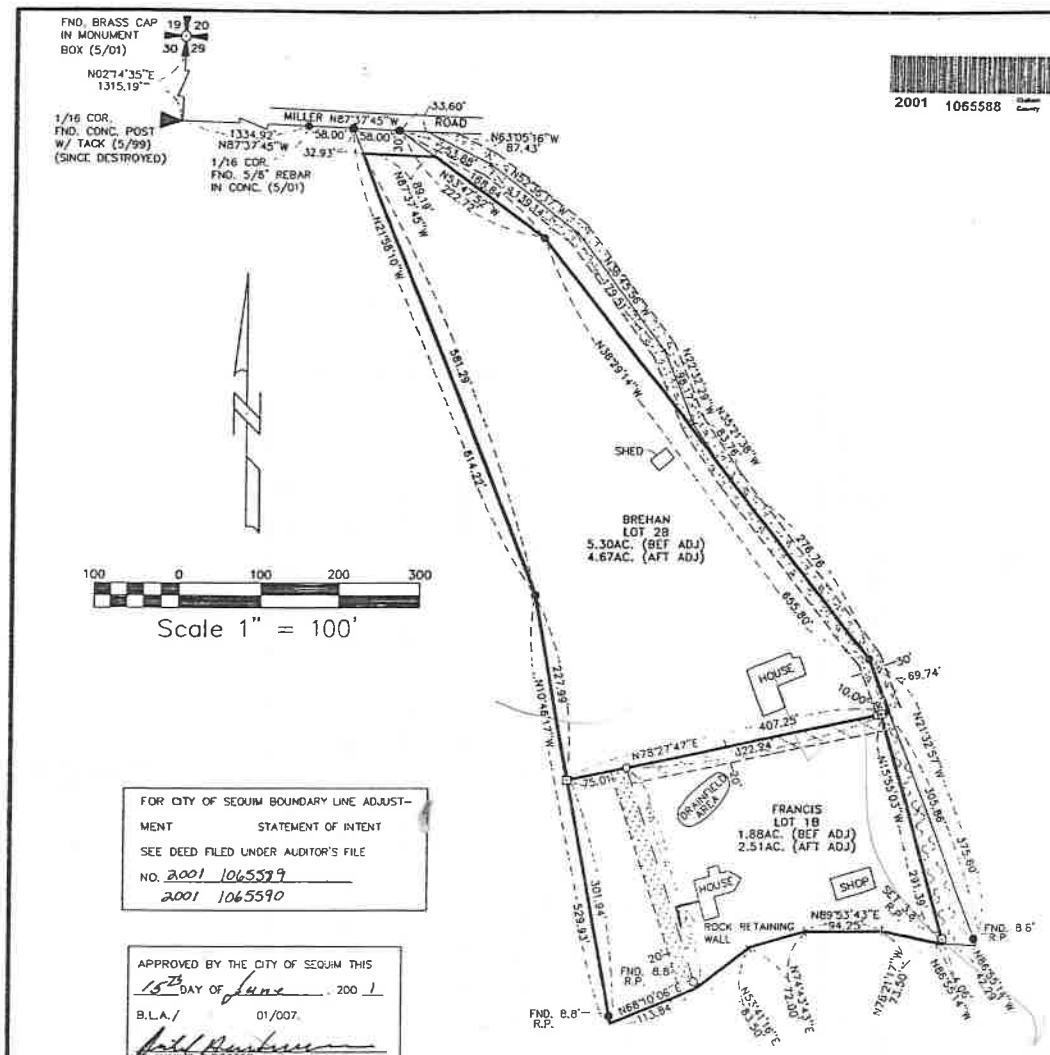
13

Herbert H. Pease

to

Highland Irrigation District

"Unofficial Copy"



2001 1065588

PARCEL NO'S. 033029-249000
033029-249010

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS N87°37'45"W ALONG THE NORTH LINE OF THE S.E.1/4, OF THE N.W.1/4, OF SEC. 29, T.30N., R.3W., W.M., AS SHOWN ON THAT DEED FILED IN VOL. 385 OF DEEDS, PG. 523, CLALLAM COUNTY RECORDS, CLALLAM COUNTY, WASHINGTON. COMPARE ALSO SHORT PLAT RECORDED IN VOL. 16 OF SHORT PLATS, PG. 74, RECORDS OF CLALLAM COUNTY, WASHINGTON.

SURVEY METHODS

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

SECTION SUBDIVISION

FOR SECTION SUBDIVISION USED SEE THAT SHORT PLAT RECORDED IN VOL. 16 OF SHORT PLATS, PG. 74, RECORDS OF CLALLAM COUNTY, WASHINGTON.

LEGEND

- ⊡ SET REBAR W/ PLASTIC CAP "CUMMINS LS 22329"
- O FND. REBAR W/ PLASTIC CAP "CUMMINS LS 22329"
- ● FND. 5/8" REBAR IN CONC. FROM PRE RECORDING ACT SURVEY.
- EXISTING 30FT. EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER SHORT PLAT VOL.16, PG. 74.
- EXISTING 20FT. EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER SHORT PLAT VOL. 16, PG. 74.
- 20FT. FT. EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER THIS BOUNDARY LINE ADJUSTMENT.
- AREA OF PREVIOUS BOUNDARY LINE ADJUSTMENT SEE DEED VOL 770, PG 519

NOTE:
BOTH RESIDENCES ARE SERVED BY CITY OF SEQUIM WATER.

FOR CITY OF SEQUIM BOUNDARY LINE ADJUSTMENT STATEMENT OF INTENT
SEE DEED FILED UNDER AUDITOR'S FILE
NO. 2001 1065589
2001 1065590

APPROVED BY THE CITY OF SEQUIM THIS
15th DAY OF June, 200 1
B.L.A./ 01/007.
PLANNING DIRECTOR

SEC. 29, T.30N., R.3W., W.M.

CITY OF SEQUIM – B.L.A. / 01-007

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MR. AND MRS. DOUGLAS FRANCIS AND MR. AND MRS. CLIFFORD J. BREHAN.

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

6-6-2001

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15th DAY OF June, 200 1, AT 3:45 P.M. IN VOL. 47 OF SURVEYS, ON PG. 14, RECORDS OF CLALLAM COUNTY, WASHINGTON, AT THE REQUEST OF DAVID CUMMINS AND ASSOCIATES, PS.

AUDITOR'S FILE NO. P Rosard, deputy
DEPUTY COUNTY AUDITOR

RECORD OF SURVEY

OF A PORTION OF

S.E.1/4,N.W.1/4,Sec.29,T.30N.,R.3W.,W.M.

Clallam County, Washington
for
Mr. and Mrs. Douglas Francis &
Mr. and Mrs. Clifford J. Brehan

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

Surveying Your Corner of the World

JUNE, 2001
JOB NO. 4-30-29-3-2791BLA

Vol 47 Pg 14 1of2

ORIGINAL LEGAL DESCRIPTIONS

LOT 1A: FRANCIS (PARCEL NO. 033029-249000)
LOT 1, OF THE BREHAN SHORT PLAT RECORDED ON JULY 3, 1986 IN VOL. 16 OF SHORT PLATS, PG. 74, UNDER AUDITOR'S FILE NO. 579533, BEING A PORTION OF THE S.E.1/4, OF THE N.W.1/4, OF SEC. 29, T.30N., R.3W., W.M., CLALLAM COUNTY, WASHINGTON.
EXCEPT THAT PORTION LYING EASTERLY OF A LINE RUNNING S15°55'03"E FROM A POINT ON THE NORTH BOUNDARY OF SAID LOT 1, S78°24'47"W, 10FT. FROM ITS N.E. CORNER. SEE QUIT CLAIM DEED VOL. 770, PG. 519, UNDER A.F.NO. 590817.
TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, COVENANTS, RESERVATIONS AND ENCUMBRANCES OF RECORD.
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.
PARCEL CONTAINING 1.88 ACRES, MORE OR LESS.

LOT 2A: BREHAN (PARCEL NO. 033029-249010)
LOT 2, OF THE BREHAN SHORT PLAT RECORDED ON JULY 3, 1986 IN VOL. 16 OF SHORT PLATS, PG. 74, UNDER AUDITOR'S FILE NO. 579533, BEING A PORTION OF THE S.E.1/4, OF THE N.W.1/4, OF SEC. 29, T.30N., R.3W., W.M., CLALLAM COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, COVENANTS, RESERVATIONS AND ENCUMBRANCES OF RECORD.
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.
PARCEL CONTAINING 5.30 ACRES, MORE OR LESS.

LEGAL DESCRIPTIONS AFTER ADJUSTMENT

LOT 1B: FRANCIS
LOT 1, OF THE BREHAN SHORT PLAT RECORDED ON JULY 3, 1986 IN VOL. 16 OF SHORT PLATS, PG. 74, UNDER AUDITOR'S FILE NO. 579533, BEING A PORTION OF THE S.E.1/4, OF THE N.W.1/4, OF SEC. 29, T.30N., R.3W., W.M., CLALLAM COUNTY, WASHINGTON.
EXCEPT THAT PORTION LYING EASTERLY OF A LINE RUNNING S15°55'03"E FROM A POINT ON THE NORTH BOUNDARY OF SAID LOT 1, S78°24'47"W, 10FT. FROM ITS N.E. CORNER. SEE QUIT CLAIM DEED VOL. 770, PG. 519, UNDER A.F.NO. 590817.
TOGETHER WITH THAT PORTION OF LOT 2, OF BREHAN SHORT PLAT RECORDED IN VOL. 16 OF SHORT PLATS, PG. 74, UNDER AUDITOR'S FILE NO. 579533, LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1, OF SAID BREHAN SHORT PLAT, LOCATED IN THE S.E.1/4, OF THE N.W.1/4, OF SEC. 29, T.30N., R.3W., W.M., CLALLAM COUNTY, WASHINGTON.
RESERVING AN EASEMENT FOR IRRIGATION AND UTILITIY PURPOSES OVER, UNDER AND ACROSS THE EAST 20FT. THEREOF.
TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, COVENANTS, RESERVATIONS AND ENCUMBRANCES OF RECORD.
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.
PARCEL CONTAINING 2.51 ACRES, MORE OR LESS.

LOT 2B: BREHAN
LOT 2, OF THE BREHAN SHORT PLAT RECORDED ON JULY 3, 1986 IN VOL. 16 OF SHORT PLATS, PG. 74, UNDER AUDITOR'S FILE NO. 579533, BEING A PORTION OF THE S.E.1/4, OF THE N.W.1/4, OF SEC. 29, T.30N., R.3W., W.M., CLALLAM COUNTY, WASHINGTON.
EXCEPT THAT PORTION OF LOT 2, OF BREHAN SHORT PLAT RECORDED IN VOL. 16 OF SHORT PLATS, PG. 74, UNDER AUDITOR'S FILE NO. 579533, LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1, OF SAID BREHAN SHORT PLAT, LOCATED IN THE S.E.1/4, OF THE N.W.1/4, OF SEC. 29, T.30N., R.3W., W.M., CLALLAM COUNTY, WASHINGTON.
RESERVING AN EASEMENT FOR IRRIGATION AND UTILITIY PURPOSES OVER, UNDER AND ACROSS THE EAST 20FT. THEREOF.
TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, COVENANTS, RESERVATIONS AND ENCUMBRANCES OF RECORD.
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.
PARCEL CONTAINING 4.67 ACRES, MORE OR LESS.

CITY OF SEQUIM – B.L.A. / 01-007

DAVID CUMMINS — 6-2002

RECORD OF SURVEY
OF A PORTION OF
S.E.1/4,N.W.1/4,Sec.29,T.30N.,R.3W.,W.M.
Clallam County, Washington
for
Mr. and Mrs. Douglas Francis &
Mr. and Mrs. Clifford J. Brehan

Surveying Your Corner of the World
David Cummins and Associates, PS
P.O. Box 120
Sequim, Wa. 98382
(360) 683-2344

JUNE, 2001
JOB NO. 4-30-29-3-2791BLA

Vol 47 Pg 14 2of2

2018-1359902
Page 1 of 2 Easement
Green Crow Properties Inc
Clallam County Washington 01/19/2018 08:34:52 AM

When recorded return to:

Green Crow Properties, Inc.
P. O. Box 2439
Port Angeles, WA 98362

Utility Easement

Grantor: Green Crow Investments Co., LLC, a Washington Limited Liability Company
Grantee: The City of Sequim, a Washington Incorporated Municipality
Abbreviated Legal: Token Lane, per Short Plat V. 16, P. 74

The Grantor, **Green Crow Investments Co., LLC**, a Washington Limited Liability Company, for valuable consideration, the sufficiency of which is hereby acknowledged, and to grant ingress and egress for the purpose of maintaining and installing utilities upon, across and within the subject property consistent with the rights possessed by the Grantor, grants and conveys to **the City of Sequim**, a Washington Incorporated Municipality, the following described real estate, situated in the County of Clallam, State of Washington:

> An easement for the purpose of ingress, egress and utilities, otherwise known as Token Lane, being 30 feet in width, as depicted on the face of the Brehan Short Plat, recorded in Volume 16 of Short Plats with the Clallam County Auditor, Page 74, under Auditor's Filing Number 579533, located in the Southeast quarter of the Northwest Quarter of Section 29, Township 30 North, Range 3 West, W.M., Clallam County, Washington.

Tax Parcel Numbers: 033029-550190, 033029-249015, 033029-249030, and 033029-249040.

Unofficial Copy

Dated: January 18, 2018

John T. Crow, Manager, Green Crow Investments Co., LLC

STATE OF WASHINGTON }
COUNTY OF Clallam }

I certify that I know or have satisfactory evidence that **John T. Crow**, is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-18-2018

MELISSA M POHL
COMMISSION EXPIRES
NOTARY
PUBLIC
JANUARY 30, 2021
STATE OF WASHINGTON

Notary Public in and for the State of Washington, residing at: Port Angeles

My appointment expires: January 30, 2021

"Unofficial Copy"

2021-1415824
Page 1 of 15 Deed of Trust
CLALLAM TITLE COMPANY
Clallam County Washington 04/08/2021 11:00:24 AM
ELECTRONICALLY RECORDED

When recorded, return to:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

Assessor's Parcel or Account Number: **033029 249015**

Abbreviated Legal Description: **2B (47SUR/14) PTN 16SP/74**

[Include lot, block and plat or section, township and range]

Full legal description located on page **TITLED "EXHIBIT A"**

Trustee: Clallam Title Company

Title Order No.: 135979
Escrow No.: 135979PW
LOAN #: 2101007400

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1000235-0021010093-9
MERS PHONE #: 1-888-679-6377

DEFINITIONS
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.
(A) "Security Instrument" means this document, which is dated **April 3, 2021,** together with all Riders to this document.
(B) "Borrower" is **SHELLY RENEE CHAMBERS, A SINGLE WOMAN.**

Borrower is the trustor under this Security Instrument.
(C) "Lender" is **Evergreen Moneysource Mortgage Company.**

Lender is **a Washington Corporation,** organized and existing under the laws of **Washington.**
Lender's address is **15405 SE 37th Street, Suite 200 , Bellevue, WA 98006.**

(D) "Trustee" is **Clallam Title Company.**

(E) "MERS" is the Mortgage Electronic Registration Systems, Inc. Lender has appointed MERS as the nominee for Lender for this loan, and attached a MERS Rider to this Security Instrument, to be executed by Borrower, which further describes the relationship between Lender and MERS, and which is incorporated into and amends and supplements this Security Instrument.

Unofficial Copy

LOAN #: 2101007400

(F) "Note" means the promissory note signed by Borrower and dated **April 3, 2021.** The Note states that Borrower owes Lender **FIVE HUNDRED FORTY EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100*** ********** Dollars (U.S. **$548,250.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **May 1, 2051.**

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ Adjustable Rate Rider	☐ Condominium Rider	☐ Second Home Rider
☐ Balloon Rider	☐ Planned Unit Development Rider	☐ V.A. Rider
☐ 1-4 Family Rider	☐ Biweekly Payment Rider	

☒ Mortgage Electronic Registration Systems, Inc. Rider

☐ Other(s) [specify]

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the **County**

[Type of Recording Jurisdiction]

of **Clallam**

[Name of Recording Jurisdiction]:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

APN #: 033029 249015

Unofficial Copy

LOAN #: 2101007400

which currently has the address of **160 Token Ln, Sequim,**
[Street] [City]

Washington **98382** ("Property Address"):
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to

Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that

Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's

actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has – if any – with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such

Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed

the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects

Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property at public auction at a date not less than 120 days in the future. The notice shall further inform Borrower of the right to reinstate after acceleration, the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale, and any other matters required to be included in the notice by Applicable Law. If the default is not cured on or before the date specified in the notice, Lender at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and/or any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give written notice to Trustee of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee and Lender shall take such action regarding notice of sale and shall give such notices to Borrower and to other persons as Applicable Law may require. After the time required by Applicable Law and after publication of the notice of sale, Trustee, without demand on Borrower, shall sell the Property

LOAN #: 2101007400

at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of the Property for a period or periods permitted by Applicable Law by public announcement at the time and place fixed in the notice of sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it or to the clerk of the superior court of the county in which the sale took place.

23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs and the Trustee's fee for preparing the reconveyance.

24. Substitute Trustee. In accordance with Applicable Law, Lender may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

25. Use of Property. The Property is not used principally for agricultural purposes.

26. Attorneys' Fees. Lender shall be entitled to recover its reasonable attorneys' fees and costs in any action or proceeding to construe or enforce any term of this Security Instrument. The term "attorneys' fees," whenever used in this Security Instrument, shall include without limitation attorneys' fees incurred by Lender in any bankruptcy proceeding or on appeal.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Shelly Renee Chambers 04-06-2021 (Seal)

SHELLY RENEE CHAMBERS **DATE**

STATE OF California **COUNTY OF** Santa Cruz **SS:**

On this day personally appeared before me SHELLY RENEE CHAMBERS to me known to be the individual party/parties described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6 **day of** April, 2021.

Shahla Motameni

Notary Public in and for the State of Washington, residing at Ben Lomond California

My Appointment Expires on Oct 6, 2024

Lender: Evergreen Moneysource Mortgage Company
NMLS ID: 3182
Loan Originator: Michele Lynne Mallari
NMLS ID: 53071

PNT1 SHAHLA MOTAMEDI Commission # 2334888 Notary Public - California Santa Cruz County My Comm. Exp: OCT. 6, 2024 PNT1

Unofficial Copy

Escrow No.: **135979PW**

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 2B of Survey recorded on June 18, 2001 in Volume 47 of Surveys, page 14 under Auditor's File No. 2001 1065588, being a Survey of Lots 1 and 2 of The Brehan Short Plat recorded in Volume 16 of Short Plats, page 74 under Auditor's File No. 579533, being a portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 30 North, Range 3 West, W.M., Clallam County, Washington.

Situate in the County of Clallam, State of Washington.

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LOAN #: 2101007400
MIN: 1000235-0021010093-9

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. RIDER
(MERS Rider)

THIS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. RIDER ("MERS Rider") is made this **3rd** day of **April, 2021,** and is incorporated into and amends and supplements the Deed of Trust (the "Security Instrument") of the same date given by the undersigned (the "Borrower," whether there are one or more persons undersigned) to secure Borrower's Note to
Evergreen Moneysource Mortgage Company, a Washington Corporation

("Lender") of the same date and covering the Property described in the Security Instrument, which is located at:
160 Token Ln, Sequim, WA 98382.

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree that the Security Instrument is amended as follows:

A. DEFINITIONS
1. The Definitions section of the Security Instrument is amended as follows:
"Lender" is **Evergreen Moneysource Mortgage Company.**

Lender is **a Washington Corporation** organized and existing under the laws of **Washington.** Lender's address is **15405 SE 37th Street, Suite 200, Bellevue, WA 98006.**

Lender is the beneficiary under this Security Instrument. The term "Lender" includes any successors and assigns of Lender.

"MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is the Nominee for Lender and is acting solely for Lender. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. MERS is appointed as the Nominee for Lender to exercise the rights, duties and obligations of Lender as Lender may from time to time direct, including but not limited to appointing a successor trustee, assigning, or releasing, in whole or in part this Security Instrument, foreclosing or directing Trustee to institute foreclosure of this Security Instrument, or taking such other actions as Lender may deem necessary or appropriate under this Security Instrument. The term "MERS" includes any successors and assigns of MERS. This appointment shall inure to and bind MERS, its successors and assigns, as well as Lender, until MERS' Nominee interest is terminated.

2. The Definitions section of the Security Instrument is further amended to add the following definition:
"Nominee" means one designated to act for another as its representative for a limited purpose.

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LOAN #: 2101007400

B. TRANSFER OF RIGHTS IN THE PROPERTY

The Transfer of Rights in the Property section of the Security Instrument is amended to read as follows:

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

County [Type of Recording Jurisdiction] of

Clallam [Name of Recording Jurisdiction]:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

APN #: 033029 249015

which currently has the address of **160 Token Ln, Sequim,**

[Street][City]

WA 98382 ("Property Address"):

[State] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

Lender, as the beneficiary under this Security Instrument, designates MERS as the Nominee for Lender. Any notice required by Applicable Law or this Security Instrument to be served on Lender must be served on MERS as the designated Nominee for Lender. Borrower understands and agrees that MERS, as the designated Nominee for Lender, has the right to exercise any or all interests granted by Borrower to Lender, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, assigning and releasing this Security Instrument, and substituting a successor trustee.

C. NOTICES

Section 15 of the Security Instrument is amended to read as follows:

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this

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LOAN #: 2101007400

Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Borrower acknowledges that any notice Borrower provides to Lender must also be provided to MERS as Nominee for Lender until MERS' Nominee interest is terminated. Any notice provided by Borrower in connection with this Security Instrument will not be deemed to have been given to MERS until actually received by MERS. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

D. SALE OF NOTE; CHANGE OF LOAN SERVICER; NOTICE OF GRIEVANCE
Section 20 of the Security Instrument is amended to read as follows:

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. Lender acknowledges that until it directs MERS to assign MERS's Nominee interest in this Security Instrument, MERS remains the Nominee for Lender, with the authority to exercise the rights of Lender. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

LOAN #: 2101007400

E. SUBSTITUTE TRUSTEE

Section 24 of the Security Instrument is amended to read as follows:

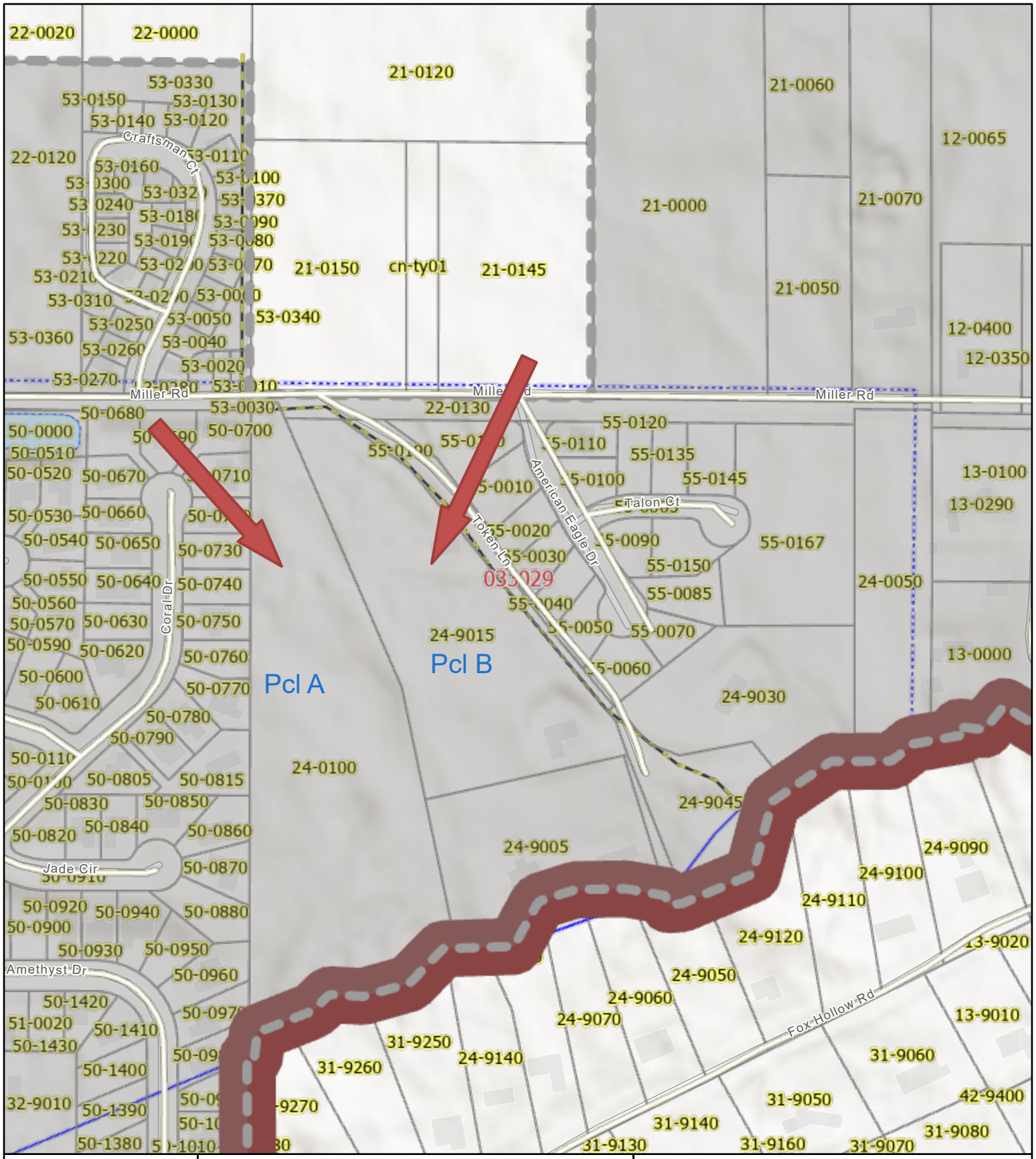
24. Substitute Trustee. In accordance with Applicable Law, Lender or MERS may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this MERS Rider.

Shelly Renee Chambers 04-04-2021 (Seal)

SHELLY RENEE CHAMBERS **DATE**

Unofficial Copy



Clallam County, WA

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