495 W Spruce St #5
Sequim, WA 98382
www.olypentitle.com

OLYMPIC PENINSULA TITLE

Phone: 360-683-4179
Fax: 877-223-5894

Habitat for Humanity of Clallam County
728 E Front Street
Port Angeles, WA 98382

Date: December 3, 2021
Escrow No.: 123335-JT
Loan No.:

WE ENCLOSE THE FOLLOWING:

- [x] ORIGINAL WARRANTY DEED AND OWNERS TITLE INSURANCE POLICY
- [ ] ORIGINAL DEED OF TRUST
- [ ] ORIGINAL DEED OF TRUST AND LENDERS TITLE INSURANCE POLICY
- [ ] TITLE INSURANCE POLICY
- [ ] ORIGINAL REAL ESTATE CONTRACT AND OWNERS TITLE INSURANCE POLICY
- [ ] ORIGINAL REAL ESTATE CONTRACT AND WARRANTY FULFILLMENT DEED
- [ ] RECORDED QUIT CLAIM DEED
- [ ] MANUFACTURED HOME TITLE ELIMINATION APPLICATION
- [ ] MANUFACTURED HOME TITLE ELIMINATION CERTIFICATE
- [ ] MANUFACTURED HOME REGISTRATION CERTIFICATE
- [ ] MANUFACTURED HOME CERTIFICATE OF TITLE

Sincerely,

Jaimee Appel

Fidelity National Title
Insurance Company

Policy No.: 37627-1-123335-JT-2021.2730647-225595950

OWNER'S POLICY OF TITLE INSURANCE

Issued by

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to

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Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned:

By: Traci Johnstad
Authorized Officer or Agent
Traci Johnstad
Olympic Peninsula Title Company
403 S Peabody St
Port Angeles, WA 98362-3210
Tel:360-457-4451
Fax:360-457-4525

FIDELITY NATIONAL TITLE INSURANCE COMPANY CORPORATE SEAL

By:
Randy R. Quirk
President

Attest:
Marjorie Nemzura
Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

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(a)"Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
(b)"Date of Policy": The date designated as 'Date of Policy" in Schedule A.
(c)"Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
(d)"Insured": The Insured named in Schedule A.
(i) The term "Insured" also includes
(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
(C) successors to an Insured by its conversion to another kind of Entity;
(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
(1)if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
(2)if the grantee wholly owns the named Insured,
(3)if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
(4)if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
(e) "Insured Claimant": An Insured claiming loss or damage.
(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
(g)"Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
(h)"Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
(j) "Title": The estate or interest described in Schedule A.
(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a)Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the

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right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b)The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a)In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b)The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant 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 Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

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

(a)To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

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

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii)To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a)The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii)the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

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(b)If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii)the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a)If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b)In the event of any litigation, including 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, adverse to the Title, as insured.

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

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a)Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b)The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. THIS SECTION IS INTENTIONALLY DELETED

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

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

(b)Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d)Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

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SCHEDULE A

Olympic Peninsula Title Company
495 W Spruce St #5
Sequim, WA 98382

File No.: 123335-JT

Policy No.: 2730647-225595950

Address Reference: NKA Miller Road, Sequim, WA 98382

Premium: $969.00

Amount of Insurance: $239,000.00

Date of Policy: October 29, 2021 at 09:34 AM

1. Name of Insured:

   Habitat for Humanity of Clallam County

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   Name of Insured

4. The Land referred to in this policy is described as follows:

   See Exhibit A attached hereto and incorporated herein by this reference.

END OF SCHEDULE A

SCHEDULE B

Policy No.: 2730647-225595950 / Order No.: 123335-JT

EXCEPTIONS FROM COVERAGE

SPECIAL EXCEPTIONS:

1. GENERAL TAXES, (ASSESSMENTS FOR FIRE PATROL, IRRIGATION AND/OR WEED CONTROL, IF ANY) AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:

   (1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

   TAX ACCOUNT NO.: 03-30-29-220080
   PROPERTY ID NO.: 25060
   YEAR: 2021
   AMOUNT BILLED: $1,221.74
   AMOUNT PAID: $1,221.74
   PRINCIPAL BALANCE: NONE

2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2003-1103160, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

   RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

   GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY
   PURPOSE: TRANSMISSION AND DISTRIBUTION LINE
   AREA AFFECTED: PORTION OF PROPERTY HEREIN DESCRIBED
   RECORDED: December 9, 1937
   RECORDING NO.: 177006

4. EASEMENT, IF ANY, RECORDED IN VOLUME 14 OF PLATS, PAGE 22.

(END OF SPECIAL EXCEPTIONS)

END OF SCHEDULE B

EXHIBIT A

Policy No.: 2730647-225595950 / Order No.: 123335-JT

The Land referred to in this policy is described as follows:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET AND THE SOUTH 15 FEET THEREOF;

ALSO EXCEPT THAT PORTION LYING WITHIN THE PLAT OF ALPINE MEADOW, AS RECORDED IN VOLUME 14 OF PLATS, PAGE 22.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

END OF EXHIBIT A

2021-1428408
Page 1 of 2 Warranty Deed
OLYMPIC PENINSULA TITLE COMPANY
Clallam County Washington 10/29/2021 09:34:39 AM
ELECTRONICALLY RECORDED

OLYMPIC PENINSULA TITLE

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

Escrow No.: 123335-JT

NO E 128643
CLALLAM COUNTY
TRANSACTION EXCISE TAX
SALE PRICE $239,000.00
DATE PAID OCT 29 2021
EXCISE AMOUNT $3,829.00
COUNTY TREASURER
BY J White

STATUTORY WARRANTY DEED

THE GRANTOR(S), Marva D. Dryke, a single woman, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Habitat for Humanity of Clallam County the following described real estate, situated in the County of Clallam, State of Washington:

Abbreviated Legal:

PTN S2SWNWNW S29-T30N-R3W WM

Tax Parcel No(s).: 03-30-29-220080/25060

For **Full Legal** See Attached Exhibit "A"

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

Dated: October 15, 2021

x Marva D Dryke
Marva D. Dryke

STATE OF: TEXAS

COUNTY OF: x Harris

On this day personally appeared before me Marva D. Dryke, to me known to be the individual(s) 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 seal of office this x23rd day of x October, 20 x21.

x Dylan Brunner
By: x Dylan Brunner
In and for the State of: Texas
Residing at: The UPS Store - 2219
My Commission expires:
09-08-2025

DYLAN BRUNNER
Notary Public, State of Texas
Comm. Expires 09-08-2025
Notary ID 133318952

495 W Spruce St #5
Sequim, WA 98382
www.olypentitle.com

OLYMPIC PENINSULA TITLE

Phone: 360-683-4179
Fax: 877-223-5894

WIRE TRANSFER INSTRUCTIONS

PLEASE SEND:	$0.00
TO BENEFICIARY:	Olympic Peninsula Title Company
	Sequim
BANK:	Sound Community Bank
BANK ADDRESS:	110 N Alder St.
	Port Angeles, WA 98362
ROUTING NO.:	325081306
ACCOUNT NO.:	0043432078

REFERENCE THE FOLLOWING:

PROPERTY ADDRESS:	NKA Miller Road, Sequim, WA 98382
ESCROW FILE NO.:	123335-JT
FOR THE ACCOUNT OF:	Habitat for Humanity of Clallam County
REQUESTED BY:	Jessica Toth

FUNDS MUST BE WIRED FROM A BANK WITHIN THE UNITED STATES. PLEASE NOTIFY Jessica Toth AT 360-683-4179 OR jessica@olypentitle.com WHEN YOU HAVE TRANSMITTED YOUR WIRE.

IF YOUR FUNDS ARE BEING WIRED FROM A NON-U.S. BANK, ADDITIONAL CHARGES MAY APPLY. PLEASE CONTACT YOUR ESCROW CLOSER FOR INTERNATIONAL WIRING INSTRUCTIONS.

AN ACH TRANSFER CANNOT BE ACCEPTED FOR CLOSING, BECAUSE IT IS NOT THE SAME AS A WIRE AND REQUIRES ADDITIONAL TIME FOR CLEARANCE.

SOUND COMMUNITY BANK CONTACT INFO: Customer Service: (360)452-4624

WIRES WILL BE RETURNED IF THE FILE NUMBER AND/OR PROPERTY REFERENCE ARE NOT INCLUDED

With wire fraud on the increase, it is important to be ever vigilant. If you receive an e-mail or any other communication that appears to be generated from an Olympic Peninsula Title Company employee that contains new, revised or altered bank wire instructions, consider it suspect and call our office at a number you trust. Our bank wire instructions will not change during your transaction.

495 W Spruce St #5
Sequim, WA 98382
www.olypentitle.com

OLYMPIC PENINSULA TITLE

Phone: 360-683-4179
Fax: 877-223-5894

WIRE TRANSFER INSTRUCTIONS

PLEASE SEND:	$0.00
TO BENEFICIARY:	Olympic Peninsula Title Company
	Sequim
BANK:	Sound Community Bank
BANK ADDRESS:	110 N Alder St.
	Port Angeles, WA 98362
ROUTING NO.:	325081306
ACCOUNT NO.:	0043432078

REFERENCE THE FOLLOWING:

PROPERTY ADDRESS:	NKA Miller Road, Sequim, WA 98382
ESCROW FILE NO.:	123335-JT
FOR THE ACCOUNT OF:	Habitat for Humanity of Clallam County
REQUESTED BY:	Jessica Toth

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Gmail

Shannon Cosgrove <bookkeeper@habitatclallam.org>

FW: **QUESTION**: Please DocuSign: (B) Unsigned Escrow Docs .pdf

1 message

Colleen Robinson <Colleen@habitatclallam.org> Tue, Oct 26, 2021 at 9:33 AM
To: Shannon Cosgrove <bookkeeper@habitatclallam.org>

Final Amount - $236,949.12

From: Hayley Mendizza <hayley@olypentitle.com>
Sent: Thursday, October 21, 2021 12:12 PM
To: Colleen Robinson <Colleen@habitatclallam.org>
Cc: bethmcq@olypen.com; Jessica Toth <jessica@olypentitle.com>
Subject: Re: **QUESTION**: Please DocuSign: (B) Unsigned Escrow Docs .pdf

Good Morning Colleen,

I apologize that this was missed & appreciate you pointing that out!

I have updated our statement and have attached it below.

You updated final amount for closing is: $236,949.12.

Thank you!
Hayley

From: Colleen Robinson <Colleen@habitatclallam.org>
Sent: Wednesday, October 20, 2021 4:35 PM
To: Hayley Mendizza <hayley@olypentitle.com>
Cc: bethmcq@olypen.com <bethmcq@olypen.com>
Subject: **QUESTION**: Please DocuSign: (B) Unsigned Escrow Docs .pdf

Good Afternoon Hayley – As I mentioned, I am traveling on vacation, thank you so much for getting these docs to me early to sign. Habitat Clallam put down $3,000 in earnest money for this transaction –I did see that indicated on the documents you sent for me to sign?

Please advise – Thank you

Colleen Robinson

REVIEW DOCUMENT

Hayley Mendizza

hayley@olypentitle.com

Colleen Robinson, CEO,

Please DocuSign (B) Unsigned Escrow Docs .pdf

Thank You, Hayley Mendizza

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This message was sent to you by Hayley Mendizza who is using the DocuSign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.

OLYMPIC PENINSULA TITLE

OLYMPIC PENINSULA TITLE
Title Insurance • Escrows • Contract Collections
DOCUMENT ELECTRONICALLY
RECORDED WITH AUDITOR
2021-1428408

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

Escrow No.: 123335-JT

STATUTORY WARRANTY DEED

THE GRANTOR(S), Marva D. Dryke, a single woman, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Habitat for Humanity of Clallam County the following described real estate, situated in the County of Clallam, State of Washington:

Abbreviated Legal:

PTN S2SWNWNW S29-T30N-R3W WM

Tax Parcel No(s).: 03-30-29-220080/25060

For **Full Legal** See Attached Exhibit "A"

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

Dated: **October 15, 2021**

× Marva D Dryke
Marva D. Dryke

STATE OF: TEXAS

COUNTY OF: × Harris

On this day personally appeared before me Marva D. Dryke, to me known to be the individual(s) 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 seal of office this × 23rd day of × October, 20 × 21.

× Dylan Brunner
By: × Dylan Brunner
In and for the State of: Texas
Residing at: × The UPS Store - 2219
My Commission expires: ×
09-08-2025

DYLAN BRUNNER
Notary Public, State of Texas
Comm. Expires 09-08-2025
Notary ID 133318952

EXHIBIT A

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET AND THE SOUTH 15 FEET THEREOF;
ALSO EXCEPT THAT PORTION LYING WITHIN THE PLAT OF ALPINE MEADOW, AS RECORDED IN VOLUME 14 OF PLATS, PAGE 22.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

1. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2003-1103160.

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF AND RECORDED UNDER CLALLAM COUNTY RECORDING NO. 177006.

3. EASEMENT, IF ANY, RECORDED IN VOLUME 14 OF PLATS, PAGE 22.

2023-1449650
Page 1 of 2 Quit Claim Deed
Kneiss Law Pllc
Clallam County Washington 05/16/2023 02:33:54 PM

When Recorded Return To:

Andrea S. Kneiss
Kneiss Law, PLLC
PO Box 1798
Port Angeles, WA 98362

NO. 133559
CLALLAM COUNTY
TRANSACTION EXCISE TAX Ø
DATE PAID MAY 16 2023
AMOUNT Ø
CLALLAM COUNTY TREASURER
BY Julia Goudie, Dep

QUITCLAIM DEED

Grantor:	Habitat for Humanity of Clallam County, a Washington nonprofit corporation
Grantee:	Miller Road Property Sequim, LLC, a Washington limited liability company
Abbreviated Legal:	PTN S2SWNWNW S29-T30N-R3W WM; PARCEL B CLAN MURPHY SP V35 P71
Tax Parcel Nos.	033029 220080; 033029 229020

The GRANTOR, HABITAT FOR HUMANITY OF CLALLAM COUNTY, a Washington nonprofit corporation for and in consideration of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE, MILLER ROAD PROPERTY SEQUIM, LLC, a Washington limited liability company, any and all right, title, and interest in the following described real estate parcels, situated in Clallam County, State of Washington,

Parcel 1:

The South half of the Southwest quarter of the Northwest quarter of the Northwest quarter in Section 29, Township 30 North, Range 3 West, W.M., Clallam County, Washington.
Except the West 30 Feet and the South 15 Feet thereof;
Also except that portion lying within the Plat of Alpine Meadow, as recorded in Volume 14 of Plats, Page 22.
Situate in the County of Clallam, State of Washington.

Tax Parcel No.: 033029-220080

Parcel 2:

Parcel B of Clan Murphy Short Plat recorded September 19, 2019, in Volume 35 of Short Plats, Page 71, under Clallam County Recording No. 2019 1384656, located in the Northwest quarter of the Northwest quarter of the Northwest quarter, Section 29, Township 30, Range 3 West, W.M., Clallam County, Washington.
Situate in the County of Clallam, State of Washington.

Tax Parcel No.: 033029-229020

Unofficial Copy

Dated: May 12, 2023

HABITAT FOR HUMANITY OF CLALLAM COUNTY, a Washington non-profit corporation

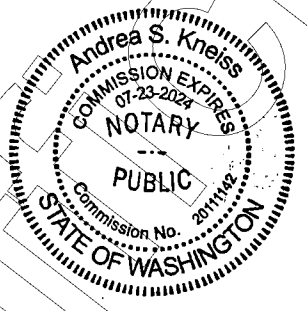
Colleen Robinson

By: Colleen Robinson
Its: Executive Director

STATE OF WASHINGTON)
) ss.
COUNTY OF CLALLAM)

On this 12th day of May 2023, before me the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Colleen Robinson known to be the individual named in and which executed the foregoing instrument as Executive Director of Habitat for Humanity of Clallam County and acknowledged to me that they signed the same as their free and voluntary acts and deeds for the uses and purposes therein mentioned.

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



Andrea S. Kneiss
NOTARY PUBLIC in and for the state of Washington.
My commission expires: 7-23-24

Unofficial Copy