




## Commitment for Title Insurance

Property Address:

[To view your new Chicago Title LiveLOOK report, Click Here](#)



**CHICAGO TITLE  
OF WASHINGTON**

Escrow Officer: Escrow Officer32

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**SUMMARY**

- BYLINE
- UNRECORDED INSTRUMENTS
- SUBPARMENTS
- REQUIREMENTS
- VESTING
- LEGAL DESCRIPTION
- APPLY MAP

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**MULTI-PARTY**

### Title #: UNLOCK

**TITLE:** Sam and Susan Soller, husband and wife as joint tenants

**ADDRESS:** 12345 Main Street, Tiburon, California

**FORM OF POLICY:**  
a. CTR/NOV/2011 Homeowner's Policy of Title Insurance  
ACU/USE: 2008

**POL NUMBER:** UNLOCK

**PLANT DATE:** April 2, 2010 at 7:30 am.

**PROPERTY TYPE:** Single Family Residence

APR 02, 2 2010 AT 7:30 AM

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**PROPERTY TAX**

E. Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. (For promisor purposes the amounts were Taxident(R)to(Rev)(v)ch#6779nbg Fiscal Year: 2017 - 2019 for Improvement: 564471 2nd assessment: 564471 Exemption: 57,000.00 Code Area: 92709)

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**EXCEPTIONS**

- A. Property taxes, which are a lien not yet due and payable ▼
- B. Supplemental or excused assessments if any ▼
- C. Payment of Contract Assessment Required - HERO/FACE ▼
1. Water rights ▼
2. Provisions in a deed prohibiting the buying, selling or handling of interest-bearing securities on said Land ▼
3. Comments, conditions, and restrictions ▼
4. Easement ▼
5. Deed of Trust ▼
6. Abstract of Judgment ▼

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12345 Main Street, Tiburon, California 9

**CHICAGO TITLE**

12345 MAIN STREET

JANITONIA, CA 94038

[VIEW WEBSITE](#)

## Effortless, Efficient, Compliant, and Accessible

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0242021-tr**

## CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

### GUARANTEES

HC Homes

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
**4717 South 19th Street, Suite 101**  
**Tacoma, WA 98405**

Countersigned By:

Lori Forbes  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

## ISSUING OFFICE:

Title Officer: Tacoma Residential Unit  
Chicago Title Company of Washington  
4717 South 19th Street, Suite 101  
Tacoma, WA 98405  
Main Phone: (253)671-6690  
Email: Tacomaunit8@ctt.com

**SCHEDULE A**

| Liability  | Premium  | Tax     |
|------------|----------|---------|
| \$1,000.00 | \$350.00 | \$36.05 |

Effective Date: June 27, 2022 at 08:00 AM

The assurances referred to on the face page are:

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

David R. Artz, Trustee of the First Amendment and Restatement of The David R. Artz Survivor's Trust as to Lot 4 and HC Homes, Inc., a Washington corporation, as to Lot 1, 2 and 3

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

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 041909-5004, 041909-5003 and 041909-5004**

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LOTS 1, 2, 3 AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**SCHEDULE B****GENERAL EXCEPTIONS:**

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

**SPECIAL EXCEPTIONS:**

1. Reservations and exceptions contained in the deed

[Recording No.: 8806300535](#)

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Restrictions, conditions and provisions contained in Pierce County Large Lot No. 3240.

Said instrument is a re-recording of instrument recorded under [recording number 2661](#).

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Pierce County short plat:

[Recording No: 79-557](#)

4. Notice of collected Financial Guarantee, and the terms and conditions thereof:

Collected by: Pierce County Planning and Land Services  
Recording Date: September 29, 1994  
[Recording No.: 9409290114](#)  
Regarding: Construction of a county standard road approach  
Affects: SP No. 79-557

5. Notice of collected Financial Guarantee, and the terms and conditions thereof:

Collected by: Pierce County Planning and Land Services  
Recording Date: May 4, 1995  
[Recording No.: 9505040018](#)  
Regarding: Construction of a private drainage facilities  
Affects: SP No. 79-558

**SCHEDULE B**

(continued)

6. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: Pierce County  
Recording Date: April 9, 1959  
[Recording No.: 1850384](#)  
Affects: Southerly portion of short plat 79-557

7. Septic Easement, and the terms and conditions thereof:

Recording Date: April 23, 2019  
[Recording No.: 201904230546](#)

Affects: Lot 3

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on the Survey:

[Recording No: 202104155004](#)  
Affects: Lot 1, 2 and 3

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on the Survey:

[Recording No: 202106085006](#)  
Affects: Lot 1, 2 and 3

10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022  
[Tax Account No.: 041909-5022](#)  
Levy Code: 096  
Assessed Value-Land: \$192,500.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:  
Billed: \$2,004.34  
Paid: \$2,004.34  
Unpaid: \$0.00

Affects: Lots 1 and 2

**SCHEDULE B**

(continued)

11. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- Year: 2022  
[Tax Account No.:](#) [041909-5003](#)  
Levy Code: 096  
Assessed Value-Land: \$176,400.00  
Assessed Value-Improvements: \$0.00
- General and Special Taxes:  
Billed: \$1,861.10  
Paid: \$1,861.10  
Unpaid: \$0.00
- Affects: Lot 3
12. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- Year: 2022  
[Tax Account No.:](#) [041909-5004](#)  
Levy Code: 096  
Assessed Value-Land: \$43,700.00  
Assessed Value-Improvements: \$0.00
- General and Special Taxes:  
Billed: \$487.03  
Paid: \$243.51  
Unpaid: \$243.52
- Affects: Lot 4
13. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
14. The interest, if any, of the grantee in the deed referenced below. At the date of said deed the grantor(s) therein had no apparent record interest in said Land, nor have said grantor(s) subsequently acquired a record interest.
- Grantor: David R. Artz, Trustee of the Fourth Amendment and Restatement of the Artz Revocable Living Trust  
Grantee: David R. Artz, Trustee of the First Amendment and Restatement of the David R. Artz Survivor's Trust  
Recording Date: April 26, 2021  
Recording No.: 202104260067  
Affects: Lots 1 through 3

**END OF EXCEPTIONS**

**SCHEDULE B**

(continued)

**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LTS 1-4, PC SP NO. 79-557

[Tax Account No.: 041909-5022](#), 041909-5003 and 041909-5004

**END OF NOTES****END OF SCHEDULE B**



MARION V. BLACK  
Route 2, Box 416  
Puyallup, Wash.

This Indenture Witnesseth: That we MARION V. BLACK AND HARRIET A. BLACK

his wife, of Pierce County, State of Washington, for and in consideration of the sum of (\$1.00)  
ONE AND 00/100 DOLLAR

to us in hand paid, and in further consideration of the general public welfare and of the peculiar and special benefits to accrue to us therefrom, do by these presents grant, convey and dedicate to the County of Pierce, State of Washington, for the use of the public as a county road, the following lots, places or parcels of land, situate, lying and being in said County of Pierce and State of Washington, and particularly bounded and described as follows:

THE SOUTH 30 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, W. M.

THE GRANTOR ALSO GRANTS TO PIERCE COUNTY THE RIGHT TO CONSTRUCT AND MAINTAIN NECESSARY CUT AND FILL SLOPES, CULVERTS, SPECIAL DITCHES AND APPURTENANCES WHERE THE SAME MAY EXTEND BEYOND THE LIMITS OF THE LAND HEREBY CONVEYED.

RIGHT OF WAY FOR THURSTON COUNTY ROAD

ALL MERCHANTABLE TIMBER SHALL REMAIN THE PROPERTY OF THE GRANTOR.

ACCEPTED  
*[Signature]*  
County Commissioner  
Pierce County, Washington  
4-9-59

TO HAVE AND TO HOLD the said described premises unto the said Pierce County and its successor or successors for the use of the public forever.

Witness our hands and seals this 11th day of FEBRUARY A. D. 19 59.

Witnesses:

*[Signature]*

*[Signature]* (Seal)

*[Signature]* (Seal)

145434

4-9-59

Ack. O.K.

418

8806300535

VOL 493 PAGE 2091

Document No. 35994

WHEN RECORDED RETURN TO:

Transamerica Title Insurance Company  
Attn: Dorrie Johnson  
1200 Sixth Avenue  
Park Place Building  
Seattle, WA 98101

88 JUN 30 PM 3: 26

RECORDED  
BRIAN SONATAG  
AUDITOR PIERCE CO. WASH.

TRANS  
M88 20172-3  
JUN 24 1988

Statutory Quit Claim Deed  
[WASHINGTON]

Grantor, BURLINGTON NORTHERN RAILROAD COMPANY, a Delaware corporation, (formerly named Burlington Northern Inc.), whose address is 3800 Continental Plaza, 777 Main Street, Fort Worth, Texas 76102, for and in consideration of One Dollar and other good and valuable consideration, conveys and quit claims to Grantee, MERIDIAN MINERALS COMPANY, a Montana corporation, whose address is 5613 DTC Parkway, Englewood, Colorado 80111, all of Grantor's right, title and interest in and to that certain real estate described in Exhibit A attached hereto and by this reference incorporated herein, which real estate is situated in the County of Pierce, State of Washington, together with all after acquired title of the Grantor therein.

Dated: May 26, 1988.

BURLINGTON NORTHERN RAILROAD  
COMPANY, a Delaware corporation

By DWS  
D. W. Scott, Vice President

Attest By Shirley B. O'Connor  
Shirley B. O'Connor,  
Assistant Secretary

STATE OF TEXAS )  
COUNTY OF TARRANT ) ss.

Before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, this day personally appeared D. W. Scott and Shirley B. O'Connor, known to me to be the persons whose names are subscribed on the foregoing instrument, and known to me to be the Vice President and Assistant Secretary, respectively, of BURLINGTON NORTHERN RAILROAD COMPANY, a Delaware corporation, and acknowledged to me that they executed said instrument for the purposes and consideration therein expressed and as the free and voluntary act of said corporation, and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and seal of office this 26<sup>th</sup> day of May, 1988, A.D.



Mary H. Hutchins  
NOTARY PUBLIC in and for the State  
of Texas  
Name MARY H. HUTCHINS  
My appointment expires: 12-4-91

EXCISE TAX PAID \$ 0  
Re. No. 106477 Date 6-30-88  
Pierce County

By dm Auth. Sig

051588/0919N/56

8806300535

Document Number 35994

EXHIBIT A

To Quit Claim Deed from  
Burlington Northern Railroad Company to  
Meridian Minerals Company

PREAMBLE

By way of example only, and not by way of limitation, the interest in real estate conveyed by said Quit Claim Deed is inclusive of the following:

All ores and minerals of any nature whatsoever, including, but not limited to, coal, iron, gas occurring in coal formations to the extent the same is vented as a non-commercial substance in conjunction with coal development and extraction operations, industrial minerals, precious metals, metallic minerals, aggregates, sand and gravel, clay, uranium, rock including but not limited to rock of a unique character, and geothermal heat and waters, and all of the constituent products of all or any of the foregoing and all other substances associated or commingled therewith (excepting oil, gas and other hydrocarbons which were conveyed by Grantor to Milestone Petroleum, Inc. by Confirmation Special Warranty Deed or to Meridian Oil, Inc. by Quit Claim Deed of even date herewith), (collectively "minerals"), whether surface of subsurface in, upon, under or which may be produced from the real property described in this Exhibit "A" (collectively called "premises"), together with the right to enter upon the premises for the purposes of prospecting and exploring for said minerals by geophysical, geochemical or other means, and for the purpose of drilling, extracting, opening, mining, developing and processing said minerals by any and all methods now known or hereafter discovered (expressly including mining by strip, open pit and underground methods), the right to erect, operate and work any mining, extraction and processing facilities by any procedures whatsoever, whether the same be now known or hereafter discovered, and the right to take out, store, remove, carry away, transport and market all such minerals, and to enter upon, occupy, make use of and consume and the right to control the entry upon, occupation, use and consumption of, so much of the surface of said premises as may be necessary or useful for all such purposes, together with the right to commingle minerals or any other material produced from the premises with minerals or any other material produced from any other property, and the right to use all or any part of the premises to explore, develop, produce, remove, extract, mine, stockpile, store, market and transport minerals and any other material from the premises or from any other properties, whether contiguous or not, now or hereafter owned or controlled by Grantee and for all other purposes, and together with any and all other right and interest of Grantor, together with the tenements, hereditaments and appurtenances thereto.

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DOCUMENT NO. 35994  
MERIDIAN MINERALS COMPANY

VOL 493 PAGE 2093

PAGE NO. 1

EXHIBIT A

PIERCE COUNTY WA

| SECTION   | TWP  | RGE | DESCRIPTION  | ACRES  |
|---|------|-----|--|--------|
| <hr/>   |      |     |  |        |
| <u>ALL MINERALS LESS OIL, GAS, AND OTHER HYDROCARBONS</u> |      |     |  |        |
| 07  | 19 N | 1 E | FRL. NW1/4NW1/4  | 36.46  |
| 01  | 20 N | 1 E | NW1/4SE1/4, NE1/4SW1/4                                   | 80.00  |
| 07  | 20 N | 1 E | LOT 4, SW1/4   | 184.85 |
| 31  | 20 N | 1 E | SE1/4SE1/4   | 40.00  |
| 15  | 21 N | 1 E | NW1/4SW1/4   | 40.00  |
| 23  | 21 N | 1 E | SW1/4NE1/4, E1/2NW1/4, SW1/4NW1/4, SE1/4SW1/4, W1/2SE1/4 | 280.00 |
| 25  | 21 N | 1 E | N1/2NW1/4  | 80.00  |
| 13  | 16 N | 2 E | PART NE1/4SE1/4 LYING NORTH OF MISQUALLY RIVER           | 30.00  |
| 01  | 17 N | 2 E | FRL. W1/2NW1/4, SE1/4SW1/4                               | 122.56 |
| 03  | 17 N | 2 E | LOTS 1, 2 & 4  | 106.14 |
| 11  | 17 N | 2 E | NE1/4NE1/4, W1/2W1/2, SE1/4SW1/4                         | 240.00 |
| 13  | 17 N | 2 E | SW1/4NW1/4, NW1/4SW1/4, SE1/4SW1/4                       | 120.00 |
| 15  | 17 N | 2 E | SE1/4SW1/4   | 40.00  |
| 25  | 17 N | 2 E | NE1/4, NW1/4SE1/4  | 200.00 |
| 27  | 18 N | 2 E | PART OF S 200 FEET OF SE1/4SW1/4 E OF R/W                | 1.50   |
| 01  | 19 N | 2 E | PART OF LOT 3, SE1/4NW1/4 LESS 2.58 AC. R/W, NW1/4SW1/4  | 81.92  |
| 05  | 19 N | 2 E | LOT 8, SW1/4NE1/4  | 74.81  |
| 17  | 20 N | 2 E | LOT 1 LESS 4.30 AC. BM R/W                               | 12.95  |
| 29  | 21 N | 2 E | E1/2NE1/4, NW1/4SE1/4, LESS 36.08 AC CONDEMNED           | 83.92  |
| 05  | 16 N | 3 E | LOT 2  | 38.67  |
| 01  | 18 N | 3 E | NE1/4SE1/4   | 40.00  |
| 05  | 18 N | 3 E | PART OF NE1/4SW1/4                                       | 35.00  |

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PAGE NO. 2

EXHIBIT A  
PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION   | ACRES  |
|---------|------|-----|---|--------|
| 13      | 18 N | 3 E | SE1/4NE1/4, E1/2SW1/4, N1/2SE1/4, SW1/4SE1/4  | 240.00 |
| 23      | 18 N | 3 E | SE1/4 LESS SOUTH 300 FEET, E1/2NE1/4  | 221.89 |
| 25      | 18 N | 3 E | NW1/4NE1/4, PART OF NE1/4NW1/4 LYING EAST OF MT. TACOMA CANYON COUNTY RD.   | 70.00  |
| 35      | 18 N | 3 E | SW1/4NW1/4, SE1/4NE1/4, N1/2SW1/4, E1/2SE1/4  | 240.00 |
| 03      | 19 N | 3 E | PART OF LOT 5   | 2.03   |
| 09      | 19 N | 3 E | LOTS 1-4, S1/2NW1/4   | 139.68 |
| 23      | 19 N | 3 E | N1/2SW1/4   | 80.00  |
| 33      | 19 N | 3 E | N1/2NE1/4   | 80.00  |
| 21      | 20 N | 3 E | 100 FOOT R/W IN SE1/4NW1/4 AND E1/2SW1/4  | 9.09   |
| 15      | 15 N | 4 E | SW1/4NE1/4, SE1/4NW1/4  | 80.00  |
| 15      | 15 N | 4 E | PART OF SW1/4NW1/4  | 33.00  |
| 23      | 15 N | 4 E | NW1/4NE1/4 LESS 2.58 AC. R/W  | 37.42  |
| 23      | 15 N | 4 E | 100' STRIP ACROSS NW1/4NE1/4  | 2.58   |
| 29      | 16 N | 4 E | NW1/4 OF LOT 1, S1/2 OF LOT 1   | 28.10  |
| 29      | 16 N | 4 E | LOT 5   | 39.32  |
| 33      | 16 N | 4 E | NE1/4NE1/4, N1/2NE1/4NW1/4, SW1/4NE1/4NW1/4, E1/2NW1/4NW1/4; PART OF N1/2NW1/4; PART OF LOTS 1,2,3, NW1/4NE1/4, SE1/4NE1/4NW1/4, NE1/4SW1/4NW1/4, LYING N & E OF CNRP R/W | 204.48 |
| 29      | 17 N | 4 E | SE1/4SE1/4  | 40.00  |
| 11      | 18 N | 4 E | N1/2NW1/4   | 80.00  |
| 13      | 18 N | 4 E | SE1/4SE1/4  | 40.00  |
| 17      | 18 N | 4 E | SW1/4NW1/4, SE1/4SW1/4, SE1/4, N1/2SW1/4  | 320.00 |
| 19      | 18 N | 4 E | LOT 2   | 27.00  |

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MERIDIAN MINERALS COMPANY

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## EXHIBIT A

PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION                             | ACRES  |
|---------|------|-----|---|--------|
| 21      | 18 N | 4 E | NW1/4NW1/4                              | 40.00  |
| 33      | 18 N | 4 E | NW1/4NE1/4, NE1/4NW1/4, W1/2SW1/4       | 160.00 |
| 09      | 19 N | 4 E | NE1/4NE1/4                              | 40.00  |
| 15      | 19 N | 4 E | NE1/4NE1/4NE1/4SW1/4                    | 2.50   |
| 35      | 20 N | 4 E | SE1/4SE1/4                              | 40.00  |
| 01      | 17 N | 5 E | ALL FRL.                                | 698.50 |
| 13      | 17 N | 5 E | NE1/4NE1/4                              | 40.00  |
| 15      | 18 N | 5 E | SW1/4NE1/4, SE1/4NW1/4, W1/2NW1/4, S1/2 | 480.00 |
| 23      | 18 N | 5 E | W1/2NW1/4, SW1/4                        | 240.00 |
| 13      | 19 N | 5 E | LOT 4                                   | 15.02  |
| 33      | 19 N | 5 E | NW1/4SW1/4, SE1/4SW1/4                  | 80.00  |
| 03      | 20 N | 5 E | LOT 2, SE1/4NE1/4                       | 69.96  |
| 15      | 20 N | 5 E | S1/2SE1/4, NW1/4NW1/4                   | 120.00 |
| 25      | 20 N | 5 E | LOT 1                                   | 2.60   |
| 27      | 20 N | 5 E | N1/2NW1/4, SW1/4NW1/4                   | 120.00 |
| 31      | 20 N | 5 E | LOTS 2,7                                | 87.80  |
| 35      | 20 N | 5 E | S1/2NW1/4                               | 80.00  |
| 01      | 15 N | 6 E | ALL FRL                                 | 574.96 |
| 03      | 15 N | 6 E | ALL FRL                                 | 585.64 |
| 05      | 15 N | 6 E | ALL FRL                                 | 617.54 |
| 09      | 15 N | 6 E | ALL                                     | 640.00 |
| 11      | 15 N | 6 E | ALL                                     | 640.00 |
| 13      | 15 N | 6 E | ALL                                     | 640.00 |

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EXHIBIT A

PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION   | ACRES  |
|---------|------|-----|---|--------|
| 15      | 15 N | 6 E | ALL   | 640.00 |
| 21      | 15 N | 6 E | N1/2N1/2  | 160.00 |
| 23      | 15 N | 6 E | ALL   | 640.00 |
| 25      | 15 N | 6 E | PART OF N1/2SW1/4, SE1/4SW1/4, LYING N OF COUNTY LINE; SW1/4SE1/4 | 142.00 |
| 27      | 15 N | 6 E | N1/2N1/2, N1/2SE1/4, PARTS OF SW1/4NW1/4                          | 271.20 |
| 27      | 15 N | 6 E | PARTS OF SW1/4NW1/4   | 1.41   |
| 33      | 15 N | 6 E | PART OF N1/2NE1/4 LYING NORTHERLY OF COUNTY LINE                  | 58.50  |
| 09      | 16 N | 6 E | E1/2, SW1/4SW1/4  | 360.00 |
| 11      | 16 N | 6 E | SW1/4, NW1/4SE1/4, S1/2SE1/4                                      | 280.00 |
| 15      | 16 N | 6 E | NW1/4, S1/2   | 480.00 |
| 27      | 16 N | 6 E | ALL   | 640.00 |
| 05      | 17 N | 6 E | ALL FRL.  | 708.60 |
| 09      | 17 N | 6 E | N1/2, E1/2SW1/4, SE1/4  | 560.00 |
| 11      | 17 N | 6 E | ALL   | 640.00 |
| 13      | 17 N | 6 E | ALL   | 640.00 |
| 23      | 17 N | 6 E | ALL   | 640.00 |
| 25      | 17 N | 6 E | ALL   | 640.00 |
| 29      | 17 N | 6 E | NW1/4SW1/4  | 40.00  |
| 35      | 17 N | 6 E | ALL   | 640.00 |
| 05      | 19 N | 6 E | LOTS 3,4, S1/2NE1/4, SE1/4NW1/4                                   | 199.22 |
| 09      | 19 N | 6 E | N1/2 LESS 25.95 AC R/W  | 294.05 |
| 11      | 19 N | 6 E | N1/2  | 320.00 |
| 13      | 19 N | 6 E | E1/2  | 320.00 |

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DOCUMENT NO. 35994  
MERIDIAN MINERALS COMPANY

PAGE NO. 5

## EXHIBIT A

PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION   | ACRES  |
|---------|------|-----|---|--------|
| 17      | 19 N | 6 E | NW1/4NE1/4 LESS 17.00 AC. R/W, PARTS OF NE1/4NE1/4  | 42.78  |
| 17      | 19 N | 6 E | PART OF R/W IN E1/2NE1/4  | 2.53   |
| 21      | 19 N | 6 E | SW1/4NW1/4, SE1/4SW1/4, PARTS OF NW1/4NE1/4, NE1/4NW1/4, NW1/4SW1/4, N1/2SW1/4SW1/4                                   | 150.00 |
| 25      | 19 N | 6 E | PART N1/2NE1/4  | 35.00  |
| 27      | 19 N | 6 E | TRACT OF LAND IN E1/2NE1/4  | 7.00   |
| 28      | 19 N | 6 E | PARTS OF NW1/4SE1/4, E1/2SW1/4SE1/4   | 5.02   |
| 19      | 20 N | 6 E | PART OF LOT 4, LYING SOUTH OF WHITE RIVER   | 5.00   |
| 29      | 20 N | 6 E | SW1/4SW1/4 & PART OF LOT 5 LYING SOUTHERLY OF WHITE RIVER   | 54.00  |
| 31      | 20 N | 6 E | SE1/4SE1/4  | 40.00  |
| 34      | 20 N | 6 E | SE1/4SW1/4, PART SW1/4SE1/4   | 68.83  |
| 35      | 20 N | 6 E | PART OF NW1/4SW1/4, S1/2S1/2, S OF COUNTY LINE  | 119.07 |
| 05      | 15 N | 7 E | ALL FRL.  | 570.36 |
| 07      | 15 N | 7 E | ALL FRL.  | 642.36 |
| 09      | 15 N | 7 E | ALL   | 640.00 |
| 17      | 15 N | 7 E | ALL   | 640.00 |
| 19      | 15 N | 7 E | ALL FRL   | 640.80 |
| 21      | 15 N | 7 E | ALL   | 640.00 |
| 29      | 15 N | 7 E | N1/2, PART OF NE1/4SE1/4, PART OF NW1/4SW1/4  | 383.20 |
| 33      | 15 N | 7 E | E1/2NE1/4 LESS 1.82 AC 100FT R/W TO USA, NW1/4NW1/4, PART OF SW1/4NW1/4 LYING EAST OF MAIN CHANNEL OF MISQUALLY RIVER | 138.18 |
| 05      | 16 N | 7 E | ALL FRL.  | 633.48 |
| 07      | 16 N | 7 E | ALL FRL   | 640.40 |
| 17      | 16 N | 7 E | ALL   | 640.00 |

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DOCUMENT NO. 35994  
MERIDIAN MINERALS COMPANY

VOL 493 PAGE 2098  
PAGE NO. 6

EXHIBIT A  
PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION   | ACRES  |
|---------|------|-----|---|--------|
| 19      | 16 N | 7 E | ALL FRL.  | 641.88 |
| 31      | 16 N | 7 E | ALL FRL.  | 643.12 |
| 33      | 16 N | 7 E | ALL   | 640.00 |
| 05      | 17 N | 7 E | S1/2SW1/4, NE1/4SE1/4, S1/2SE1/4, PART OF LOTS 9&10, N1/2SW1/4, NW1/4SE1/4, LYING SOUTH OF C/L OF CARBON RIVER ROAD | 295.00 |
| 07      | 17 N | 7 E | E1/2E1/2, FRL S1/2SW1/4   | 241.66 |
| 09      | 17 N | 7 E | ALL   | 640.00 |
| 17      | 17 N | 7 E | ALL   | 640.00 |
| 19      | 17 N | 7 E | ALL FRL.  | 644.18 |
| 21      | 17 N | 7 E | ALL   | 640.00 |
| 29      | 17 N | 7 E | ALL   | 640.00 |
| 31      | 17 N | 7 E | PART OF FRL. N1/2N1/2 LYING NORTH OF MOWICH RIVER   | 50.00  |
| 33      | 17 N | 7 E | ALL   | 640.00 |
| 17      | 18 N | 7 E | ALL   | 640.00 |
| 19      | 18 N | 7 E | ALL FRL   | 630.60 |
| 21      | 18 N | 7 E | ALL   | 640.00 |
| 29      | 18 N | 7 E | ALL   | 640.00 |
| 03      | 20 N | 1 W | FRL. N1/2NE1/4, FRL. E1/2NW1/4, SW1/4SW1/4  | 208.65 |
| 05      | 20 N | 1 W | LOT 2   | 24.27  |
| 09      | 20 N | 1 W | E1/2, N1/2SW1/4, SE1/4SW1/4   | 440.00 |
| 11      | 20 N | 1 W | NW1/4NW1/4, S1/2SW1/4   | 120.00 |
| 13      | 20 N | 1 W | N1/2NW1/4   | 80.00  |
| 15      | 20 N | 1 W | NW1/4NE1/4, NW1/4NW1/4, S1/2SE1/4   | 160.00 |

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DOCUMENT NO. 35994  
MERIDIAN MINERALS COMPANY

PAGE NO. 7

## EXHIBIT A

PIERCE COUNTY WA

| SECTION              | TWP  | RGE | DESCRIPTION                                 | ACRES  |
|----------------------|------|-----|---|--------|
| 23                   | 20 N | 1 W | NW1/4NE1/4, N1/2NW1/4, NW1/4SW1/4           | 160.00 |
| 27                   | 20 N | 1 W | N1/2NE1/4                                   | 80.00  |
| 35                   | 20 N | 1 W | E1/2E1/2, NW1/4NE1/4                        | 200.00 |
| 13                   | 21 N | 1 W | LOT 4                                       | 33.00  |
| 33                   | 21 N | 1 W | SE1/4SW1/4, SW1/4SE1/4                      | 80.00  |
| 35                   | 21 N | 1 W | NW1/4NW1/4                                  | 40.00  |
| <u>COAL AND IRON</u> |      |     |   |        |
| 35                   | 19 N | 1 E | N1/2NE1/4, NW1/4NW1/4                       | 120.00 |
| 01                   | 20 N | 1 E | SW1/4SE1/4                                  | 40.00  |
| 07                   | 20 N | 1 E | SE1/4NW1/4                                  | 40.00  |
| 23                   | 21 N | 1 E | NW1/4NE1/4, SE1/4SE1/4                      | 80.00  |
| 25                   | 21 N | 1 E | SW1/4NE1/4, NW1/4SE1/4                      | 80.00  |
| 01                   | 16 N | 2 E | LOTS 1&2, SE1/4NE1/4, E1/2SE1/4             | 198.33 |
| 13                   | 16 N | 2 E | E1/2NE1/4                                   | 80.00  |
| 01                   | 17 N | 2 E | NW1/4SW1/4                                  | 40.00  |
| 03                   | 17 N | 2 E | SE1/4NE1/4, LOT 5                           | 64.90  |
| 13                   | 17 N | 2 E | SE1/4NW1/4                                  | 40.00  |
| 21                   | 17 N | 2 E | LOTS 6,7, W1/2NE1/4, NE1/4SE1/4, NE1/4NW1/4 | 250.70 |
| 23                   | 17 N | 2 E | SW1/4NW1/4, NW1/4SE1/4                      | 80.00  |
| 25                   | 17 N | 2 E | E1/2SE1/4                                   | 80.00  |
| 27                   | 17 N | 2 E | E1/2NE1/4                                   | 80.00  |
| 05                   | 19 N | 2 E | LOT 7                                       | 21.48  |

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MERIDIAN MINERALS COMPANY

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EXHIBIT A

PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION                      | ACRES  |
|---------|------|-----|----------------------------------|--------|
| 07      | 20 N | 2 E | NW1/4SW1/4                       | 40.00  |
| 29      | 21 N | 2 E | SW1/4SE1/4                       | 40.00  |
| 31      | 21 N | 2 E | N1/2 OF LOT 3                    | 19.70  |
| 01      | 16 N | 3 E | S1/2NE1/4, N1/2SE1/4             | 160.00 |
| 05      | 16 N | 3 E | LOT 1                            | 38.42  |
| 07      | 16 N | 3 E | LOT 2                            | 40.18  |
| 13      | 16 N | 3 E | SE1/4NW1/4                       | 40.00  |
| 05      | 17 N | 3 E | LOT 1, W1/2SW1/4, NE1/4SE1/4     | 158.58 |
| 09      | 17 N | 3 E | NW1/4NE1/4                       | 40.00  |
| 13      | 17 N | 3 E | SW1/4NW1/4                       | 40.00  |
| 17      | 17 N | 3 E | NW1/4SE1/4, NE1/4SW1/4           | 80.00  |
| 21      | 17 N | 3 E | NW1/4NW1/4                       | 40.00  |
| 31      | 17 N | 3 E | LOT 2                            | 38.45  |
| 33      | 17 N | 3 E | S1/2SE1/4                        | 80.00  |
| 01      | 18 N | 3 E | S1/2N1/2, E1/2SW1/4, W1/2SE1/4   | 320.00 |
| 03      | 18 N | 3 E | S1/2NW1/4, E1/2SW1/4, SW1/4SE1/4 | 200.00 |
| 11      | 18 N | 3 E | N1/2NE1/4, NW1/4, S1/2SW1/4      | 320.00 |
| 13      | 18 N | 3 E | NE1/4NE1/4, W1/2NE1/4, E1/2NW1/4 | 200.00 |
| 25      | 18 N | 3 E | LOTS 1, 2, E1/2NE1/4, SW1/4NW1/4 | 159.57 |
| 35      | 18 N | 3 E | W1/2SE1/4                        | 80.00  |
| 21      | 19 N | 3 E | LOT 9                            | 39.27  |
| 23      | 19 N | 3 E | SW1/4SE1/4                       | 40.00  |
| 27      | 19 N | 3 E | E1/2NW1/4, SE1/4NE1/4            | 120.00 |

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DOCUMENT NO. 35994  
MERIDIAN MINERALS COMPANY

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PAGE NO. 9

EXHIBIT A  
PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION  | ACRES  |
|---------|------|-----|--|--------|
| 35      | 19 N | 3 E | W1/2NW1/4, NW1/4SW1/4  | 120.00 |
| 01      | 15 N | 4 E | SE1/4SE1/4SW1/4, SW1/4SW1/4SE1/4   | 20.00  |
| 09      | 15 N | 4 E | NE1/4NE1/4   | 40.00  |
| 11      | 15 N | 4 E | PART OF SE1/4SW1/4   | 1.00   |
| 15      | 15 N | 4 E | N1/2N1/2, SE1/4NE1/4   | 200.00 |
| 23      | 15 N | 4 E | N1/2NW1/4 LESS 4.00 AC CONDEMNED, NE1/4NE1/4                               | 116.00 |
| 03      | 16 N | 4 E | LOT 3 & 4, SW1/4NW1/4, SE1/4NW1/4  | 166.66 |
| 05      | 16 N | 4 E | SE1/4SW1/4, S1/2NE1/4, LOT 4   | 146.80 |
| 07      | 16 N | 4 E | LOTS 2-4, SE1/4NE1/4, E1/2SW1/4, N1/2SE1/4, SW1/4SE1/4                     | 314.55 |
| 09      | 16 N | 4 E | NW1/4NE1/4, W1/2SW1/4NE1/4, E1/2NW1/4, SW1/4NW1/4, E1/2SE1/4               | 260.00 |
| 11      | 16 N | 4 E | LOT 3, SW1/4SW1/4, NE1/4SE1/4, SW1/4SE1/4                                  | 157.85 |
| 13      | 16 N | 4 E | E1/2NW1/4  | 80.00  |
| 15      | 16 N | 4 E | W1/2SW1/4NE1/4, SE1/4NW1/4, S1/2SW1/4NW1/4, N1/2NW1/4SW1/4, S1/2SE1/4SE1/4 | 120.00 |
| 17      | 16 N | 4 E | W1/2W1/2NW1/4, NE1/4NE1/4, W1/2NE1/4, NW1/4SW1/4, E1/2NW1/4                | 280.00 |
| 19      | 16 N | 4 E | LOTS 3,4, NE1/4NE1/4, W1/2NE1/4, SE1/4NW1/4, NE1/4SW1/4, SE1/4SE1/4        | 294.09 |
| 21      | 16 N | 4 E | E1/2E1/2   | 160.00 |
| 23      | 16 N | 4 E | NW1/4NE1/4, W1/2SW1/4  | 120.00 |
| 11      | 17 N | 4 E | N1/2NW1/4  | 80.00  |
| 19      | 17 N | 4 E | NE1/4NE1/4   | 40.00  |
| 29      | 17 N | 4 E | W1/2NE1/4, S1/2NW1/4, NW1/4NW1/4, NE1/4SW1/4                               | 240.00 |
| 33      | 17 N | 4 E | W1/2SE1/4  | 80.00  |
| 05      | 18 N | 4 E | ALL FRL.   | 616.20 |

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MERIDIAN MINERALS COMPANY

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PAGE NO. 10

EXHIBIT A

PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION   | ACRES  |
|---------|------|-----|---|--------|
| 11      | 18 N | 4 E | S1/2NE1/4   | 80.00  |
| 17      | 18 N | 4 E | NW1/4NE1/4  | 40.00  |
| 19      | 18 N | 4 E | E1/2, E1/2NW1/2, LOTS 3&4                                 | 530.87 |
| 31      | 18 N | 4 E | SE1/4NE1/4, NE1/4SE1/4                                    | 80.00  |
| 33      | 18 N | 4 E | S1/2NE1/4, NE1/4NE1/4, NE1/4SW1/4                         | 160.00 |
| 03      | 19 N | 4 E | LOTS 4,8, SW1/4NW1/4                                      | 84.50  |
| 15      | 19 N | 4 E | NW1/4SW1/4, SE1/4SW1/4NE1/4, SE1/4NE1/4, NW1/4NE1/4       | 130.00 |
| 21      | 15 N | 5 E | SW1/4SW1/4SW1/4   | 10.00  |
| 25      | 15 N | 5 E | W1/2SW1/4NW1/4  | 20.00  |
| 07      | 19 N | 5 E | LOTS 3,6,9  | 117.77 |
| 13      | 19 N | 5 E | N1/2SE1/4   | 80.00  |
| 33      | 19 N | 5 E | SE1/4NE1/4  | 40.00  |
| 17      | 20 N | 5 E | W1/2NW1/4   | 80.00  |
| 27      | 15 N | 6 E | S1/2NE1/4, SE1/4NW1/4, E1/2SE1/4                          | 200.00 |
| 01      | 19 N | 6 E | PART OF SE1/4NW1/4 SOUTH OF RIVER                         | 2.00   |
| 05      | 19 N | 6 E | SE1/4   | 160.00 |
| 09      | 19 N | 6 E | S1/2 LESS 38.31 AC. BN R/W                                | 281.69 |
| 17      | 19 N | 6 E | S1/2NE1/4, E1/2NW1/4, LESS 40.00 AC BN R/W                | 120.00 |
| 19      | 19 N | 6 E | LOT 1, W1/2NE1/4, E1/2NW1/4, FRL. S1/2, LESS 6.46 AC. R/W | 512.27 |
| 21      | 19 N | 6 E | S1/2SW1/4SW1/4 LESS 1.76 AC BN R/W                        | 18.24  |
| 28      | 19 N | 6 E | PART NW1/4SE1/4   | 1.00   |
| 05      | 20 N | 1 W | LOT 1   | 14.66  |
| 09      | 20 N | 1 W | LOT 1   | 27.20  |

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DOCUMENT NO. 35994  
MERIDIAN MINERALS COMPANY

VOL 493PAGE2103  
PAGE NO. 11

EXHIBIT A  
PIERCE COUNTY WA

| SECTION          | TWP  | RGE | DESCRIPTION   | ACRES  |
|------------------|------|-----|---|--------|
| 11               | 20 N | 1 W | N1/2NE1/4, E1/2NW1/4, SW1/4NW1/4, N1/2S1/2  | 360.00 |
| 13               | 20 N | 1 W | LOT 2, E1/2E1/2, N1/2SW1/4  | 271.50 |
| 15               | 20 N | 1 W | SW1/4NE1/4  | 40.00  |
| 23               | 20 N | 1 W | S1/2NW1/4, SW1/4SW1/4   | 120.00 |
| 25               | 20 N | 1 W | LOT 6, SW1/4SW1/4   | 80.90  |
| 27               | 20 N | 1 W | LOT 1, NE1/4SE1/4   | 78.85  |
| 33               | 21 N | 1 W | SE1/4SE1/4  | 40.00  |
| 35               | 21 N | 1 W | NE1/4SW1/4  | 40.00  |
| <u>COAL ONLY</u> |      |     |   |        |
| 35               | 18 N | 6 E | N1/2NW1/4 LESS R/W'S  | 73.50  |
| 09               | 19 N | 7 E | SE1/4NE1/4, NE1/4SW1/4, S1/2SW1/4, SE1/4 LYING SOUTH OF RIVER   | 243.00 |
| 11               | 19 N | 7 E | S1/2N1/2, S1/2  | 480.00 |
| 15               | 19 N | 7 E | ALL   | 640.00 |
| 17               | 19 N | 7 E | PART OF NE1/4NE1/4, SW1/4NE1/4, NE1/4NW1/4, LYING SLY OF COUNTY LINE; SE1/4NE1/4, NW1/4NW1/4, S1/2NW1/4, S1/2 | 511.00 |
| 19               | 19 N | 7 E | ALL FRL.  | 656.48 |
| 21               | 19 N | 7 E | ALL   | 640.00 |
| 23               | 19 N | 7 E | ALL   | 640.00 |
| 29               | 19 N | 7 E | ALL   | 640.00 |
| 31               | 19 N | 7 E | ALL FRL   | 652.16 |

8806300535

VOL 493PAGE2104

DOCUMENT NO. 35994  
MERIDIAN MINERALS COMPANY

EXHIBIT A  
PIERCE COUNTY, WA

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ALL MINERALS LESS OIL, GAS, AND OTHER HYDROCARBONS

TOWNSITE OF WILKESON

Lots 1-32

Burlington Northern Addition

8806300535

9409290114

BK 1064 PG 1972

SEP 29 AM 10:36

RECORDED  
CATHY PEARSALL-STIPER  
AUDITOR PIERCE CO. WASH

P.C.P.W.D. File No. 2866

NOTICE OF COLLECTED FINANCIAL GUARANTEE

THIS NOTICE is made this 28<sup>th</sup> day of Sept, 1994, by PIERCE COUNTY, by and through the Pierce County Development Engineering Section, Pierce County Planning and Land Services:

WHEREAS, the Pierce County Development Engineering Section has previously approved a project or development located on real property in Pierce County, State of Washington, the legal description of which is set forth in Exhibit "A" attached hereto and incorporated herein, and;

WHEREAS, the Pierce County Development Engineering Section, as part of the review and approval process for the project or development located on property described in Exhibit "A" required the project or development Applicant to post a financial guarantee with Pierce County to assure completion of certain items of work described as follows:

- ☒ Construction of a County standard road approach
- ☐ Construction of private storm drainage facilities
- ☐ Other \_\_\_\_\_

and;

WHEREAS, the project or development Applicant failed to complete the work that was required as part of the review and approval process and after sufficient and proper notification, Pierce County collected the financial guarantee posted by the Applicant and is holding the money in a separate account under Pierce County's jurisdiction and control;

NOW, THEREFORE the public is hereby notified that this money is available to future owners of the property described in Exhibit "A" to reimburse or aid the owner in paying for completion of the required work as noted above in compliance with County regulations and ordinances.

9409290114



BK1064PG1973

The property owner should contact the Pierce County Development Engineering Section for details concerning the uncompleted work and the collection of these funds. This notice is recorded by Pierce County only as a courtesy and the property owner should consult County records for information on this project or development.

Shari Lockbaum

Pierce County Representative

STATE OF WASHINGTON )

County of Pierce )

I certify that I know or have satisfactory evidence that \_\_\_\_\_

SHARI LOCKBAUM  
is the person(s) who appeared before me, and that said person(s) acknowledged that ~~he~~/she/~~they~~ signed this instrument and acknowledged it to be ~~his~~/her/~~their~~ free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 29th

day of

September 19 94.

Karen Madden  
Notary Public in and for the State of Washington  
Residing at Tacoma

My Appointment Expires

7/1/98



9409290114

3K 1064PG 1974

P.C.P.W.D. File No. 2866

EXHIBIT "A"

SP# 79-557

ATTN: SHERI LOCKBAUM  
PIERCE COUNTY PLANNING  
AND LAND SERVICES  
2401 S. 35TH ST.  
TACOMA, WA 98409

9505040018

BK 1119 PG 1155

P.C.D.E. File No. 2867

NOTICE OF COLLECTED FINANCIAL GUARANTEE

THIS NOTICE is made this 3rd day of May, 1995, by  
PIERCE COUNTY, by and through the Pierce County Development Engineering  
Section, Pierce County Planning and Land Services;

WHEREAS, the Pierce County Development Engineering Section has previously  
approved a project or development located on real property in Pierce County, State of  
Washington, the legal description of which is set forth in Exhibit "A" attached hereto and  
incorporated herein, and;

WHEREAS, the Pierce County Development Engineering Section, as part of the  
review and approval process for the project or development located on property  
described in Exhibit "A" required the project or development Applicant to post a  
financial guarantee with Pierce County to assure completion of certain items of work  
described as follows:

- ☐ Construction of County standard road approach
- ☒ Construction of private storm drainage facilities
- ☐ Other \_\_\_\_\_

and;

95 MAY - 4 AM 9:23  
RECORDED  
CATHY PEARSON-STIPEK  
AUDITOR, PIERCE CO. WASH

WHEREAS, the project or development Applicant failed to complete the work  
that was required as part of the review and approval process and after sufficient and  
proper notification, Pierce County collected the financial guarantee posted by the  
Applicant and is holding the money in a separate account under Pierce County's  
jurisdiction and control;

DP

BK1119PG1156

NOW, THEREFORE the public is hereby notified that this money is available to future owners of the property described in Exhibit "A" to reimburse, or aid the owner in paying for completion of the required work as noted above in compliance with County regulations and ordinances.

The property owner should contact the Pierce County Development Engineering Section for details concerning the uncompleted work and the collection of these funds. This notice is recorded by Pierce County only as a courtesy and the property owner should consult County records for information in this project or development.

Sheri Lockbaum  
Pierce County Representative

STATE OF WASHINGTON )  
County of Pierce )

I certify that I know or have satisfactory evidence that \_\_\_\_\_

- Sheri Lockbaum -  
is the person ~~who~~ who appeared before me, and that said person ~~acknowledged~~ acknowledged that ~~he/she/they~~ signed this instrument and acknowledged it to be ~~his/her/their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 3rd day of May, 1995.

Jean M. Regan  
Notary Public in and for the State of Washington  
Residing at Firecrest



My Appointment Expires

6-15-95

BK1119PG1157

P.C.D.E. File No. 2867

EXHIBIT "A"

All lots of SP# 79-558

ATTN: SHERI LOCKBAUM  
PIERCE COUNTY PLANNING  
AND LAND SERVICES  
2401 S. 35TH ST.  
TACOMA, WA 98403

201904230546 ADIETZ 8 PGS  
 04/23/2019 04:33:32 PM \$106.00  
 AUDITOR, Pierce County, WASHINGTON

After Recording  
 Return to:

Escrow Northwest, Inc.  
 7030 Tacoma Mall Blvd., Suite 200  
 Tacoma, WA 98409-6626

## SEPTIC EASEMENT

Tax Nos. 04-19-09-1068 and 04-19-09-5003

Van Halder L.L.C., a Washington Limited Liability Company, as the owner of that real property described as follows:

*The East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;*

*EXCEPT the South 30 feet;*

*ALSO EXCEPT that portion thereof conveyed to the City of Puyallup by Deed recorded February 2, 2010 under Auditor's File No. 201002020558;*

*TOGETHER with the following described property:*

*Commencing at the Northwest corner of the East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;*

*THENCE along the West line of said East 165 feet South 0°03'38" East 40 feet to the true point of beginning;*

*THENCE continue along said West line South 0°03'38" East 65 feet;*

*THENCE parallel with the North line of aforesaid subdivision, South 89°43'33" West 15.69 feet to an existing fence;*

*THENCE along said existing fence, North 1°17'35" East 165.06 feet to the South right of way line of 112th Street East;*

*THENCE along said South line, North 89°43'33" East 11.79 feet to the true point of beginning.*

*ALSO TOGETHER with the following described property:*

*Commencing at the Northwest corner of the East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;*

*THENCE along the West line of said East 165 feet of said subdivision, South 0°03'38" East 205 feet to the true point of beginning;*

*THENCE continue along said West line South 0°03'38" East 1130.52 feet to the South line of aforesaid subdivision;*

*THENCE along said South line, South 89°56'40" West 45 feet to an existing fence line;*

*THENCE along said existing fence line, North 1°25'29" East 1130.84 feet to the South line of the North 205 feet of aforesaid subdivision;*

*THENCE along said South line, North 89°43'33" East 15.69 feet to the true point of beginning.*

*ALSO EXCEPT that portion thereof described as follows:*

*Beginning at the Northwest corner of Lot 1 of Pierce County Short Plat No. 79-558, at a point South 0°03'29" East from the Northeast corner of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian 30.00 feet;*

*THENCE South 89°43'33" West along the Southerly margin of 112th Street East 10.18 feet to an existing fence;*

*THENCE South 1°34'13" West 343.18 feet to a point on said fence line;*

*THENCE North 89°43'33" East 19.19 feet to the Southwest quarter of said Lot 1;*

*THENCE North 0°03'29" West 343.00 feet to the point of beginning.*

*Situate in the County of Pierce, State of Washington.*

**(HEREINAFTER: "Burdened Property")**

**For a valuable consideration hereby bargain, sell and convey to:**

**David Artz, Trustee of the Fourth Amendment and Restatement of the Artz Revocable Living Trust, as the owner of that real property described as follows:**

*Lot 3 of Short Plat recorded under Pierce County Recording Number 79-557, records of Pierce County Auditor*

*Situate in the County of Pierce State of Washington*

**(Hereinafter: "Benefitted Property"),**

**a non-exclusive easement for a septic system, including the associated operation and maintenance thereof, over that portion of the above described "burdened property" as fully described on Exhibit "A" hereto and incorporated herein by reference.**

**A graphical depiction of the Septic Easement Area is attached hereto as Exhibit "B".**

**A graphical depiction of the Septic System is attached hereto as Exhibit "C".**

**Together with the right of Grantees to enter upon, over and along said Burdened Property from time to time, after notice reasonable in the circumstances, at times as may be necessary, to inspect, repair, alter, modify, replace, remove, and/or update to present and future technological standards the improvements contained therein.**

**It is agreed that Grantee, their successors and assigns shall have sole responsibility for the maintenance and repair of said Septic System.**

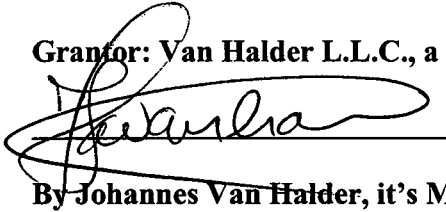
**Other than those currently existing, no obstructions of any kind whatsoever (including but not limited to the planting of trees) shall be allowed within the Easement Area that would impede the Grantee's use of the Easement Area for the purposes herein defined.**

**This easement is a covenant running with the land and shall be binding upon the Grantors, Grantees and their respective successors, heirs and assigns.**

**In any suit or other proceeding brought by any of the parties to this easement arising out of or pertaining to this easement the substantially prevailing party shall be entitled to recover its reasonable attorney's fees and all costs and expensed from the substantially non-prevailing party, in addition to any other relief.**

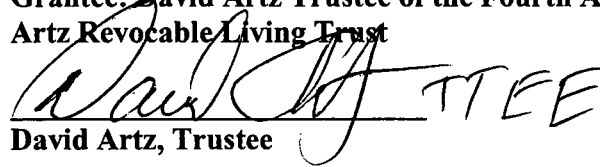
**Dated: April 19, 2019**

**Grantor: Van Halder L.L.C., a Washington Limited Liability Company**

A handwritten signature in black ink, appearing to read 'Johannes Van Halder', is written over a horizontal line.

**By Johannes Van Halder, it's Manager**

**Grantee: David Artz Trustee of the Fourth Amendment and Restatement of the Artz Revocable Living Trust**

A handwritten signature in black ink, appearing to read 'David Artz', is written over a horizontal line. To the right of the signature, the word 'TRUSTEE' is printed in all capital letters.

**David Artz, Trustee**



STATE OF WASHINGTON )

)ss.

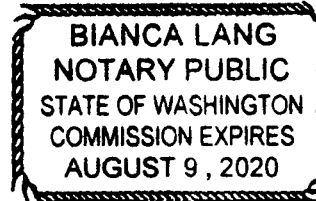
County of Pierce )

I certify that I know or have satisfactory evidence that David Artz is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the Fourth Amendment and Restatement of the Artz Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 23 day of April, 2019.

\_\_\_\_\_  
Notary Public in and for the State of  
Washington

My appointment expires: 08/09/2020



STATE OF WASHINGTON )

)ss.

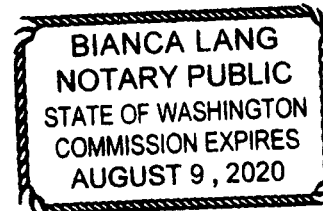
County of Pierce )

I certify that I know or have satisfactory evidence that Johannes Van Halder is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Van Halder L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 23 day of April, 2019.

\_\_\_\_\_  
Notary Public in and for the State of  
Washington

My appointment expires: 08/09/2020



**EXHIBIT "A"**

*The East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North,*

*Range 4 East of the Willamette Meridian;*

*EXCEPT the South 30 feet;*

*ALSO EXCEPT that portion thereof conveyed to the City of Puyallup by Deed recorded February 2, 2010 under Auditor's File No. 201002020558;*

*TOGETHER with the following described property:*

*Commencing at the Northwest corner of the East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;*

*THENCE along the West line of said East 165 feet South 0°03'38" East 40 feet to the true point of beginning;*

*THENCE continue along said West line South 0°03'38" East 65 feet;*

*THENCE parallel with the North line of aforesaid subdivision, South 89°43'33" West 15.69 feet to an existing fence;*

*THENCE along said existing fence, North 1°17'35" East 165.06 feet to the South right of way line of 112th Street East;*

*THENCE along said South line, North 89°43'33" East 11.79 feet to the true point of beginning.*

*ALSO TOGETHER with the following described property:*

*Commencing at the Northwest corner of the East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;*

*THENCE along the West line of said East 165 feet of said subdivision, South 0°03'38" East 205 feet to the true point of beginning;*

*THENCE continue along said West line South 0°03'38" East 1130.52 feet to the South line of aforesaid subdivision;*

*THENCE along said South line, South 89°56'40" West 45 feet to an existing fence line;*

*THENCE along said existing fence line, North 1°25'29" East 1130.84 feet to the South line of the North 205 feet of aforesaid subdivision;*

*THENCE along said South line, North 89°43'33" East 15.69 feet to the true point of beginning.*

*ALSO EXCEPT that portion thereof described as follows:*

*Beginning at the Northwest corner of Lot 1 of Pierce County Short Plat No. 79-558, at a point South 0°03'29" East from the Northeast corner of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian 30.00 feet;*

*THENCE South 89°43'33" West along the Southerly margin of 112th Street East 10.18 feet to an existing fence;*

*THENCE South 1°34'13" West 343.18 feet to a point on said fence line;*

*THENCE North 89°43'33" East 19.19 feet to the Southwest quarter of said Lot 1;*

*THENCE North 0°03'29" West 343.00 feet to the point of beginning.*

*Situate in the County of Pierce, State of Washington.*

**EXHIBIT 'A'****LEGAL DESCRIPTION  
SEPTIC EASEMENT  
(TAX PARCEL NO. 0419091068)**

THE EAST 130 FEET OF THE SOUTH 110 FEET OF THE NORTHWEST QUARTER OF  
THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST  
OF THE WILLAMETTE MERIDIAN.

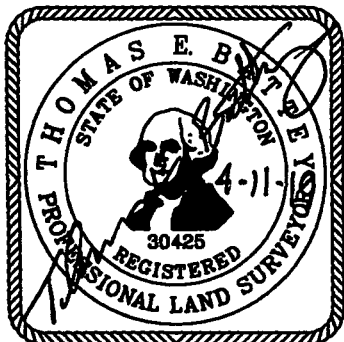
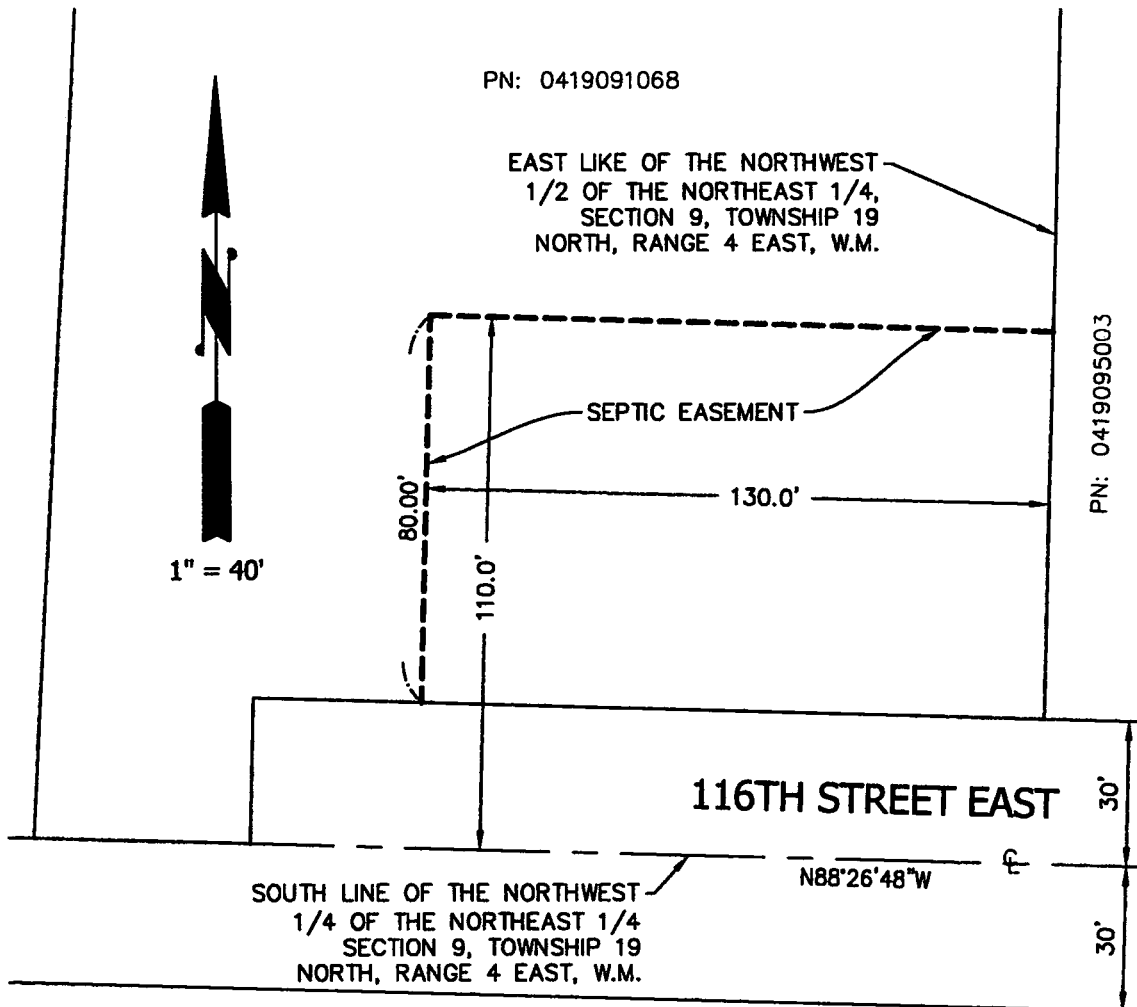
SITUATE IN PIERCE COUNTY, WASHINGTON.

EXCEPT THE SOUTH 30 FEET THEREOF.

CONTAINING 10,400 SQUARE FEET, MORE OR LESS.



EXHIBIT 'B'  
SEPTIC EASEMENT

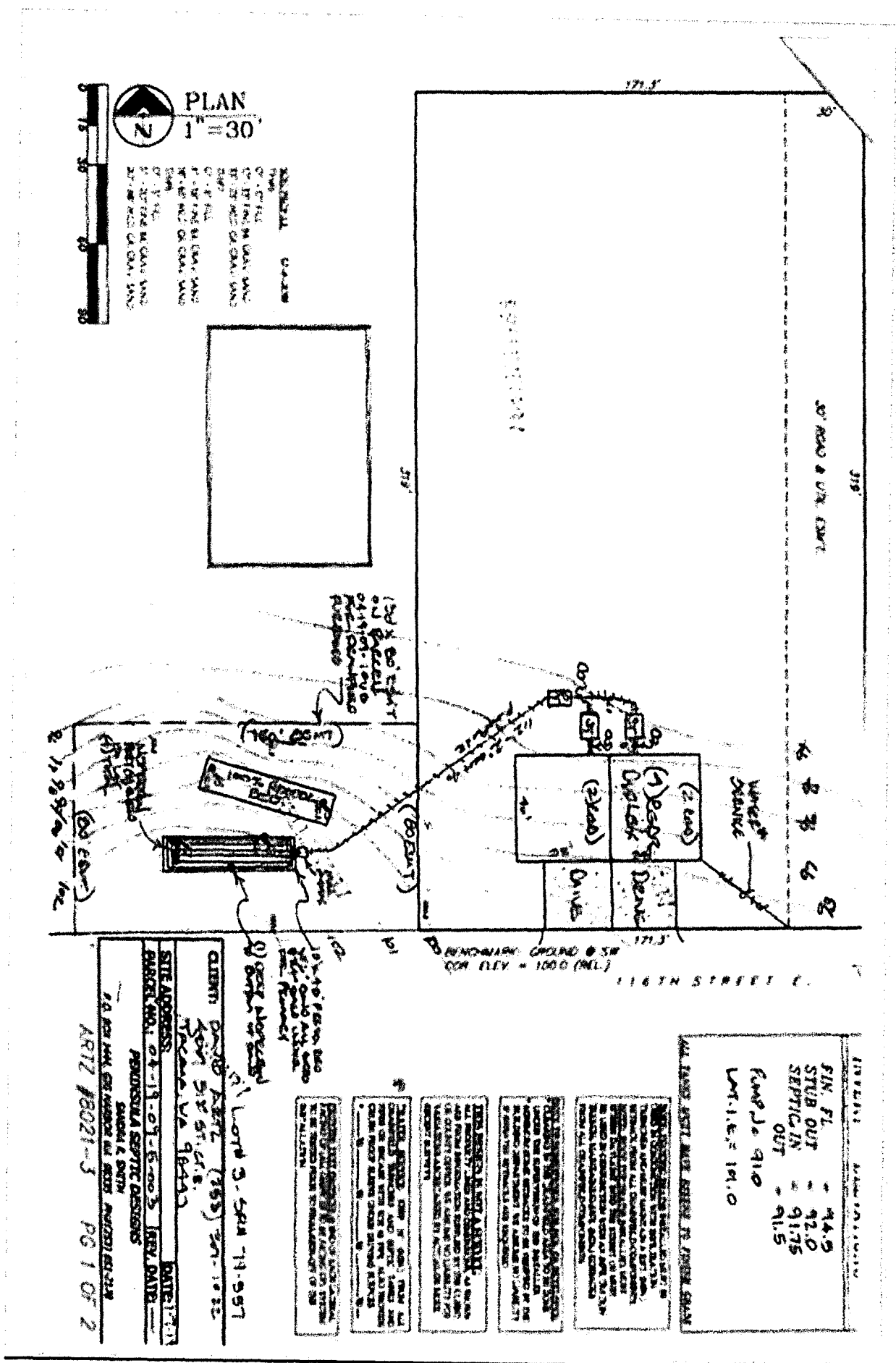


**LARSON**  
*And Associates*  
*Land Surveyors & Engineers, Inc.*

9198 EXHIBIT  
4/11/2019

9027 PACIFIC AVENUE, SUITE 4  
TACOMA, WASHINGTON 98444-6247  
(253)474-3404 / FAX (253)472-7358

EXHIBIT 'C'



**CHICAGO TITLE**  
**0201441-TR**

202103150918

Electronically Recorded

Pierce County, WA CPENNYP  
03/15/2021 3:34 PM

Pages: 3 Fee: \$105.50

**When recorded return to:**

HC Homes Inc.  
20921 Snag Island Dr E  
Lake Tapps, WA 98391

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

5605 112th Street East, Suite 900  
Puyallup, WA 98373

Escrow No.: 0201441-TR

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David R. Artz, as sole trustee of the Fourth Amendment and Restatement of The Artz Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to HC Homes Inc., a Washington corporation

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

LOT 3, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 041909-5003

Subject to:

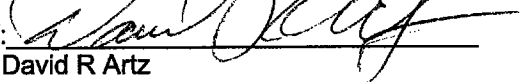
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

|                         |                              |
|-------------------------|------------------------------|
| <b>4557972</b>          | EXTX                         |
| Electronically Recorded |                              |
| Pierce County, WA       | CPENNYP                      |
| 3/15/2021 3:34 PM       |                              |
| Pages: 2                | Excise Collected: \$2,879.20 |
| Proc. Fee: \$0.00       | Tech Fee: \$5.00             |

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 15, 2021

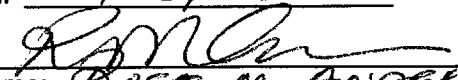
Fourth Amendment and Restatement of The Artz Revocable Living Trust

BY:   
David R Artz  
Sole Trustee

State of WASHINGTON  
County of PIERCE

I certify that I know or have satisfactory evidence that David R Artz is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sole Trustee of David R. Artz, as sole trustee of the Fourth Amendment and Restatement of The Artz Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/15/2021

  
Name: ROSE M ANDERSON  
Notary Public in and for the State of WA  
Residing at: Seacombe  
My appointment expires: 8/15/2024



## EXHIBIT "A"

### Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Reservations and exceptions contained in the deed

Recording No.: 8806300535

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Restrictions, conditions and provisions contained in Pierce County Large Lot No. 3240.

Said instrument is a re-recording of instrument recorded under recording number 2661.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Pierce County short plat 79-557:

Recording No: Volume 37 of Short Plats, Page 36

4. Notice of collected Financial Guarantee, and the terms and conditions thereof:

Collected by: Pierce County Planning and Land Services  
 Recording Date: September 29, 1994  
 Recording No.: 9409290114  
 Regarding: Construction of a county standard road approach  
 Affects: A portion of said premises

5. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: Pierce County  
 Recording Date: April 9, 1959  
 Recording No.: 1850384  
 Affects: Southerly portion of said premises

6. Septic Easement and the terms and conditions thereof:

Recording Date: April 23, 2019  
 Recording No.: 201904230546

7. City, county or local improvement district assessments, if any.



# RECORD OF SURVEY

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 9, TWP. 19 N., RNG. 4 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

## BASIS OF BEARING:

GEODETIC NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 01°18'08.74" COUNTERCLOCKWISE WAS APPLIED AT A BRASS PIN IN CONCRETE, INCASED, LOCATED AT THE INTERSECTION OF MERIDIAN AVENUE EAST AND 47TH AVENUE SE. THE MONUMENT IS THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE W.M. THE NORTH AMERICAN DATUM OF 1983/1991 (NAD 83/91) GRID COORDINATES WERE FOUND TO BE 666644.065 / 1194302.130 AT THAT POINT. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999981618 AND THE GRID SCALE FACTOR OF 0.999962785 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

## SURVEYOR'S NOTES:

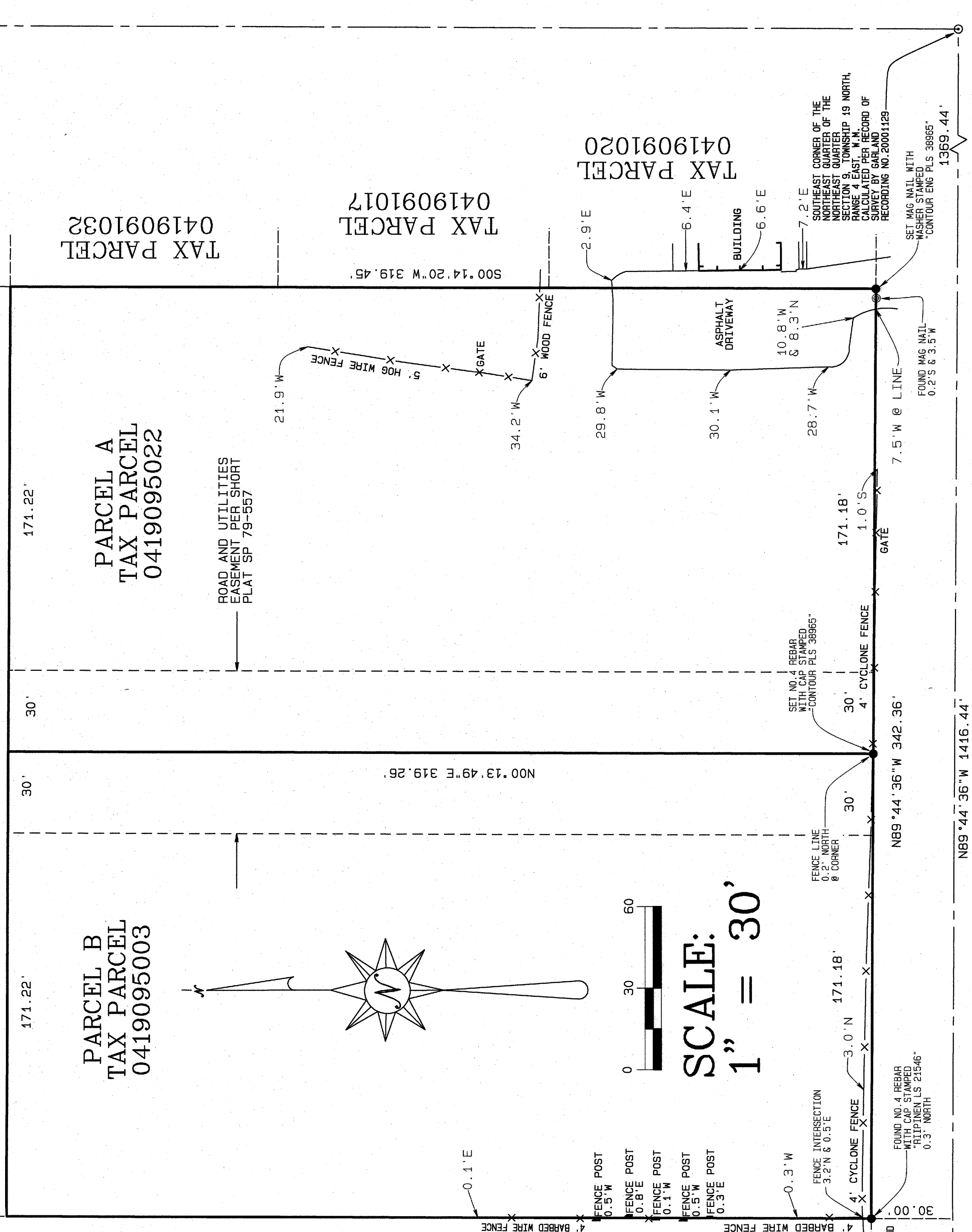
- THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEOTMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF MAC 332-130-090.
- THE PURPOSE OF THIS SURVEY WAS TO STAKE OUT THE SOUTH BOUNDARY LINE OF THE PROPERTIES.
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED MARCH 3, 2021. THE DATE OF THIS FIELD SURVEY. SURVEY. DURING THE COURSE OF THE SURVEY NO EARTHWORK WAS BEING CONDUCTED ON-SITE.
- THIS IS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY EFFECT THIS SITE.

## DESCRIPTIONS:

**PARCEL A:**  
LOTS 1 AND 2, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON.  
TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.  
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

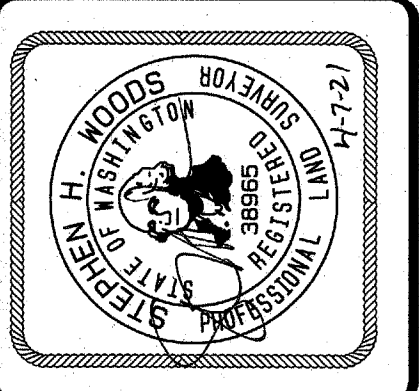
**PARCEL B:**  
LOT 3, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON.

TAX PARCEL 0419095004



**RECORDING CERTIFICATE:** \$151.50  
RECORDING NO. 202104155004 DAY OF April 2021 AT 6:40  
A.M. IN BOOK OF SURVEYS AT PAGE AT THE REQUEST OF  
STEPHEN H. WOODS.  
MANAGER for Julie Anderson  
SUPERINTENDENT OF RECORDS

**LAND 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 DAVID ARTZ IN MARCH 2021.  
STEPHEN H. WOODS  
CERTIFICATE NO. 38965



**CENTRE POINTE**  
A CONTOUR COMPANY  
DRAWN BY: D. WOODS CHECKED BY: S. WOODS  
DATE: MAR. 23, 2021 JOB NAME: ROS  
SCALE: 1" = 30' JOB NO.: 3999

**INDEX DATA:**  
NE-NE 9, T19N, R4E, WM  
SURVEY FOR: DAVID ARTZ  
7917 110th STREET NORTHWEST  
GIG HARBOR, WA 98330  
PIERCE COUNTY, WASHINGTON  
SHEET 1 OF 1

VOLUME/PAGE

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 9, TWP. 19 N., RNG. 4 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

GEODETIC NORTH. BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 01°18'08.74" COUNTERCLOCKWISE WAS APPLIED AT A BRASS PIN IN CONCRETE INCISED, LOCATED AT THE INTERSECTION OF MERIDIAN AVENUE EAST AND 47TH AVENUE SE. THE MONUMENT IS THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE W.M. GRID (THE NORTH AMERICAN DATUM OF 1983/1991. NAD 83/91) GRID COORDINATES WERE FOUND TO BE 666544.065 / 1194302.130. AT THAT POINT. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999961618 AND THE GRID SCALE FACTOR OF 0.999962785 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF NAC 332-130-090.
- 2) THE PURPOSE OF THIS SURVEY WAS TO STAKE OUT THE SOUTH BOUNDARY LINE OF THE PROPERTIES.
- 3) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED MARCH 3, 2021, THE DATE OF THIS FIELD SURVEY. SURVEY, DURING THE COURSE OF THE SURVEY NO EARTHWORK WAS BEING CONDUCTED ON-SITE.
- 4) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 5) IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR INTERESTS WHICH MAY EFFECT THIS SITE.

**PARCEL A:** PARCELS 1 AND 2, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON.

INSTITUTION IN THE COUNTY OF PIERCE STATE OF WASHINGTON

SOUTHWEST CORNER OF THE  
SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER  
SECTION 9, TOWNSHIP 19 NORTH  
RANGE 4 EAST, N.M.  
CALCULATED PER RECORD OF  
SURVEY BY RPIIEN  
RECORDING NO. 200501055001

POSITION  
RECORD  
RECORDING

POSITION CALCULATED PER  
RECORD OF SURVEY BY GARLAND  
RECORDING NO. 20001129

ROUND NO. 4 REBAR

30.00' FOUND NO. 4 REBAR  
 WITH CAP STAMPED  
 "RIPPLEN LS 21546"  
 0.3' NORTH  
 47.05'

RECORDING CERTIFICATE: \$187.50

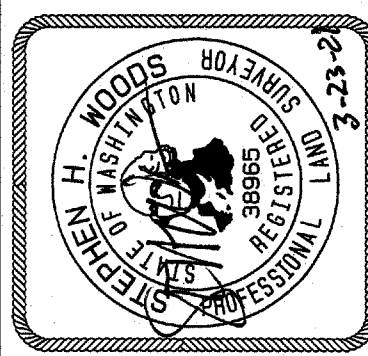
RECORDING NO. 202106085004 FILED FOR RECORD THIS 8<sup>th</sup> DAY OF June, 2021 AT 9:13  
A.M. IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
STEPHEN L. WOODS

For Julie Anderson  
SUPERINTENDENT OF RECORDS

# LAND 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 DAVID ARTZ IN MARCH 2021.

STEPHEN H. WOODS



**CENTRE POINTE**  
**CONTOUR**  
A COMPANY OF  
ENGINEERING, INC.

|           |               |             |         |
|-----------|---------------|-------------|---------|
| DRAWN BY: | D WOODS       | CHECKED BY: | S WOODS |
| DATE:     | MAR. 23, 2021 | JOB NAME:   | R05     |
| SCALE:    | 4" = 30'      | JOB NO.:    | 2000    |

**ANDREW DAVIS**

NE-NE 9, T19N, R4E, WM

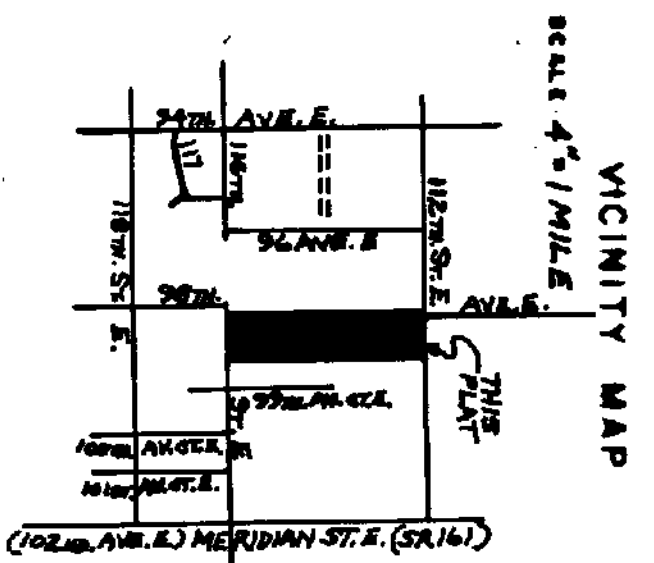
DAVID ARTZ  
7917 110th STREET NORTHWEST  
GIG HARBOR, WA 98330

PIERCE COUNTY, WASHINGTON

SHEET 1 OF 1

VOLUME / PAGE

202106085006



FREE CONSENT STATEMENT

PLATSMAN WITH THE FIRST CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS

AND IN CONFORMANCE WITH PIERCE COUNTY REGULATIONS

DATED THIS 29th DAY OF NOVEMBER 1978

STATE OF WASHINGTON

RICHARD HAYERTZ DO HEREBY CERTIFY THAT ON

THIS DAY PERSONALLY APPEARED BEFORE ME MARION V. BLACK

(COUNTY CLERK)

TO ME APPEARED THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND AT HIS REQUEST THAT HE SIGNED THE SAME AS

HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES

IN WITNESS WHEREOF I HAVE HEREIN SET MY HAND AND SEAL OF OFFICE THIS 29th DAY OF NOVEMBER 1978

NOTARY



SURVEYOR'S CERTIFICATION

THIS PLAT 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 M.V. BLACK

*Ernest V. Sack, Jr.*

LICENSE NO. 16226

DESCRIPTION

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LESS ROADS.

FUTURE PERMITS:

THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED

PIERCE CO. LARGE LOT DIVISION NO. 2661

A PORTION SECTION 9, TWP. 19 N., RANGE 4 E., W.M.

ORIGINAL TRACT 04-19-09-1-053

ASSESSOR'S PARCEL NO(S). 04-19-09-1-900

AREA PLANNERS, ENGINEERS & SURVEYORS

5427 1/2 PACIFIC AVENUE

SUITE A

TACOMA, WASHINGTON 98408

(206) 472-2241

PUBLIC WORKS DEPARTMENT 677

1. FUTURE SUBDIVISION OF LOTS 1 AND 2 SHALL EACH BE BY WAY OF ONE AND ONLY ONE PRIVATE ROAD EASEMENT FOR A COMMON ACCESS TO THE COUNTY ROADWAY IN ACCORDANCE WITH PIERCE COUNTY APPROVED CONTROL REGULATIONS.

2. THE EXISTING DRAINAGE COURSE CROSSING THIS PLAT SHALL BE RETAINED AND KEPT FREE AND OPEN TO PASS STORM RUNOFF THROUGH THIS AREA WITHOUT SUBDIVISIONS.

3. A POTENTIAL STORM DRAINAGE PROBLEM EXISTS IN THIS PLAT AREA AND OWNERS OR THEIR AGENTS ARE ADVISED TO OBTAIN PROFESSIONAL ENGINEERING HELP FOR FLOOD PROTECTION.

PLANNING DEPARTMENT

PUBLIC WORKS DIRECTOR

DATE 5/30/79

PLANNING DIRECTOR

DATE 5/30/79

COUNTY TREASURER

DATE 5/30/79

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30 DAY OF May 1979 AT THE REQUEST OF Black

AUDITOR'S FEE NO. 2661

*Marion V. Black*

COUNTY AUDITOR

NAME & ADDRESS - ORIGINAL TRACT OWNER

MARION V. BLACK-2804 112th STREET EAST

PUYALLUP, WASHINGTON 98371 PHONE 665-6577

EXISTING ZONING GENERAL

SOURCE OF WATER ERIE/CLAND MUTUAL

SEWER SYSTEM SEPTIC TANK

WIDTH & TYPE OF ACCESS 60' RAW/WORK

BITUMINOUS SURFACING

SCALE 1"=100'

SUBMITTED ON 5-24-79 RECEIPT 3065

AUTOMATIC APPROVAL DATE

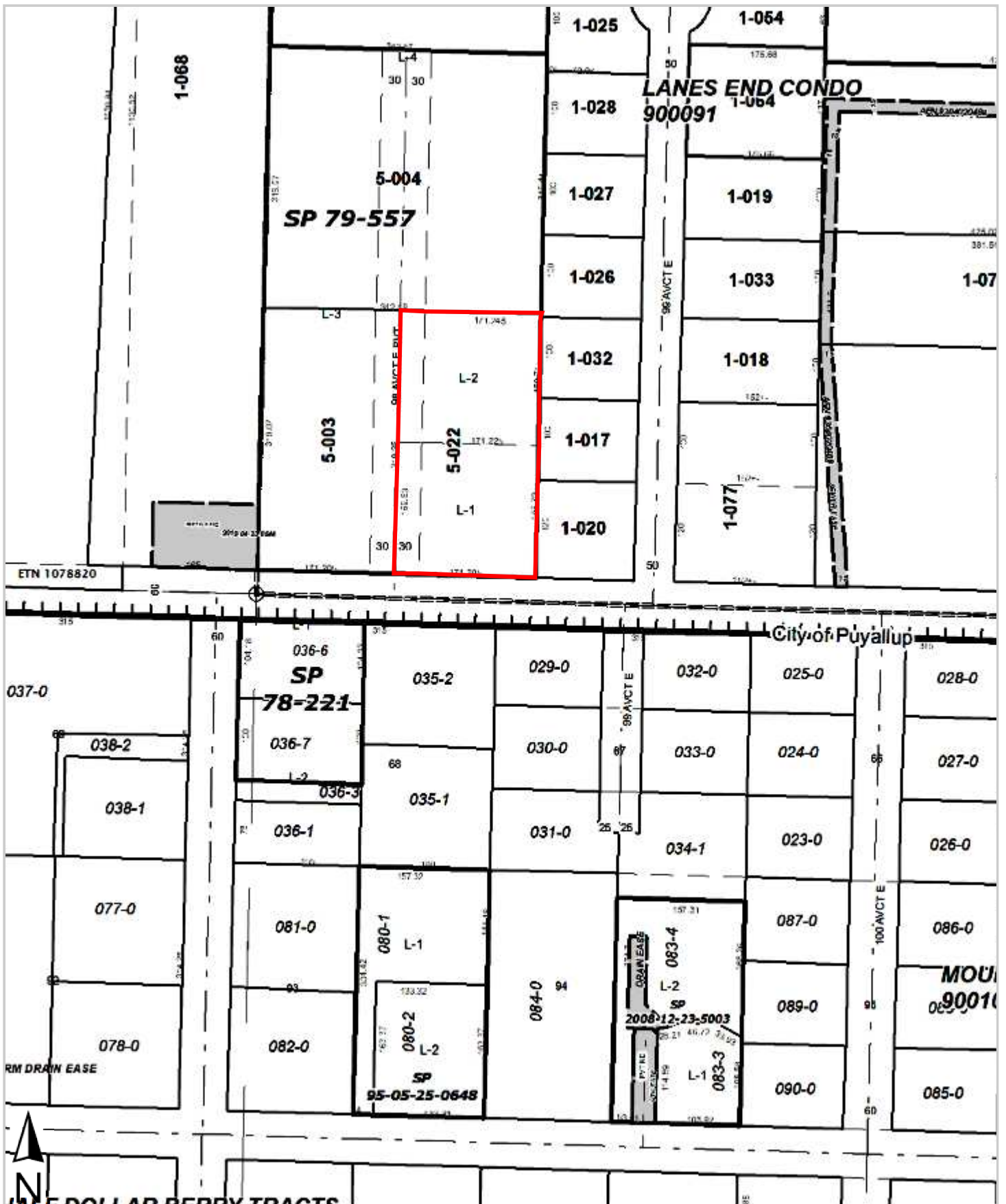
RETURN FOR CAUSE ON

For reference only, not for re-sale

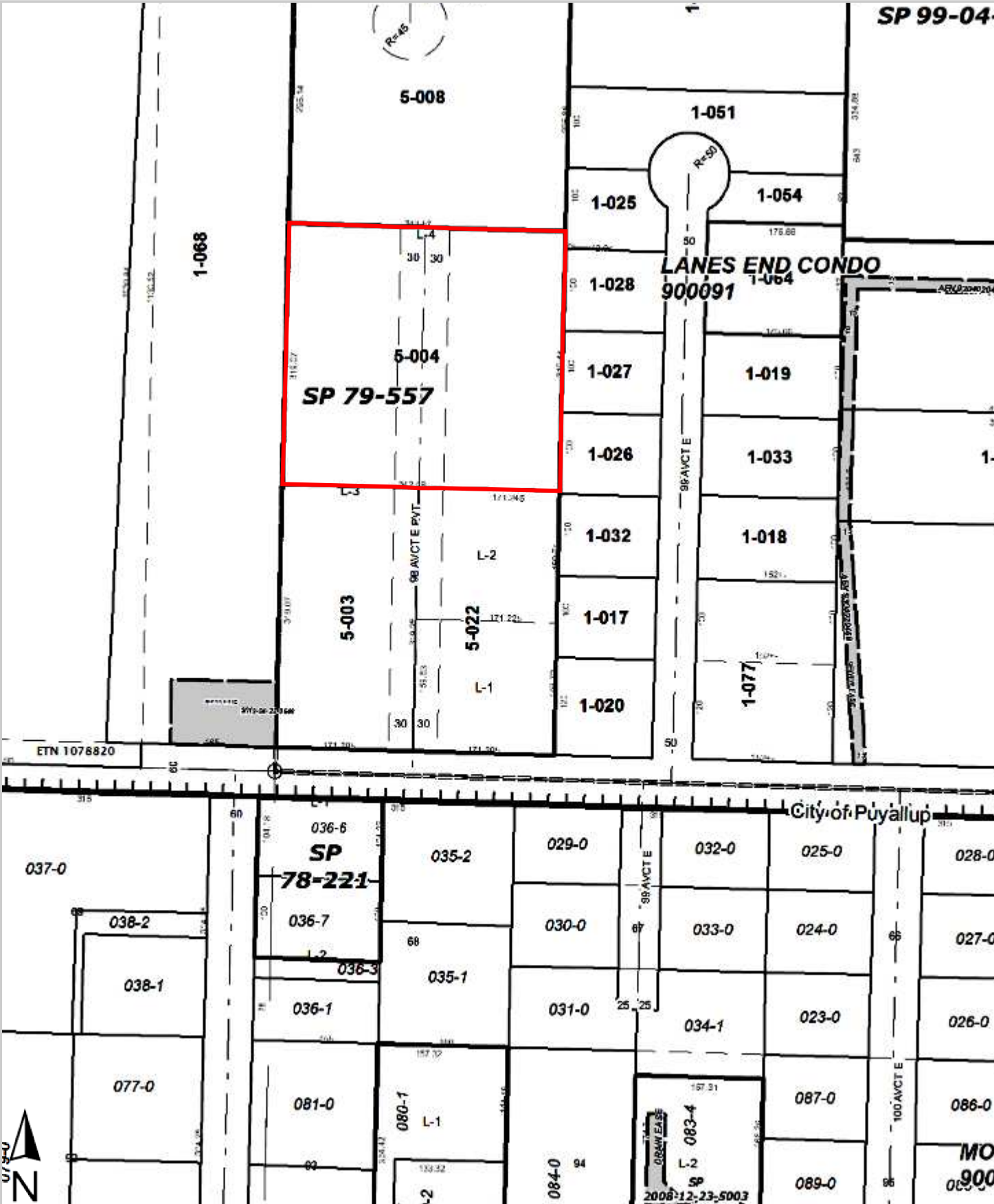
#2661

RSUB 5/14/79

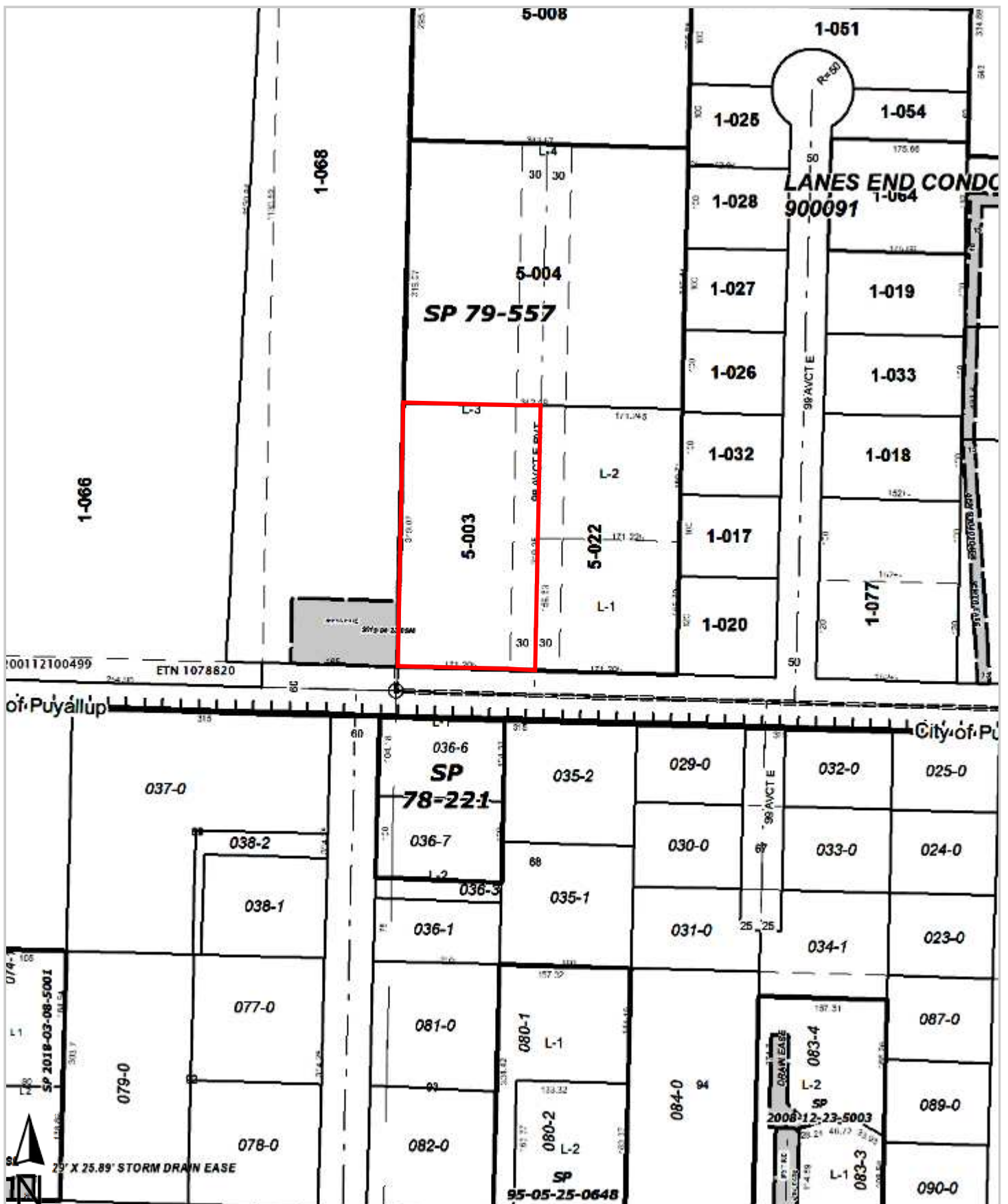




This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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Recorded Documents and Tax Statements  
Sent To:

**DAVID R. ARTZ**  
7917 110<sup>th</sup> St NW  
Gig Harbor, WA 98332

---

Grantor: **DAVID R. ARTZ, Trustee of the FOURTH AMENDMENT AND RESTATEMENT OF THE ARTZ REVOCABLE LIVING TRUST**  
 Grantee: **DAVID R. ARTZ, Trustee of the FIRST AMENDMENT AND RESTATEMENT OF THE DAVID R. ARTZ SURVIVOR'S TRUST**  
 Property Addresses: 433 43rd Ave SW, 427 43<sup>rd</sup> Ave W, 418 39<sup>th</sup> Ave SW, 409 43<sup>rd</sup> Ave SW  
 Tax Parcel Nos.: 0419095003, 0419095004, 0419095008, 0419095022  
 Abbreviated Legal: Lots 1-4, Pierce Cty SP 79-557 & Lot 4, Pierce Cty SP79-558 together w esmt

---

### QUIT CLAIM DEED

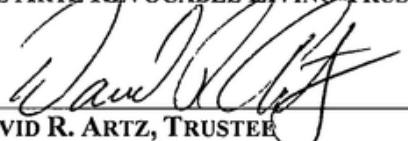
**THE GRANTOR, DAVID ARTZ, Trustee of the FOURTH AMENDMENT AND RESTATEMENT OF THE ARTZ REVOCABLE LIVING TRUST**, for \$10 and other good and valuable consideration, conveys and quit claims to **DAVID R. ARTZ, Trustee of the FIRST AMENDMENT AND RESTATEMENT OF THE DAVID R. ARTZ SURVIVOR'S TRUST**, the following described real property, situated in the County of Pierce, State of Washington, together with all after acquired title of the Grantors therein:

PLEASE SEE ATTACHED EXHIBIT 'A'

SITUATED IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

DATED this 8 day of March, 2021.

**FOURTH AMENDMENT AND RESTATEMENT OF  
THE ARTZ REVOCABLE LIVING TRUST**

  
\_\_\_\_\_  
**DAVID R. ARTZ, TRUSTEE**

STATE OF WASHINGTON           )  
County of Pierce                 ) ss.

On this day personally appeared before me **DAVID R. ARTZ**, to me known to be the individual described herein, and who executed the within instrument and acknowledged that he signed the same as his free and voluntary act for the uses and purposes herein mentioned.

GIVEN under my hand and official seal this 8 day of march, 2021.



Michael T. Turnbull  
Michael T. Turnbull  
 NOTARY PUBLIC in and for the State of Washington,  
 residing at Fox Island  
 My Commission Expires: 5 / 18 / 2022



EXHIBIT 'A'

LOTS 1, 2, 3 AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON.

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

LOT 4, PIERCE COUNTY SHORT PLAT NO. 79-558, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36 IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, AGREEMENTS AND NOTES, IF ANY, OF RECORD.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 0419095003, 0419095004, 0419095008, 0419095022



Recorded Documents and Tax Statements  
Sent To:

**DAVID R. ARTZ**  
7917 110<sup>th</sup> St NW  
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Grantor: **DAVID R. ARTZ, Trustee of the FOURTH AMENDMENT AND RESTATEMENT OF THE ARTZ REVOCABLE LIVING TRUST**  
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---

### QUIT CLAIM DEED

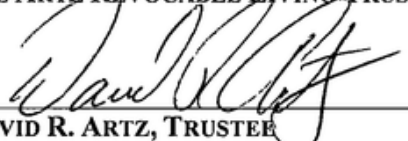
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DATED this 8 day of March, 2021.

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THE ARTZ REVOCABLE LIVING TRUST**

  
\_\_\_\_\_  
DAVID R. ARTZ, TRUSTEE

STATE OF WASHINGTON     )  
   ) ss.  
 County of Pierce         )

On this day personally appeared before me **DAVID R. ARTZ**, to me known to be the individual described herein, and who executed the within instrument and acknowledged that he signed the same as his free and voluntary act for the uses and purposes herein mentioned.

GIVEN under my hand and official seal this 8 day of March, 2021.



Michael T. Turnbull  
 Michael T. Turnbull  
 NOTARY PUBLIC in and for the State of Washington,  
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 My Commission Expires: 5 / 18 / 2022

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SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 0419095003, 0419095004, 0419095008, 0419095022

PUBLIC WORKS DEPARTMENT 28666

(SEE NOTES BELOW LEFT)

John Lohmick 17 SEPT 79  
PUBLIC WORKS DIRECTOR

HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS INDICATE SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRY AT THE TACOMA-PIERCE COUNTY HEALTH DEPT. ABOUT THE ISSUANCE OF SEPTIC TANK PERMITS FOR SPECIFIC LOTS.

WATER SUPPLY APPROVED ☒ DISAPPROVED ☐  
Thomas V. Rogers 9-13-79  
TACOMA-PIERCE COUNTY HEALTH DEPT.  
DIRECTOR OF HEALTH

PLANNING DEPARTMENT

SENSITIVE AREA ( ) YES ☒ NO

PLANNING DIRECTOR  
D. D. Mack 9-17-79

COUNTY FIRE MARSHALL

This short plat shall comply with the Minimum Standards for Fire Flow, Water Main and Fire Hydrants in accordance with Pierce County Resolution #21102.

Howard E. Land 9-17-79  
FIRE MARSHALL

COUNTY TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE SHORT PLATTED PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

Paul J. Haskins 9-12-79  
DEPUTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY OF Sept. 1979 AT THE REQUEST OF D.D. MACK

Vol. 37 pg 35  
AUDITOR'S FEES NO. 79-557  
12.00  
DEPUTY

COUNTY AUDITOR

NAME & ADDRESS - ORIGINAL TRACT OWNER  
D.D. MACK - 3711 LAKE STELLACOOM DRIVE SW  
TACOMA, WASHINGTON 98439 Phone 562-2047

EXISTING ZONING GENERAL OK  
SOURCE OF WATER ERUITLAND MUNICIPAL  
SEWER SYSTEM - SEPTIC TANK  
WIDTH & TYPE OF ACCESS 40' ROW WITH BITUMINOUS SURFACING  
NO OF SHORT PLATTED LOTS 4  
SCALE 1"=100'

SUBMITTED ON 7/17/79 RECEIPT # 930  
AUTOMATIC APPROVAL DATE  
RETURN FOR CAUSE ON

PIERCE CO. SHORT PLAT NO. 79-557

A PORTION SECTION 2, TWP. 12N., RANGE 4E, WM.

ORIGINAL TRACT  
ASSESSOR'S PARCEL NO(S). 04-19-09-1-053 &  
PORTION OF 04-19-09-1-900

NOTICE:

IT IS ILLEGAL TO FURTHER DIVIDE SHORT PLATTED LOT(S) NO. 1, 2, 3 & 4 DESCRIBED BELOW FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF RECORDING OF THIS MAP WITH THE COUNTY AUDITOR.

FUTURE PERMITS:

THE APPROVAL OF THIS SHORT PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

FREE CONSENT STATEMENT

THIS SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS

AND IN CONFORMANCE WITH PIERCE COUNTY SHORT PLAT REGULATIONS

DATED THIS 17th DAY OF July 1979

STATE OF WASHINGTON  
COUNTY OF PIERCE

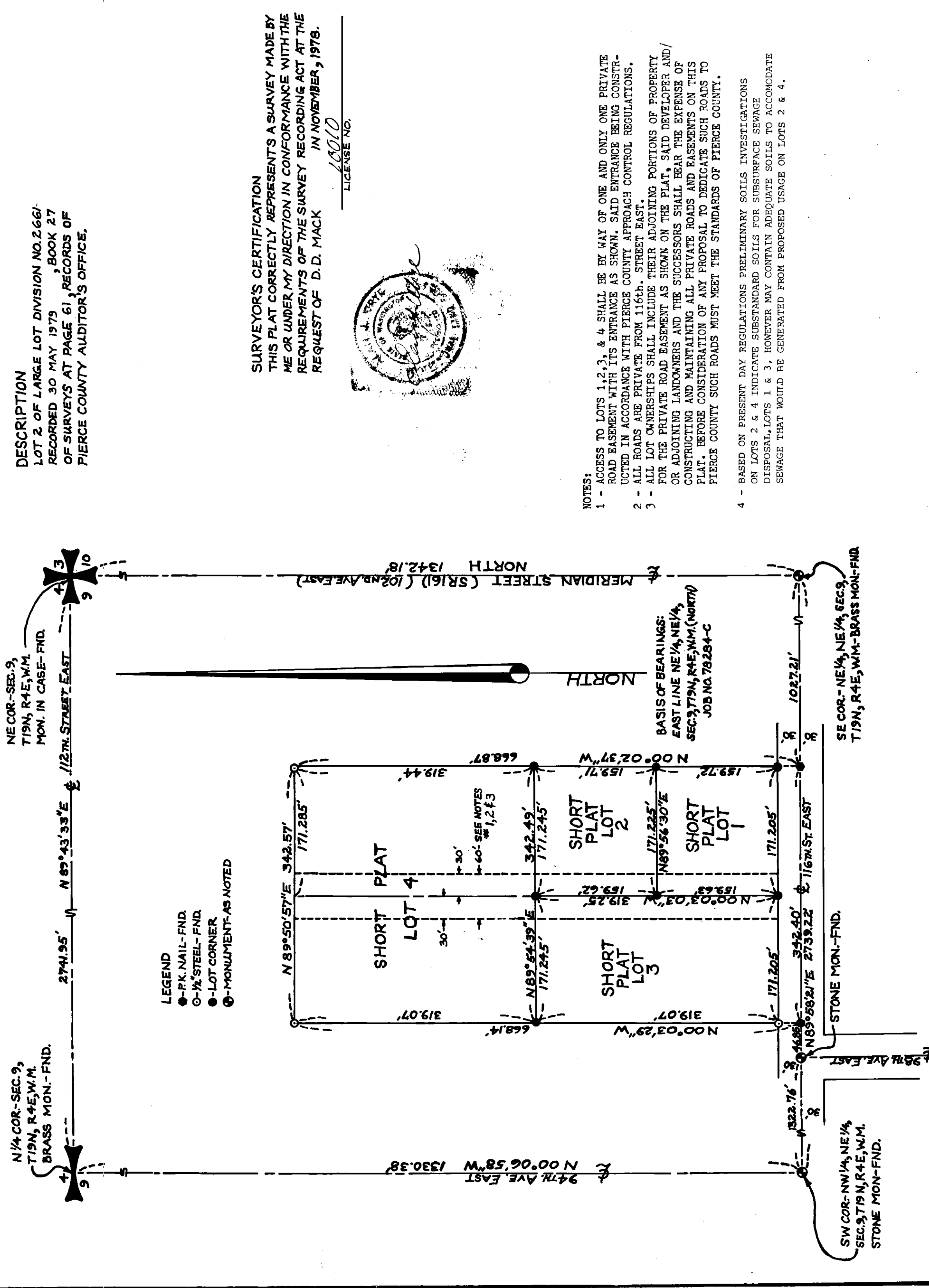
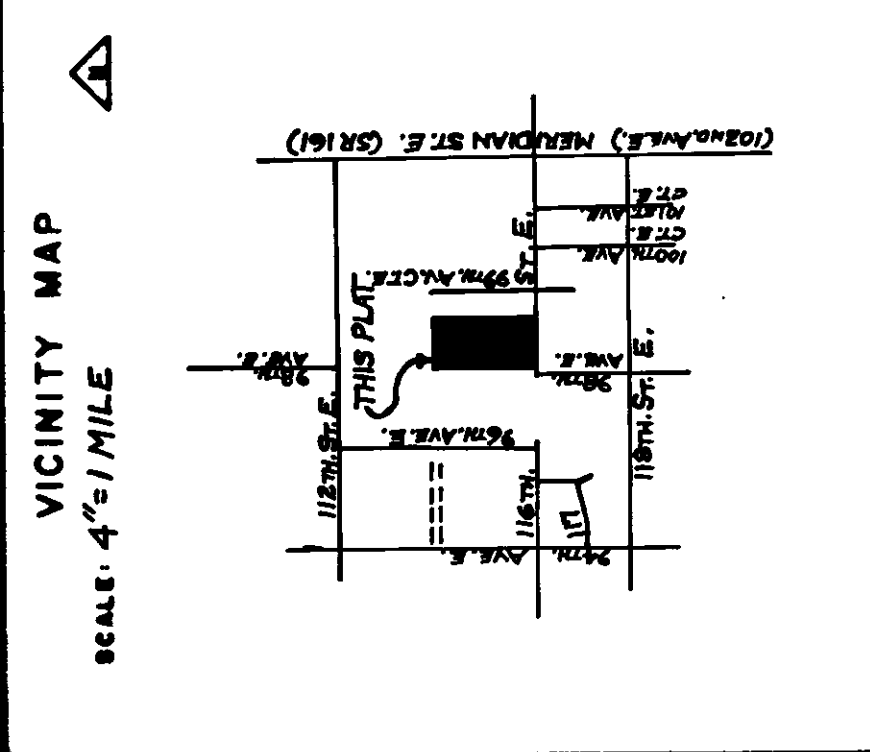
I, WILLIAM E. JOHNSON DO HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME DARREL D. MACK AND MARY KATHERINE MACK

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July 1979

William E. Johnson NOTARY PUBLIC  
12-27-82

LEGAL DESCRIPTIONS CHECKED





[Back to Search](#)

0419095003  
433 43RD AVE SW  
HC HOMES INC

| Summary  | Taxes/Values | Land | Building | Sales  | Map | Images |
|--|--------------|------|----------|--|-----|--------|
| <div>Property Details</div> <div><div>Parcel Number</div>0419095003</div> <div><div>Site Address</div>433 43RD AVE SW</div> <div><div>Account Type</div>Real Property</div> <div><div>Category</div>Land and Improvements</div> <div><div>Use Code</div>9100-VACANT LAND UNDEVELOPED</div> |              |      |          | <div>Taxpayer Details</div> <div><div>Taxpayer Name</div>HC HOMES INC</div> <div><div>Mailing Address</div>20921 SNAG ISLAND DR<br/>LAKE TAPPS, WA<br/>98391-8707</div>  |     |        |
| <div>Assessment Details</div> <div>2021 Values for 2022 Tax</div> <div><div>Taxable Value</div>176,400</div> <div><div>Assessed Value</div>176,400</div>   |              |      |          | <div>Appraisal Details</div> <div><div>Land Economic Area</div>071101</div> <div><div>Value Area</div>PI2</div> <div><div>Appr Acct Type</div>Residential</div> <div><div>Business Name</div></div> <div><div>Last Inspection</div>01/26/2021-Physical Inspection</div> <div><div>Appraisal Area</div>07</div> |     |        |
| <div>Related Parcels</div>   |              |      |          | <div>Tax Description</div>   |     |        |

Taxpayer Details

Taxpayer Name

HC HOMES INC

Mailing Address

20921 SNAG ISLAND DR  
LAKE TAPPS, WA  
98391-8707

Assessment Details

2021 Values for 2022 Tax

Taxable Value

176,400

Assessed Value

176,400

Related Parcels

**Group Account Number** n/a**Located On** n/a**Associated Parcels** n/a

Section 09 Township 19 Range 04 Quarter 11 : L 3 OF SHORT  
PLAT 79-557 EASE OF RECORD OUT OF 1-900 & 1-053 SEG M-  
1448 TJ MJ EMS

**I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes.** Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. ***All critical information should be independently verified.***

**Pierce County Assessor-Treasurer****Mike Lonergan**

2401 South 35th St Room 142

Tacoma, Washington 98409

(253)798-6111 or Fax (253)798-3142

[www.piercecountywa.gov/atr](http://www.piercecountywa.gov/atr)



[Back to Search](#)

0419095003  
433 43RD AVE SW  
HC HOMES INC

| Summary | Taxes/Values | Land | Building | Sales | Map | Images |
|---------|--------------|------|----------|-------|-----|--------|
|---------|--------------|------|----------|-------|-----|--------|

Current

Assessed Value

|                         |                   |
|-------------------------|-------------------|
| Value Year              | 2021              |
| Tax Year                | 2022              |
| Taxable Value           | 176,400           |
| Tax Code Area           | 096               |
| Tax Code Area Rate      | 0.000000          |
| Notice of Value Mailing | <u>06/25/2021</u> |
| Assessed Total          | 176,400           |
| Assessed Land           | 176,400           |
| Assessed Improvements   | 0                 |
| Current Use Land        | 0                 |
| Personal Property       | 0                 |

Amount Due

| Tax Year | Minimum Due | Total Due |
|----------|-------------|-----------|
| 2021     | 789.51      | 789.51    |



| Tax Year     | Minimum Due   | Total Due     |
|--------------|---------------|---------------|
| <b>TOTAL</b> | <b>789.51</b> | <b>789.51</b> |

**Due Date** 10/31/2021

| Tax Year | Charge Type                            | Amount Charged  | Minimum Due   | Total Due     | Due Date   |
|----------|--|-----------------|---------------|---------------|------------|
| 2021     | Property Tax Principal                 | 1,550.35        | 775.18        | 775.18        | 10/31/2021 |
|          | State Forest Patrol Principal          | 17.90           | 8.95          | 8.95          | 10/31/2021 |
|          | Weed Control Principal                 | 1.99            | 0.99          | 0.99          | 10/31/2021 |
|          | Pierce Conservation District Principal | 8.77            | 4.39          | 4.39          | 10/31/2021 |
|          | <b>Total 2021</b>                      | <b>1,579.01</b> | <b>789.51</b> | <b>789.51</b> |            |

## Payment Details

- **Interest and Penalties** property tax interest and/or penalty charges are calculated the 1st of each month.
- **Payments** must be paid or postmarked prior to the 1st to avoid accrual of additional charges.
- **Holidays or Weekends** if the last day of the month falls on a holiday or weekend, payments may be paid or postmarked the following business day to avoid additional interest and/or penalties.
- **Future Payments** use the [calculate](#) to calculate the amount due as of a future date.
- **Pay Online** with credit card, Visa debit card, or E-check.
- **Pay by Mail** using this [mailing address](#).

## Exemptions

No exemptions

## ULID Information

No ULID information

## ▼ History and Receipts

### Assessed Values

| Value Year | Tax Year | Taxable Value | Tax Code Area | Tax Code Area Rate | Assessed Total | Assessed Land | Assessed Improvements | Current Use Land | Personal Property | Notice of Value Mailing Date |
|------------|----------|---------------|---------------|--------------------|----------------|---------------|-----------------------|------------------|-------------------|------------------------------|
| 2021       | 2022     | 176,400       | <u>096</u>    | 0.000000           | 176,400        | 176,400       | 0                     | 0                | 0                 | <u>06/25/2021</u>            |
| 2020       | 2021     | 137,100       | <u>096</u>    | 11.308210          | 137,100        | 137,100       | 0                     | 0                | 0                 | <u>06/25/2020</u>            |
| 2019       | 2020     | 120,000       | <u>096</u>    | 11.204845          | 120,000        | 120,000       | 0                     | 0                | 0                 | <u>07/12/2019</u>            |
| 2018       | 2019     | 116,500       | <u>096</u>    | 11.424830          | 116,500        | 116,500       | 0                     | 0                | 0                 | <u>07/12/2018</u>            |
| 2017       | 2018     | 98,700        | <u>096</u>    | 12.964424          | 98,700         | 98,700        | 0                     | 0                | 0                 | <u>06/29/2017</u>            |
| 2016       | 2017     | 89,100        | <u>096</u>    | 13.290017          | 89,100         | 89,100        | 0                     | 0                | 0                 | 06/23/2016                   |
| 2015       | 2016     | 80,200        | <u>096</u>    | 13.947331          | 80,200         | 80,200        | 0                     | 0                | 0                 | 07/06/2015                   |
| 2014       | 2015     | 76,500        | <u>096</u>    | 14.253921          | 76,500         | 76,500        | 0                     | 0                | 0                 | 06/27/2014                   |
| 2013       | 2014     | 70,500        | <u>096</u>    | 14.003008          | 70,500         | 70,500        | 0                     | 0                | 0                 | 06/24/2013                   |

### Paid Charges

For questions regarding any electronic payments you may have made, please contact Point & Pay at 1-877-765-4112

| <b>Tax Year</b> | <b>Charge Type</b>                     | <b>Amount Paid</b> |
|-----------------|--|--------------------|
| 2021            | Property Tax Principal                 | 775.17             |
|                 | State Forest Patrol Principal          | 8.95               |
|                 | Weed Control Principal                 | 1.00               |
|                 | Pierce Conservation District Principal | 4.38               |
|                 | <b>Total 2021</b>                      | <b>789.50</b>      |
| 2020            | Property Tax Principal                 | 1,344.58           |
|                 | Property Tax Interest                  | 13.44              |
|                 | State Forest Patrol Principal          | 17.90              |
|                 | State Forest Patrol Interest           | 0.18               |
|                 | Weed Control Principal                 | 1.99               |
|                 | Weed Control Interest                  | 0.02               |
|                 | Pierce Conservation District Principal | 8.12               |
|                 | Pierce Conservation District Interest  | 0.08               |
|                 | <b>Total 2020</b>                      | <b>1,386.31</b>    |
| 2019            | Property Tax Principal                 | 1,331.00           |
|                 | State Forest Patrol Principal          | 17.90              |
|                 | Weed Control Principal                 | 1.89               |
|                 | Pierce Conservation District Principal | 7.24               |

| Tax Year | Charge Type                            | Amount Paid     |
|----------|--|-----------------|
|          | <b>Total 2019</b>                      | <b>1,358.03</b> |
| 2018     | Property Tax Principal                 | 1,279.58        |
|          | Property Tax Interest                  | 38.39           |
|          | Property Tax Penalty                   | 38.39           |
|          | State Forest Patrol Principal          | 17.90           |
|          | State Forest Patrol Interest           | 0.54            |
|          | State Forest Patrol Penalty            | 0.54            |
|          | Weed Control Principal                 | 1.89            |
|          | Weed Control Interest                  | 0.06            |
|          | Pierce Conservation District Principal | 6.36            |
|          | Pierce Conservation District Interest  | 0.19            |
|          | Pierce Conservation District Penalty   | 0.19            |
|          | <b>Total 2018</b>                      | <b>1,384.03</b> |
| 2017     | Property Tax Principal                 | 1,184.14        |
|          | State Forest Patrol Principal          | 17.90           |
|          | Weed Control Principal                 | 1.89            |
|          | Pierce Conservation District Principal | 4.21            |
|          | <b>Total 2017</b>                      | <b>1,208.14</b> |

| Tax Year | Charge Type                            | Amount Paid     |
|----------|--|-----------------|
| 2016     | Property Tax Principal                 | 1,118.57        |
|          | State Forest Patrol Principal          | 17.90           |
|          | Weed Control Principal                 | 1.89            |
|          | Pierce Conservation District Principal | 3.95            |
|          | <b>Total 2016</b>                      | <b>1,142.31</b> |
| 2015     | Property Tax Principal                 | 1,090.42        |
|          | Property Tax Interest                  | 130.86          |
|          | Property Tax Penalty                   | 119.94          |
|          | State Forest Patrol Principal          | 17.90           |
|          | State Forest Patrol Interest           | 2.14            |
|          | State Forest Patrol Penalty            | 1.97            |
|          | Weed Control Principal                 | 1.89            |
|          | Weed Control Interest                  | 0.22            |
|          | Pierce Conservation District Principal | 3.95            |
|          | Pierce Conservation District Interest  | 0.48            |
|          | Pierce Conservation District Penalty   | 0.44            |
|          | <b>Total 2015</b>                      | <b>1,370.21</b> |
| 2014     | Property Tax Principal                 | 987.21          |

| Tax Year | Charge Type                            | Amount Paid     |
|----------|--|-----------------|
|          | Property Tax Interest                  | 236.92          |
|          | Property Tax Penalty                   | 108.60          |
|          | State Forest Patrol Principal          | 17.90           |
|          | State Forest Patrol Interest           | 4.29            |
|          | State Forest Patrol Penalty            | 1.97            |
|          | Weed Control Principal                 | 1.77            |
|          | Weed Control Interest                  | 0.43            |
|          | Pierce Conservation District Principal | 3.95            |
|          | Pierce Conservation District Interest  | 0.95            |
|          | Pierce Conservation District Penalty   | 0.44            |
|          | <b>Total 2014</b>                      | <b>1,364.43</b> |

## Receipts

| Date       | Number          | Amount Applied |
|------------|-----------------|----------------|
| 03/20/2021 | <u>11672722</u> | 789.50         |
| 10/15/2020 | <u>11407787</u> | 686.30         |
| 06/18/2020 | <u>11366849</u> | 700.01         |

| Date       | Number          | Amount Applied |
|------------|-----------------|----------------|
| 04/16/2019 | <u>10527966</u> | 1,358.03       |
| 11/21/2018 | <u>10434324</u> | 652.87         |
| 08/02/2018 | <u>10169706</u> | 731.16         |
| 11/07/2017 | <u>9838701</u>  | 604.07         |
| 05/08/2017 | <u>9571696</u>  | 604.07         |
| 05/07/2016 | <u>8946598</u>  | 19,265.31      |

**Exemptions**

No exemptions

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**Pierce County Assessor-Treasurer****Mike Loneran**

2401 South 35th St Room 142

Tacoma, Washington 98409  
(253)798-6111 or Fax (253)798-3142  
[www.piercecountywa.gov/atp](http://www.piercecountywa.gov/atp)





## Commitment for Title Insurance

Title Officer: Tacoma Residential Unit  
Email: Tacomaunit8@ctt.com  
Title No.: 0225502-TR

Property Address:

## Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Chicago Title LiveLOOK report, Click Here](#)

The screenshot displays the Chicago Title LiveLOOK report interface. On the left is a sidebar with navigation links: SUMMARY, REPORT, UNRECORDED DOCUMENTS, REQUIREMENTS, VESTING, LEGAL DESCRIPTION, and APPLICABLE MAP. The main content area is titled 'Title # LIVELOOK' and shows a SUMMARY section. This section includes the following information:

- VESTING:** Sam and Sara Miller, husband and wife as joint tenants
- ADDRESS:** 12045 Main Street, Anytown, California
- FILE NUMBER:** LIVELOOK
- PLANT DATE:** April 2, 2019 at 7:53 a.m.
- FORM OF POLICY:** A-115A/115B/115C Homeowner's Policy of Title Insurance ALTA Loan 2006
- PROPERTY TYPE:** Single Family Residence

Below the summary, there is a **PROPERTY TAX** section and a **EXCEPTIONS** section. The exceptions are listed as follows:

- A. Property taxes, which are a lien not yet due and payable
- B. Supplemental or escaped assessments if any
- C. Payment of Contractual Assessment Required - HEDYFACE
1. Water rights
2. Provisions in a deed prohibiting the buying, selling or handling of intoxicating liquors on said land
3. Covenants, conditions and restrictions
4. Easement
5. Deed of Trust
6. Abstract of Judgment

**Effortless, Efficient, Compliant, and Accessible**

# ALTA COMMITMENT FOR TITLE INSURANCE

Issued By agent:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

Commitment Number:

**0225502-TR**  
**Commitment - SECOND**

## NOTICE

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

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

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

## COMMITMENT TO ISSUE POLICY

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

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

**Chicago Title Insurance Company**

By:

Michael J. Nolan , President

Countersigned By:

Authorized Officer or Agent  
Lori Forbes

Attest:

Marjorie Nemzura, Secretary

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**Transaction Identification Data for reference only:**

| ISSUING OFFICE:   | FOR SETTLEMENT INQUIRIES, CONTACT: |
|---|------------------------------------|
| Title Officer: Tacoma Residential Unit<br>Chicago Title Company of Washington<br>4717 South 19th Street, Suite 101<br>Tacoma, WA 98405<br>Main Phone: (253)671-6690<br>Email: Tacomaunit8@ctt.com |                                    |

**Order Number: 0225502-TR****SCHEDULE A**

1. Commitment Date: June 2, 2022 at 12:00 AM

2. Policy to be issued:

## (a) ALTA Owner's Policy 2006

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below

Proposed Policy Amount: \$10,500.00

Premium: \$ 186.00

Tax: \$ 19.16

Rate: Standard

Discount(s): Residential

Total: \$ 205.16

## (b) ALTA Loan Policy 2006

Proposed Insured: Lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below or a purchaser

Proposed Policy Amount: \$10,500.00

Premium: \$ 350.00

Tax: \$ 36.05

Rate: Extended

Discount(s): Residential Purchase Loan

Total: \$ 386.05

3. The estate or interest in the Land described or referred to in this Commitment is:

FEE SIMPLE

4. The Title is, at the Commitment Date, [vested in:](#)

David R. Artz, Trustee of the First Amendment and Restatement of The David R. Artz Survivor's Trust as to Lot 4 and HC Homes, Inc., a Washington corporation, as to Lot 1, 2 and 3

5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**END OF SCHEDULE A**

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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 041909-5022, 041909-5004 and 041909-5003**

---

LOTS 1, 2, 3 AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

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**SCHEDULE B, PART I  
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.
7. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
8. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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**SCHEDULE B, PART I  
REQUIREMENTS**  
(continued)

## 9. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of the City of Puyallup.

The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$500,000 or less;  
1.28% on any portion of the sales price above \$500,000, up to \$1,500,000;  
2.75% on any portion of the sales price above \$1,500,000, up to \$3,000,000;  
3.00% on any portion of the sales price above \$3,000,000;

Local portion: 0.50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online [HERE](#). The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

## 10. Terms, powers, conditions, and limitations of the trust under which title is held.

The Company will require a copy of the trust agreement and any amendments thereto for review.

If the property which is the subject of this transaction constitutes more than 25 percent of the net fair market value of the trust principal, proof must be furnished to the Company that the trustee has complied with the 20 day notice to the beneficiaries of the nature and terms of the intended transaction as provided in RCW 11.100.140.

The Company reserves the right to add additional items/exceptions or make further requirements after review of the requested documentation.

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**SCHEDULE B, PART I  
REQUIREMENTS**  
(continued)

11. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: HC Homes Inc.,

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

12. **TO PROVIDE THE EXTENDED COVERAGE POLICY AND/OR ALTA HOMEOWNER'S POLICY IDENTIFIED IN SCHEDULE A, GENERAL EXCEPTIONS A THROUGH D WILL BE CONSIDERED WHEN OUR INSPECTION AND/OR REVIEW OF SURVEY, IF REQUIRED, IS COMPLETED. A SUPPLEMENTAL COMMITMENT WILL FOLLOW.**

If there have been recent improvements on the property within 90 days prior to closing we will require a signed indemnity agreement and a recent financial statement from each indemnitor.

If construction financing is to be insured, please contact the title officer for requirements.

The Company reserves the right to add additional exceptions or make further requirements after review of the property inspection and requested documentation.

Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.

**END OF REQUIREMENTS**

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**SCHEDULE B, PART I  
REQUIREMENTS**  
(continued)**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

**Note A:** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

**Note B:** The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

**Note C:** Recording charges (per document title) for closings on July 26, 2021, and after, for all Washington counties:

Deed of Trust - \$204.50 and \$1 for each additional page.  
Most other Docs, except as noted below - \$203.50 and \$1 for each additional page.  
Assignment of Deed of Trust, Substitution or Appointment of Successor Trustee - \$18.00 and \$1 for each additional page  
Multiple titled documents are charged per applicable title.

There is an additional \$4.25 plus tax fee per document for electronic recording.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

**Note D:** Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LTS 1-4, PC SP NO. 79-557

[Tax Account No.: 041909-5022](#), 041909-5004 and 041909-5003

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**SCHEDULE B, PART I  
REQUIREMENTS**  
(continued)

Note E: The only conveyance(s) affecting said Land, which recorded within 36 months of the date of this report, are as follows:

Recorded: March 15, 2021  
[Recording No: 202103150918](#)

Recorded: April 26, 2021  
[Recording No: 202104260067](#)

Note F: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent of a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

**END OF NOTES****END OF SCHEDULE B, PART I**

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**SCHEDULE B, PART II  
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

**GENERAL EXCEPTIONS:**

A. Rights or claims of parties in possession, or claiming possession, not shown in Public Records.

B. 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.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

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**SCHEDULE B, PART II  
EXCEPTIONS**  
(continued)

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records, or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

**SPECIAL EXCEPTIONS:**

1. Reservations and exceptions contained in the deed

Recording No.: 8806300535

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Restrictions, conditions and provisions contained in Pierce County Large Lot No. 3240.

Said instrument is a re-recording of instrument recorded under recording number 2661.

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**SCHEDULE B, PART II  
EXCEPTIONS**  
(continued)

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Pierce County short plat:

[Recording No: 79-557](#)

4. Notice of collected Financial Guarantee, and the terms and conditions thereof:

Collected by: Pierce County Planning and Land Services  
Recording Date: September 29, 1994  
[Recording No.: 9409290114](#)  
Regarding: Construction of a county standard road approach  
Affects: SP No. 79-557

5. Notice of collected Financial Guarantee, and the terms and conditions thereof:

Collected by: Pierce County Planning and Land Services  
Recording Date: May 4, 1995  
[Recording No.: 9505040018](#)  
Regarding: Construction of a private drainage facilities  
Affects: SP No. 79-558

6. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: Pierce County  
Recording Date: April 9, 1959  
[Recording No.: 1850384](#)  
Affects: Southerly portion of short plat 79-557

7. Septic Easement, and the terms and conditions thereof:

Recording Date: April 23, 2019  
[Recording No.: 201904230546](#)

Affects: Lot 3

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**SCHEDULE B, PART II  
EXCEPTIONS**  
(continued)

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on the Survey:

Recording No: 202104155004

Affects: Lot 1, 2 and 3

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on the Survey:

Recording No: 202106085006

Affects: Lot 1, 2 and 3

10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022

Tax Account No.: 041909-5022

Levy Code: 096

Assessed Value-Land: \$192,500.00

Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$2,004.34

Paid: \$2,004.34

Unpaid: \$0.00

Affects: Lot 1 & 2

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**SCHEDULE B, PART II  
EXCEPTIONS**  
(continued)

11. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- |                              |                    |
|------------------------------|--------------------|
| Year:                        | 2022               |
| <u>Tax Account No.:</u>      | <u>041909-5004</u> |
| Levy Code:                   | 096                |
| Assessed Value-Land:         | \$43,700.00        |
| Assessed Value-Improvements: | \$0.00             |
| General and Special Taxes:   |                    |
| Billed:                      | \$487.03           |
| Paid:                        | \$243.51           |
| Unpaid:                      | \$243.52           |
| Affects:                     | Lot 4              |
12. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- |                              |                    |
|------------------------------|--------------------|
| Year:                        | 2022               |
| <u>Tax Account No.:</u>      | <u>041909-5003</u> |
| Levy Code:                   | 096                |
| Assessed Value-Land:         | \$176,400.00       |
| Assessed Value-Improvements: | \$0.00             |
| General and Special Taxes:   |                    |
| Billed:                      | \$1,861.10         |
| Paid:                        | \$1,861.10         |
| Unpaid:                      | \$0.00             |
| Affects:                     | Lot 3              |
13. City, county or local improvement district assessments, if any.
14. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

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**SCHEDULE B, PART II  
EXCEPTIONS**  
(continued)

15. The interest, if any, of the grantee in the deed referenced below. At the date of said deed the grantor(s) therein had no apparent record interest in said Land, nor have said grantor(s) subsequently acquired a record interest.
- Grantor: David R. Artz, Trustee of the Fourth Amendment and Restatement of the Artz Revocable Living Trust  
Grantee: David R. Artz, Trustee of the First Amendment and Restatement of the David R. Artz Survivor's Trust  
Recording Date: April 26, 2021  
Recording No.: [202104260067](#)  
Affects: Lots 1 through 3

**END OF SCHEDULE B, PART II**

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**COMMITMENT CONDITIONS****1. DEFINITIONS**

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

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

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

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

**4. COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

**5. LIMITATIONS OF LIABILITY**

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I-Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

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(continued)

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**END OF CONDITIONS**

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

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## RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a \$50.00 surcharge.

### First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

\*\*A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

### Additional Pages:

1" top, side and bottom margins containing no markings or seals.

### All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.



Inquire before you wire!

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## WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.  
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

## **FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE**

Effective January 1, 2021

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.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### **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 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 nonaffiliated third party service providers 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 may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

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**

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

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.

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: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: 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: BCPINFO@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.

### **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; Use of Comments or Feedback**

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 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, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

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

MARION V. BLACK  
Route 2, Box 416  
Puyallup, Wash.

This Indenture Witnesseth: That we MARION V. BLACK AND HARRIET A. BLACK

his wife, of Pierce County, State of Washington, for and in consideration of the sum of (\$1.00)  
ONE AND 00/100 - - - - - DOLLAR

to us in hand paid, and in further consideration of the general public welfare and of the peculiar and special benefits to accrue to us therefrom, do by these presents grant, convey and dedicate to the County of Pierce, State of Washington, for the use of the public as a county road, the following lots, places or parcels of land, situate, lying and being in said County of Pierce and State of Washington, and particularly bounded and described as follows:

THE SOUTH 30 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, W. M.

THE GRANTOR ALSO GRANTS TO PIERCE COUNTY THE RIGHT TO CONSTRUCT AND MAINTAIN NECESSARY CUT AND FILL SLOPES, CULVERTS, SPECIAL DITCHES AND APPURTENANCES WHERE THE SAME MAY EXTEND BEYOND THE LIMITS OF THE LAND HEREBY CONVEYED.

RIGHT OF WAY FOR THURSTON COUNTY ROAD

ALL MERCHANTABLE TIMBER SHALL REMAIN THE PROPERTY OF THE GRANTOR.

ACCEPTED  
*[Signature]*  
County Commissioner  
Pierce County, Washington  
4-9-59

TO HAVE AND TO HOLD the said described premises unto the said Pierce County and its successor or successors for the use of the public forever.

Witness our hands and seals this 11th day of FEBRUARY A. D. 19 59.

Witnesses:

*[Signature]*

*[Signature]* (Seal)

*[Signature]* (Seal)

145434

4-9-59

Ack. O.K.

418

8806300535

VOL 493 PAGE 2091

Document No. 35994

WHEN RECORDED RETURN TO:

Transamerica Title Insurance Company  
Attn: Dorrie Johnson  
1200 Sixth Avenue  
Park Place Building  
Seattle, WA 98101

88 JUN 30 PM 3: 26

RECORDED  
BRIAN SONATAG  
AUDITOR PIERCE CO. WASH.

TRANS  
M88 20172-3  
JUN 24 1988

Statutory Quit Claim Deed  
[WASHINGTON]

Grantor, BURLINGTON NORTHERN RAILROAD COMPANY, a Delaware corporation, (formerly named Burlington Northern Inc.), whose address is 3800 Continental Plaza, 777 Main Street, Fort Worth, Texas 76102, for and in consideration of One Dollar and other good and valuable consideration, conveys and quit claims to Grantee, MERIDIAN MINERALS COMPANY, a Montana corporation, whose address is 5613 DTC Parkway, Englewood, Colorado 80111, all of Grantor's right, title and interest in and to that certain real estate described in Exhibit A attached hereto and by this reference incorporated herein, which real estate is situated in the County of Pierce, State of Washington, together with all after acquired title of the Grantor therein.

Dated: May 26, 1988.

BURLINGTON NORTHERN RAILROAD  
COMPANY, a Delaware corporation

By DWS  
D. W. Scott, Vice President

Attest By Shirley B. O'Connor  
Shirley B. O'Connor,  
Assistant Secretary

STATE OF TEXAS )  
COUNTY OF TARRANT ) ss.

Before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, this day personally appeared D. W. Scott and Shirley B. O'Connor, known to me to be the persons whose names are subscribed on the foregoing instrument, and known to me to be the Vice President and Assistant Secretary, respectively, of BURLINGTON NORTHERN RAILROAD COMPANY, a Delaware corporation, and acknowledged to me that they executed said instrument for the purposes and consideration therein expressed and as the free and voluntary act of said corporation, and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and seal of office this 26<sup>th</sup> day of May, 1988, A.D.



Mary H. Hutchins  
NOTARY PUBLIC in and for the State  
of Texas  
Name MARY H. HUTCHINS  
My appointment expires: 12-4-91

EXCISE TAX PAID \$ 0  
Re. No. 106477 Date 6-30-88  
Pierce County

By dm Auth. Sig

051588/0919N/56

8806300535



Document Number 35994

EXHIBIT A

To Quit Claim Deed from  
Burlington Northern Railroad Company to  
Meridian Minerals Company

PREAMBLE

By way of example only, and not by way of limitation, the interest in real estate conveyed by said Quit Claim Deed is inclusive of the following:

All ores and minerals of any nature whatsoever, including, but not limited to, coal, iron, gas occurring in coal formations to the extent the same is vented as a non-commercial substance in conjunction with coal development and extraction operations, industrial minerals, precious metals, metallic minerals, aggregates, sand and gravel, clay, uranium, rock including but not limited to rock of a unique character, and geothermal heat and waters, and all of the constituent products of all or any of the foregoing and all other substances associated or commingled therewith (excepting oil, gas and other hydrocarbons which were conveyed by Grantor to Milestone Petroleum, Inc. by Confirmation Special Warranty Deed or to Meridian Oil, Inc. by Quit Claim Deed of even date herewith), (collectively "minerals"), whether surface of subsurface in, upon, under or which may be produced from the real property described in this Exhibit "A" (collectively called "premises"), together with the right to enter upon the premises for the purposes of prospecting and exploring for said minerals by geophysical, geochemical or other means, and for the purpose of drilling, extracting, opening, mining, developing and processing said minerals by any and all methods now known or hereafter discovered (expressly including mining by strip, open pit and underground methods), the right to erect, operate and work any mining, extraction and processing facilities by any procedures whatsoever, whether the same be now known or hereafter discovered, and the right to take out, store, remove, carry away, transport and market all such minerals, and to enter upon, occupy, make use of and consume and the right to control the entry upon, occupation, use and consumption of, so much of the surface of said premises as may be necessary or useful for all such purposes, together with the right to commingle minerals or any other material produced from the premises with minerals or any other material produced from any other property, and the right to use all or any part of the premises to explore, develop, produce, remove, extract, mine, stockpile, store, market and transport minerals and any other material from the premises or from any other properties, whether contiguous or not, now or hereafter owned or controlled by Grantee and for all other purposes, and together with any and all other right and interest of Grantor, together with the tenements, hereditaments and appurtenances thereto.

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DOCUMENT NO. 35994  
MERIDIAN MINERALS COMPANY

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PAGE NO. 1

EXHIBIT A

PIERCE COUNTY WA

| SECTION   | TWP  | RGE | DESCRIPTION  | ACRES  |
|---|------|-----|--|--------|
| <hr/>   |      |     |  |        |
| <u>ALL MINERALS LESS OIL, GAS, AND OTHER HYDROCARBONS</u> |      |     |  |        |
| 07  | 19 N | 1 E | FRL. NW1/4NW1/4  | 36.46  |
| 01  | 20 N | 1 E | NW1/4SE1/4, NE1/4SW1/4                                   | 80.00  |
| 07  | 20 N | 1 E | LOT 4, SW1/4   | 184.85 |
| 31  | 20 N | 1 E | SE1/4SE1/4   | 40.00  |
| 15  | 21 N | 1 E | NW1/4SW1/4   | 40.00  |
| 23  | 21 N | 1 E | SW1/4NE1/4, E1/2NW1/4, SW1/4NW1/4, SE1/4SW1/4, W1/2SE1/4 | 280.00 |
| 25  | 21 N | 1 E | N1/2NW1/4  | 80.00  |
| 13  | 16 N | 2 E | PART NE1/4SE1/4 LYING NORTH OF MISQUALLY RIVER           | 30.00  |
| 01  | 17 N | 2 E | FRL. W1/2NW1/4, SE1/4SW1/4                               | 122.56 |
| 03  | 17 N | 2 E | LOTS 1, 2 & 4  | 106.14 |
| 11  | 17 N | 2 E | NE1/4NE1/4, W1/2W1/2, SE1/4SW1/4                         | 240.00 |
| 13  | 17 N | 2 E | SW1/4NW1/4, NW1/4SW1/4, SE1/4SW1/4                       | 120.00 |
| 15  | 17 N | 2 E | SE1/4SW1/4   | 40.00  |
| 25  | 17 N | 2 E | NE1/4, NW1/4SE1/4  | 200.00 |
| 27  | 18 N | 2 E | PART OF S 200 FEET OF SE1/4SW1/4 E OF R/W                | 1.50   |
| 01  | 19 N | 2 E | PART OF LOT 3, SE1/4NW1/4 LESS 2.58 AC. R/W, NW1/4SW1/4  | 81.92  |
| 05  | 19 N | 2 E | LOT 8, SW1/4NE1/4  | 74.81  |
| 17  | 20 N | 2 E | LOT 1 LESS 4.30 AC. BM R/W                               | 12.95  |
| 29  | 21 N | 2 E | E1/2NE1/4, NW1/4SE1/4, LESS 36.08 AC CONDEMNED           | 83.92  |
| 05  | 16 N | 3 E | LOT 2  | 38.67  |
| 01  | 18 N | 3 E | NE1/4SE1/4   | 40.00  |
| 05  | 18 N | 3 E | PART OF NE1/4SW1/4                                       | 35.00  |

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DOCUMENT NO. 35994  
MERIDIAN MINERALS COMPANY

VOL 493 PAGE 2094  
PAGE NO. 2

EXHIBIT A  
PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION   | ACRES  |
|---------|------|-----|---|--------|
| 13      | 18 N | 3 E | SE1/4NE1/4, E1/2SW1/4, N1/2SE1/4, SW1/4SE1/4  | 240.00 |
| 23      | 18 N | 3 E | SE1/4 LESS SOUTH 300 FEET, E1/2NE1/4  | 221.89 |
| 25      | 18 N | 3 E | NW1/4NE1/4, PART OF NE1/4NW1/4 LYING EAST OF MT. TACOMA CANYON COUNTY RD.   | 70.00  |
| 35      | 18 N | 3 E | SW1/4NW1/4, SE1/4NE1/4, N1/2SW1/4, E1/2SE1/4  | 240.00 |
| 03      | 19 N | 3 E | PART OF LOT 5   | 2.03   |
| 09      | 19 N | 3 E | LOTS 1-4, S1/2NW1/4   | 139.68 |
| 23      | 19 N | 3 E | N1/2SW1/4   | 80.00  |
| 33      | 19 N | 3 E | N1/2NE1/4   | 80.00  |
| 21      | 20 N | 3 E | 100 FOOT R/W IN SE1/4NW1/4 AND E1/2SW1/4  | 9.09   |
| 15      | 15 N | 4 E | SW1/4NE1/4, SE1/4NW1/4  | 80.00  |
| 15      | 15 N | 4 E | PART OF SW1/4NW1/4  | 33.00  |
| 23      | 15 N | 4 E | NW1/4NE1/4 LESS 2.58 AC. R/W  | 37.42  |
| 23      | 15 N | 4 E | 100' STRIP ACROSS NW1/4NE1/4  | 2.58   |
| 29      | 16 N | 4 E | NW1/4 OF LOT 1, S1/2 OF LOT 1   | 28.10  |
| 29      | 16 N | 4 E | LOT 5   | 39.32  |
| 33      | 16 N | 4 E | NE1/4NE1/4, N1/2NE1/4NW1/4, SW1/4NE1/4NW1/4, E1/2NW1/4NW1/4; PART OF N1/2NW1/4; PART OF LOTS 1,2,3, NW1/4NE1/4, SE1/4NE1/4NW1/4, NE1/4SW1/4NW1/4, LYING N & E OF CNRP R/W | 204.48 |
| 29      | 17 N | 4 E | SE1/4SE1/4  | 40.00  |
| 11      | 18 N | 4 E | N1/2NW1/4   | 80.00  |
| 13      | 18 N | 4 E | SE1/4SE1/4  | 40.00  |
| 17      | 18 N | 4 E | SW1/4NW1/4, SE1/4SW1/4, SE1/4, N1/2SW1/4  | 320.00 |
| 19      | 18 N | 4 E | LOT 2   | 27.00  |

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MERIDIAN MINERALS COMPANY

PAGE NO. 3

## EXHIBIT A

PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION                             | ACRES  |
|---------|------|-----|---|--------|
| 21      | 18 N | 4 E | NW1/4NW1/4                              | 40.00  |
| 33      | 18 N | 4 E | NW1/4NE1/4, NE1/4NW1/4, W1/2SW1/4       | 160.00 |
| 09      | 19 N | 4 E | NE1/4NE1/4                              | 40.00  |
| 15      | 19 N | 4 E | NE1/4NE1/4NE1/4SW1/4                    | 2.50   |
| 35      | 20 N | 4 E | SE1/4SE1/4                              | 40.00  |
| 01      | 17 N | 5 E | ALL FRL.                                | 698.50 |
| 13      | 17 N | 5 E | NE1/4NE1/4                              | 40.00  |
| 15      | 18 N | 5 E | SW1/4NE1/4, SE1/4NW1/4, W1/2NW1/4, S1/2 | 480.00 |
| 23      | 18 N | 5 E | W1/2NW1/4, SW1/4                        | 240.00 |
| 13      | 19 N | 5 E | LOT 4                                   | 15.02  |
| 33      | 19 N | 5 E | NW1/4SW1/4, SE1/4SW1/4                  | 80.00  |
| 03      | 20 N | 5 E | LOT 2, SE1/4NE1/4                       | 69.96  |
| 15      | 20 N | 5 E | S1/2SE1/4, NW1/4NW1/4                   | 120.00 |
| 25      | 20 N | 5 E | LOT 1                                   | 2.60   |
| 27      | 20 N | 5 E | N1/2NW1/4, SW1/4NW1/4                   | 120.00 |
| 31      | 20 N | 5 E | LOTS 2,7                                | 87.80  |
| 35      | 20 N | 5 E | S1/2NW1/4                               | 80.00  |
| 01      | 15 N | 6 E | ALL FRL                                 | 574.96 |
| 03      | 15 N | 6 E | ALL FRL                                 | 585.64 |
| 05      | 15 N | 6 E | ALL FRL                                 | 617.54 |
| 09      | 15 N | 6 E | ALL                                     | 640.00 |
| 11      | 15 N | 6 E | ALL                                     | 640.00 |
| 13      | 15 N | 6 E | ALL                                     | 640.00 |

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EXHIBIT A

PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION   | ACRES  |
|---------|------|-----|---|--------|
| 15      | 15 N | 6 E | ALL   | 640.00 |
| 21      | 15 N | 6 E | N1/2N1/2  | 160.00 |
| 23      | 15 N | 6 E | ALL   | 640.00 |
| 25      | 15 N | 6 E | PART OF N1/2SW1/4, SE1/4SW1/4, LYING N OF COUNTY LINE; SW1/4SE1/4 | 142.00 |
| 27      | 15 N | 6 E | N1/2N1/2, N1/2SE1/4, PARTS OF SW1/4NW1/4                          | 271.20 |
| 27      | 15 N | 6 E | PARTS OF SW1/4NW1/4   | 1.41   |
| 33      | 15 N | 6 E | PART OF N1/2NE1/4 LYING NORTHERLY OF COUNTY LINE                  | 58.50  |
| 09      | 16 N | 6 E | E1/2, SW1/4SW1/4  | 360.00 |
| 11      | 16 N | 6 E | SW1/4, NW1/4SE1/4, S1/2SE1/4                                      | 280.00 |
| 15      | 16 N | 6 E | NW1/4, S1/2   | 480.00 |
| 27      | 16 N | 6 E | ALL   | 640.00 |
| 05      | 17 N | 6 E | ALL FRL.  | 708.60 |
| 09      | 17 N | 6 E | N1/2, E1/2SW1/4, SE1/4  | 560.00 |
| 11      | 17 N | 6 E | ALL   | 640.00 |
| 13      | 17 N | 6 E | ALL   | 640.00 |
| 23      | 17 N | 6 E | ALL   | 640.00 |
| 25      | 17 N | 6 E | ALL   | 640.00 |
| 29      | 17 N | 6 E | NW1/4SW1/4  | 40.00  |
| 35      | 17 N | 6 E | ALL   | 640.00 |
| 05      | 19 N | 6 E | LOTS 3,4, S1/2NE1/4, SE1/4NW1/4                                   | 199.22 |
| 09      | 19 N | 6 E | N1/2 LESS 25.95 AC R/W  | 294.05 |
| 11      | 19 N | 6 E | N1/2  | 320.00 |
| 13      | 19 N | 6 E | E1/2  | 320.00 |

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MERIDIAN MINERALS COMPANY

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## EXHIBIT A

PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION   | ACRES  |
|---------|------|-----|---|--------|
| 17      | 19 N | 6 E | NW1/4NE1/4 LESS 17.00 AC. R/W, PARTS OF NE1/4NE1/4  | 42.78  |
| 17      | 19 N | 6 E | PART OF R/W IN E1/2NE1/4  | 2.53   |
| 21      | 19 N | 6 E | SW1/4NW1/4, SE1/4SW1/4, PARTS OF NW1/4NE1/4, NE1/4NW1/4, NW1/4SW1/4, N1/2SW1/4SW1/4                                   | 150.00 |
| 25      | 19 N | 6 E | PART N1/2NE1/4  | 35.00  |
| 27      | 19 N | 6 E | TRACT OF LAND IN E1/2NE1/4  | 7.00   |
| 28      | 19 N | 6 E | PARTS OF NW1/4SE1/4, E1/2SW1/4SE1/4   | 5.02   |
| 19      | 20 N | 6 E | PART OF LOT 4, LYING SOUTH OF WHITE RIVER   | 5.00   |
| 29      | 20 N | 6 E | SW1/4SW1/4 & PART OF LOT 5 LYING SOUTHERLY OF WHITE RIVER   | 54.00  |
| 31      | 20 N | 6 E | SE1/4SE1/4  | 40.00  |
| 34      | 20 N | 6 E | SE1/4SW1/4, PART SW1/4SE1/4   | 68.83  |
| 35      | 20 N | 6 E | PART OF NW1/4SW1/4, S1/2S1/2, S OF COUNTY LINE  | 119.07 |
| 05      | 15 N | 7 E | ALL FRL.  | 570.36 |
| 07      | 15 N | 7 E | ALL FRL.  | 642.36 |
| 09      | 15 N | 7 E | ALL   | 640.00 |
| 17      | 15 N | 7 E | ALL   | 640.00 |
| 19      | 15 N | 7 E | ALL FRL   | 640.80 |
| 21      | 15 N | 7 E | ALL   | 640.00 |
| 29      | 15 N | 7 E | N1/2, PART OF NE1/4SE1/4, PART OF NW1/4SW1/4  | 383.20 |
| 33      | 15 N | 7 E | E1/2NE1/4 LESS 1.82 AC 100FT R/W TO USA, NW1/4NW1/4, PART OF SW1/4NW1/4 LYING EAST OF MAIN CHANNEL OF MISQUALLY RIVER | 138.18 |
| 05      | 16 N | 7 E | ALL FRL.  | 633.48 |
| 07      | 16 N | 7 E | ALL FRL   | 640.40 |
| 17      | 16 N | 7 E | ALL   | 640.00 |

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MERIDIAN MINERALS COMPANY

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EXHIBIT A  
PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION   | ACRES  |
|---------|------|-----|---|--------|
| 19      | 16 N | 7 E | ALL FRL.  | 641.88 |
| 31      | 16 N | 7 E | ALL FRL.  | 643.12 |
| 33      | 16 N | 7 E | ALL   | 640.00 |
| 05      | 17 N | 7 E | S1/2SW1/4, NE1/4SE1/4, S1/2SE1/4, PART OF LOTS 9&10, N1/2SW1/4, NW1/4SE1/4, LYING SOUTH OF C/L OF CARBON RIVER ROAD | 295.00 |
| 07      | 17 N | 7 E | E1/2E1/2, FRL S1/2SW1/4   | 241.66 |
| 09      | 17 N | 7 E | ALL   | 640.00 |
| 17      | 17 N | 7 E | ALL   | 640.00 |
| 19      | 17 N | 7 E | ALL FRL.  | 644.18 |
| 21      | 17 N | 7 E | ALL   | 640.00 |
| 29      | 17 N | 7 E | ALL   | 640.00 |
| 31      | 17 N | 7 E | PART OF FRL. N1/2N1/2 LYING NORTH OF MOWICH RIVER   | 50.00  |
| 33      | 17 N | 7 E | ALL   | 640.00 |
| 17      | 18 N | 7 E | ALL   | 640.00 |
| 19      | 18 N | 7 E | ALL FRL   | 630.60 |
| 21      | 18 N | 7 E | ALL   | 640.00 |
| 29      | 18 N | 7 E | ALL   | 640.00 |
| 03      | 20 N | 1 W | FRL. N1/2NE1/4, FRL. E1/2NW1/4, SW1/4SW1/4  | 208.65 |
| 05      | 20 N | 1 W | LOT 2   | 24.27  |
| 09      | 20 N | 1 W | E1/2, N1/2SW1/4, SE1/4SW1/4   | 440.00 |
| 11      | 20 N | 1 W | NW1/4NW1/4, S1/2SW1/4   | 120.00 |
| 13      | 20 N | 1 W | N1/2NW1/4   | 80.00  |
| 15      | 20 N | 1 W | NW1/4NE1/4, NW1/4NW1/4, S1/2SE1/4   | 160.00 |

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MERIDIAN MINERALS COMPANY

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## EXHIBIT A

PIERCE COUNTY WA

| SECTION              | TWP  | RGE | DESCRIPTION                                 | ACRES  |
|----------------------|------|-----|---|--------|
| 23                   | 20 N | 1 W | NW1/4NE1/4, N1/2NW1/4, NW1/4SW1/4           | 160.00 |
| 27                   | 20 N | 1 W | N1/2NE1/4                                   | 80.00  |
| 35                   | 20 N | 1 W | E1/2E1/2, NW1/4NE1/4                        | 200.00 |
| 13                   | 21 N | 1 W | LOT 4                                       | 33.00  |
| 33                   | 21 N | 1 W | SE1/4SW1/4, SW1/4SE1/4                      | 80.00  |
| 35                   | 21 N | 1 W | NW1/4NW1/4                                  | 40.00  |
| <u>COAL AND IRON</u> |      |     |   |        |
| 35                   | 19 N | 1 E | N1/2NE1/4, NW1/4NW1/4                       | 120.00 |
| 01                   | 20 N | 1 E | SW1/4SE1/4                                  | 40.00  |
| 07                   | 20 N | 1 E | SE1/4NW1/4                                  | 40.00  |
| 23                   | 21 N | 1 E | NW1/4NE1/4, SE1/4SE1/4                      | 80.00  |
| 25                   | 21 N | 1 E | SW1/4NE1/4, NW1/4SE1/4                      | 80.00  |
| 01                   | 16 N | 2 E | LOTS 1&2, SE1/4NE1/4, E1/2SE1/4             | 198.33 |
| 13                   | 16 N | 2 E | E1/2NE1/4                                   | 80.00  |
| 01                   | 17 N | 2 E | NW1/4SW1/4                                  | 40.00  |
| 03                   | 17 N | 2 E | SE1/4NE1/4, LOT 5                           | 64.90  |
| 13                   | 17 N | 2 E | SE1/4NW1/4                                  | 40.00  |
| 21                   | 17 N | 2 E | LOTS 6,7, W1/2NE1/4, NE1/4SE1/4, NE1/4NW1/4 | 250.70 |
| 23                   | 17 N | 2 E | SW1/4NW1/4, NW1/4SE1/4                      | 80.00  |
| 25                   | 17 N | 2 E | E1/2SE1/4                                   | 80.00  |
| 27                   | 17 N | 2 E | E1/2NE1/4                                   | 80.00  |
| 05                   | 19 N | 2 E | LOT 7                                       | 21.48  |

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EXHIBIT A

PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION                      | ACRES  |
|---------|------|-----|----------------------------------|--------|
| 07      | 20 N | 2 E | NW1/4SW1/4                       | 40.00  |
| 29      | 21 N | 2 E | SW1/4SE1/4                       | 40.00  |
| 31      | 21 N | 2 E | N1/2 OF LOT 3                    | 19.70  |
| 01      | 16 N | 3 E | S1/2NE1/4, N1/2SE1/4             | 160.00 |
| 05      | 16 N | 3 E | LOT 1                            | 38.42  |
| 07      | 16 N | 3 E | LOT 2                            | 40.18  |
| 13      | 16 N | 3 E | SE1/4NW1/4                       | 40.00  |
| 05      | 17 N | 3 E | LOT 1, W1/2SW1/4, NE1/4SE1/4     | 158.58 |
| 09      | 17 N | 3 E | NW1/4NE1/4                       | 40.00  |
| 13      | 17 N | 3 E | SW1/4NW1/4                       | 40.00  |
| 17      | 17 N | 3 E | NW1/4SE1/4, NE1/4SW1/4           | 80.00  |
| 21      | 17 N | 3 E | NW1/4NW1/4                       | 40.00  |
| 31      | 17 N | 3 E | LOT 2                            | 38.45  |
| 33      | 17 N | 3 E | S1/2SE1/4                        | 80.00  |
| 01      | 18 N | 3 E | S1/2N1/2, E1/2SW1/4, W1/2SE1/4   | 320.00 |
| 03      | 18 N | 3 E | S1/2NW1/4, E1/2SW1/4, SW1/4SE1/4 | 200.00 |
| 11      | 18 N | 3 E | N1/2NE1/4, NW1/4, S1/2SW1/4      | 320.00 |
| 13      | 18 N | 3 E | NE1/4NE1/4, W1/2NE1/4, E1/2NW1/4 | 200.00 |
| 25      | 18 N | 3 E | LOTS 1, 2, E1/2NE1/4, SW1/4NW1/4 | 159.57 |
| 35      | 18 N | 3 E | W1/2SE1/4                        | 80.00  |
| 21      | 19 N | 3 E | LOT 9                            | 39.27  |
| 23      | 19 N | 3 E | SW1/4SE1/4                       | 40.00  |
| 27      | 19 N | 3 E | E1/2NW1/4, SE1/4NE1/4            | 120.00 |

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EXHIBIT A  
PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION  | ACRES  |
|---------|------|-----|--|--------|
| 35      | 19 N | 3 E | W1/2NW1/4, NW1/4SW1/4  | 120.00 |
| 01      | 15 N | 4 E | SE1/4SE1/4SW1/4, SW1/4SW1/4SE1/4   | 20.00  |
| 09      | 15 N | 4 E | NE1/4NE1/4   | 40.00  |
| 11      | 15 N | 4 E | PART OF SE1/4SW1/4   | 1.00   |
| 15      | 15 N | 4 E | N1/2N1/2, SE1/4NE1/4   | 200.00 |
| 23      | 15 N | 4 E | N1/2NW1/4 LESS 4.00 AC CONDEMNED, NE1/4NE1/4                               | 116.00 |
| 03      | 16 N | 4 E | LOT 3 & 4, SW1/4NW1/4, SE1/4NW1/4  | 166.66 |
| 05      | 16 N | 4 E | SE1/4SW1/4, S1/2NE1/4, LOT 4   | 146.80 |
| 07      | 16 N | 4 E | LOTS 2-4, SE1/4NE1/4, E1/2SW1/4, N1/2SE1/4, SW1/4SE1/4                     | 314.55 |
| 09      | 16 N | 4 E | NW1/4NE1/4, W1/2SW1/4NE1/4, E1/2NW1/4, SW1/4NW1/4, E1/2SE1/4               | 260.00 |
| 11      | 16 N | 4 E | LOT 3, SW1/4SW1/4, NE1/4SE1/4, SW1/4SE1/4                                  | 157.85 |
| 13      | 16 N | 4 E | E1/2NW1/4  | 80.00  |
| 15      | 16 N | 4 E | W1/2SW1/4NE1/4, SE1/4NW1/4, S1/2SW1/4NW1/4, N1/2NW1/4SW1/4, S1/2SE1/4SE1/4 | 120.00 |
| 17      | 16 N | 4 E | W1/2W1/2NW1/4, NE1/4NE1/4, W1/2NE1/4, NW1/4SW1/4, E1/2NW1/4                | 280.00 |
| 19      | 16 N | 4 E | LOTS 3,4, NE1/4NE1/4, W1/2NE1/4, SE1/4NW1/4, NE1/4SW1/4, SE1/4SE1/4        | 294.09 |
| 21      | 16 N | 4 E | E1/2E1/2   | 160.00 |
| 23      | 16 N | 4 E | NW1/4NE1/4, W1/2SW1/4  | 120.00 |
| 11      | 17 N | 4 E | N1/2NW1/4  | 80.00  |
| 19      | 17 N | 4 E | NE1/4NE1/4   | 40.00  |
| 29      | 17 N | 4 E | W1/2NE1/4, S1/2NW1/4, NW1/4NW1/4, NE1/4SW1/4                               | 240.00 |
| 33      | 17 N | 4 E | W1/2SE1/4  | 80.00  |
| 05      | 18 N | 4 E | ALL FRL.   | 616.20 |

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EXHIBIT A

PIERCE COUNTY WA

| SECTION | TWP  | RGE | DESCRIPTION   | ACRES  |
|---------|------|-----|---|--------|
| 11      | 18 N | 4 E | S1/2NE1/4   | 80.00  |
| 17      | 18 N | 4 E | NW1/4NE1/4  | 40.00  |
| 19      | 18 N | 4 E | E1/2, E1/2NW1/2, LOTS 3&4                                 | 530.87 |
| 31      | 18 N | 4 E | SE1/4NE1/4, NE1/4SE1/4                                    | 80.00  |
| 33      | 18 N | 4 E | S1/2NE1/4, NE1/4NE1/4, NE1/4SW1/4                         | 160.00 |
| 03      | 19 N | 4 E | LOTS 4,8, SW1/4NW1/4                                      | 84.50  |
| 15      | 19 N | 4 E | NW1/4SW1/4, SE1/4SW1/4NE1/4, SE1/4NE1/4, NW1/4NE1/4       | 130.00 |
| 21      | 15 N | 5 E | SW1/4SW1/4SW1/4   | 10.00  |
| 25      | 15 N | 5 E | W1/2SW1/4NW1/4  | 20.00  |
| 07      | 19 N | 5 E | LOTS 3,6,9  | 117.77 |
| 13      | 19 N | 5 E | N1/2SE1/4   | 80.00  |
| 33      | 19 N | 5 E | SE1/4NE1/4  | 40.00  |
| 17      | 20 N | 5 E | W1/2NW1/4   | 80.00  |
| 27      | 15 N | 6 E | S1/2NE1/4, SE1/4NW1/4, E1/2SE1/4                          | 200.00 |
| 01      | 19 N | 6 E | PART OF SE1/4NW1/4 SOUTH OF RIVER                         | 2.00   |
| 05      | 19 N | 6 E | SE1/4   | 160.00 |
| 09      | 19 N | 6 E | S1/2 LESS 38.31 AC. BN R/W                                | 281.69 |
| 17      | 19 N | 6 E | S1/2NE1/4, E1/2NW1/4, LESS 40.00 AC BN R/W                | 120.00 |
| 19      | 19 N | 6 E | LOT 1, W1/2NE1/4, E1/2NW1/4, FRL. S1/2, LESS 6.46 AC. R/W | 512.27 |
| 21      | 19 N | 6 E | S1/2SW1/4SW1/4 LESS 1.76 AC BN R/W                        | 18.24  |
| 28      | 19 N | 6 E | PART NW1/4SE1/4   | 1.00   |
| 05      | 20 N | 1 W | LOT 1   | 14.66  |
| 09      | 20 N | 1 W | LOT 1   | 27.20  |

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MERIDIAN MINERALS COMPANY

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EXHIBIT A  
PIERCE COUNTY WA

| SECTION          | TWP  | RGE | DESCRIPTION   | ACRES  |
|------------------|------|-----|---|--------|
| 11               | 20 N | 1 W | N1/2NE1/4, E1/2NW1/4, SW1/4NW1/4, N1/2S1/2  | 360.00 |
| 13               | 20 N | 1 W | LOT 2, E1/2E1/2, N1/2SW1/4  | 271.50 |
| 15               | 20 N | 1 W | SW1/4NE1/4  | 40.00  |
| 23               | 20 N | 1 W | S1/2NW1/4, SW1/4SW1/4   | 120.00 |
| 25               | 20 N | 1 W | LOT 6, SW1/4SW1/4   | 80.90  |
| 27               | 20 N | 1 W | LOT 1, NE1/4SE1/4   | 78.85  |
| 33               | 21 N | 1 W | SE1/4SE1/4  | 40.00  |
| 35               | 21 N | 1 W | NE1/4SW1/4  | 40.00  |
| <u>COAL ONLY</u> |      |     |   |        |
| 35               | 18 N | 6 E | N1/2NW1/4 LESS R/W'S  | 73.50  |
| 09               | 19 N | 7 E | SE1/4NE1/4, NE1/4SW1/4, S1/2SW1/4, SE1/4 LYING SOUTH OF RIVER   | 243.00 |
| 11               | 19 N | 7 E | S1/2N1/2, S1/2  | 480.00 |
| 15               | 19 N | 7 E | ALL   | 640.00 |
| 17               | 19 N | 7 E | PART OF NE1/4NE1/4, SW1/4NE1/4, NE1/4NW1/4, LYING SLY OF COUNTY LINE; SE1/4NE1/4, NW1/4NW1/4, S1/2NW1/4, S1/2 | 511.00 |
| 19               | 19 N | 7 E | ALL FRL.  | 656.48 |
| 21               | 19 N | 7 E | ALL   | 640.00 |
| 23               | 19 N | 7 E | ALL   | 640.00 |
| 29               | 19 N | 7 E | ALL   | 640.00 |
| 31               | 19 N | 7 E | ALL FRL   | 652.16 |

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DOCUMENT NO. 35994  
MERIDIAN MINERALS COMPANY

EXHIBIT A  
PIERCE COUNTY, WA

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ALL MINERALS LESS OIL, GAS, AND OTHER HYDROCARBONS

TOWNSITE OF WILKESON

Lots 1-32

Burlington Northern Addition

8806300535

9409290114

BK 1064 PG 1972

SEP 29 AM 10:36

RECORDED  
CATHY PEARSALL-STIPER  
AUDITOR PIERCE CO. WASH

P.C.P.W.D. File No. 2866

NOTICE OF COLLECTED FINANCIAL GUARANTEE

THIS NOTICE is made this 28<sup>th</sup> day of Sept, 1994, by PIERCE COUNTY, by and through the Pierce County Development Engineering Section, Pierce County Planning and Land Services:

WHEREAS, the Pierce County Development Engineering Section has previously approved a project or development located on real property in Pierce County, State of Washington, the legal description of which is set forth in Exhibit "A" attached hereto and incorporated herein, and;

WHEREAS, the Pierce County Development Engineering Section, as part of the review and approval process for the project or development located on property described in Exhibit "A" required the project or development Applicant to post a financial guarantee with Pierce County to assure completion of certain items of work described as follows:

- ☒ Construction of a County standard road approach
- ☐ Construction of private storm drainage facilities
- ☐ Other \_\_\_\_\_

and;

WHEREAS, the project or development Applicant failed to complete the work that was required as part of the review and approval process and after sufficient and proper notification, Pierce County collected the financial guarantee posted by the Applicant and is holding the money in a separate account under Pierce County's jurisdiction and control;

NOW, THEREFORE the public is hereby notified that this money is available to future owners of the property described in Exhibit "A" to reimburse or aid the owner in paying for completion of the required work as noted above in compliance with County regulations and ordinances.

9409290114

BK 1064PG 1973

The property owner should contact the Pierce County Development Engineering Section for details concerning the uncompleted work and the collection of these funds. This notice is recorded by Pierce County only as a courtesy and the property owner should consult County records for information on this project or development.

Shari Lockbaum

Pierce County Representative

STATE OF WASHINGTON )

County of Pierce )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
SHARI LOCKBAUM

is the person(s) who appeared before me, and that said person(s) acknowledged that ~~he~~/she/~~they~~ signed this instrument and acknowledged it to be ~~his~~/her/~~their~~ free and voluntary act for the uses and purposes mentioned in the instrument.

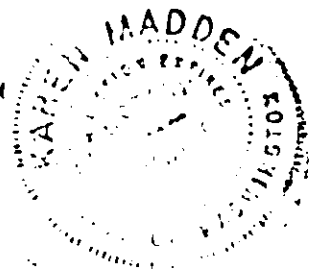
DATED this 29th

day of September 19 94.

Karen Madden  
Notary Public in and for the State of Washington  
Residing at Tacoma

My Appointment Expires

7/1/98



9409290114

3K 1064PG 1974

P.C.P.W.D. File No. 2866

EXHIBIT "A"

SP# 79-557

ATTN: SHERI LOCKBAUM  
PIERCE COUNTY PLANNING  
AND LAND SERVICES  
2401 S. 35TH ST.  
TACOMA, WA 98409



9505040018

BK 1119 PG 1155

P.C.D.E. File No. 2867

NOTICE OF COLLECTED FINANCIAL GUARANTEE

THIS NOTICE is made this 3rd day of May, 1995, by  
PIERCE COUNTY, by and through the Pierce County Development Engineering  
Section, Pierce County Planning and Land Services;

WHEREAS, the Pierce County Development Engineering Section has previously  
approved a project or development located on real property in Pierce County, State of  
Washington, the legal description of which is set forth in Exhibit "A" attached hereto and  
incorporated herein, and;

WHEREAS, the Pierce County Development Engineering Section, as part of the  
review and approval process for the project or development located on property  
described in Exhibit "A" required the project or development Applicant to post a  
financial guarantee with Pierce County to assure completion of certain items of work  
described as follows:

- ☐ Construction of County standard road approach
- ☒ Construction of private storm drainage facilities
- ☐ Other \_\_\_\_\_

and;

95 MAY - 4 AM 9:23  
RECORDED  
CATHY PEARSON-STPEK  
AUDITOR, PIERCE CO. WASH

WHEREAS, the project or development Applicant failed to complete the work  
that was required as part of the review and approval process and after sufficient and  
proper notification, Pierce County collected the financial guarantee posted by the  
Applicant and is holding the money in a separate account under Pierce County's  
jurisdiction and control;

DP

BK1119PG1156

NOW, THEREFORE the public is hereby notified that this money is available to future owners of the property described in Exhibit "A" to reimburse, or aid the owner in paying for completion of the required work as noted above in compliance with County regulations and ordinances.

The property owner should contact the Pierce County Development Engineering Section for details concerning the uncompleted work and the collection of these funds. This notice is recorded by Pierce County only as a courtesy and the property owner should consult County records for information in this project or development.

Sheri Lockbaum  
Pierce County Representative

STATE OF WASHINGTON )  
County of Pierce )

I certify that I know or have satisfactory evidence that \_\_\_\_\_

- Sheri Lockbaum -  
is the person ~~who~~ who appeared before me, and that said person ~~acknowledged~~ acknowledged that ~~he/she/they~~ signed this instrument and acknowledged it to be ~~his/her/their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 3rd day of May, 1995.



Jan M. Regan  
Notary Public in and for the State of Washington  
Residing at Firecrest

My Appointment Expires

6-15-95

BK1119PG1157

P.C.D.E. File No. 2867

EXHIBIT "A"

All lots of SP# 79-558

ATTN: SHERI LOCKBAUM  
PIERCE COUNTY PLANNING  
AND LAND SERVICES  
2401 S. 35TH ST.  
TACOMA, WA 98403

201904230546 ADIETZ 8 PGS  
 04/23/2019 04:33:32 PM \$106.00  
 AUDITOR, Pierce County, WASHINGTON

After Recording  
 Return to:

Escrow Northwest, Inc.  
 7030 Tacoma Mall Blvd., Suite 200  
 Tacoma, WA 98409-6626

## SEPTIC EASEMENT

Tax Nos. 04-19-09-1068 and 04-19-09-5003

Van Halder L.L.C., a Washington Limited Liability Company, as the owner of that real property described as follows:

*The East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;*

*EXCEPT the South 30 feet;*

*ALSO EXCEPT that portion thereof conveyed to the City of Puyallup by Deed recorded February 2, 2010 under Auditor's File No. 201002020558;*

*TOGETHER with the following described property:*

*Commencing at the Northwest corner of the East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;*

*THENCE along the West line of said East 165 feet South 0°03'38" East 40 feet to the true point of beginning;*

*THENCE continue along said West line South 0°03'38" East 65 feet;*

*THENCE parallel with the North line of aforesaid subdivision, South 89°43'33" West 15.69 feet to an existing fence;*

*THENCE along said existing fence, North 1°17'35" East 165.06 feet to the South right of way line of 112th Street East;*

*THENCE along said South line, North 89°43'33" East 11.79 feet to the true point of beginning.*

*ALSO TOGETHER with the following described property:*

*Commencing at the Northwest corner of the East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;*

*THENCE along the West line of said East 165 feet of said subdivision, South 0°03'38" East 205 feet to the true point of beginning;*

*THENCE continue along said West line South 0°03'38" East 1130.52 feet to the South line of aforesaid subdivision;*

*THENCE along said South line, South 89°56'40" West 45 feet to an existing fence line;*

*THENCE along said existing fence line, North 1°25'29" East 1130.84 feet to the South line of the North 205 feet of aforesaid subdivision;*

*THENCE along said South line, North 89°43'33" East 15.69 feet to the true point of beginning.*

*ALSO EXCEPT that portion thereof described as follows:*

*Beginning at the Northwest corner of Lot 1 of Pierce County Short Plat No. 79-558, at a point South 0°03'29" East from the Northeast corner of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian 30.00 feet;*

*THENCE South 89°43'33" West along the Southerly margin of 112th Street East 10.18 feet to an existing fence;*

*THENCE South 1°34'13" West 343.18 feet to a point on said fence line;*

*THENCE North 89°43'33" East 19.19 feet to the Southwest quarter of said Lot 1;*

*THENCE North 0°03'29" West 343.00 feet to the point of beginning.*

*Situate in the County of Pierce, State of Washington.*

**(HEREINAFTER: "Burdened Property")**

**For a valuable consideration hereby bargain, sell and convey to:**

**David Artz, Trustee of the Fourth Amendment and Restatement of the Artz Revocable Living Trust, as the owner of that real property described as follows:**

*Lot 3 of Short Plat recorded under Pierce County Recording Number 79-557, records of Pierce County Auditor*

*Situate in the County of Pierce State of Washington*

**(Hereinafter: "Benefitted Property"),**

**a non-exclusive easement for a septic system, including the associated operation and maintenance thereof, over that portion of the above described "burdened property" as fully described on Exhibit "A" hereto and incorporated herein by reference.**

**A graphical depiction of the Septic Easement Area is attached hereto as Exhibit "B".**

**A graphical depiction of the Septic System is attached hereto as Exhibit "C".**

**Together with the right of Grantees to enter upon, over and along said Burdened Property from time to time, after notice reasonable in the circumstances, at times as may be necessary, to inspect, repair, alter, modify, replace, remove, and/or update to present and future technological standards the improvements contained therein.**

**It is agreed that Grantee, their successors and assigns shall have sole responsibility for the maintenance and repair of said Septic System.**

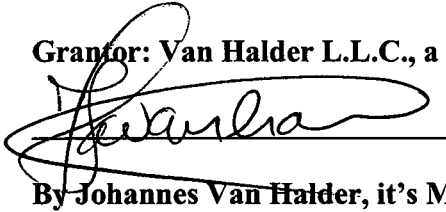
**Other than those currently existing, no obstructions of any kind whatsoever (including but not limited to the planting of trees) shall be allowed within the Easement Area that would impede the Grantee's use of the Easement Area for the purposes herein defined.**

**This easement is a covenant running with the land and shall be binding upon the Grantors, Grantees and their respective successors, heirs and assigns.**

**In any suit or other proceeding brought by any of the parties to this easement arising out of or pertaining to this easement the substantially prevailing party shall be entitled to recover its reasonable attorney's fees and all costs and expensed from the substantially non-prevailing party, in addition to any other relief.**

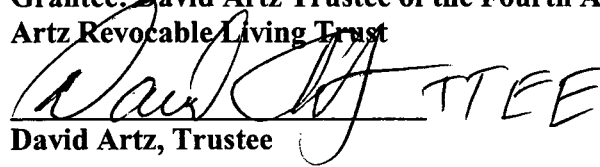
**Dated: April 19, 2019**

**Grantor: Van Halder L.L.C., a Washington Limited Liability Company**

A handwritten signature in black ink, appearing to read 'Johannes Van Halder', written over a horizontal line.

**By Johannes Van Halder, it's Manager**

**Grantee: David Artz Trustee of the Fourth Amendment and Restatement of the Artz Revocable Living Trust**

A handwritten signature in black ink, appearing to read 'David Artz', written over a horizontal line. To the right of the signature, the word 'TRUSTEE' is printed in a large, bold, sans-serif font.

**David Artz, Trustee**

STATE OF WASHINGTON )

)ss.

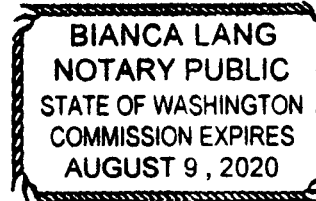
County of Pierce )

I certify that I know or have satisfactory evidence that David Artz is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the Fourth Amendment and Restatement of the Artz Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 23 day of April, 2019.

\_\_\_\_\_  
Notary Public in and for the State of  
Washington

My appointment expires: 08/09/2020



STATE OF WASHINGTON )

)ss.

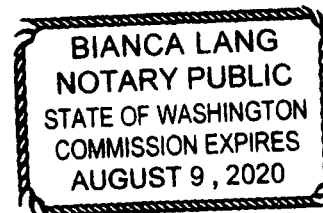
County of Pierce )

I certify that I know or have satisfactory evidence that Johannes Van Halder is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Van Halder L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 23 day of April, 2019.

\_\_\_\_\_  
Notary Public in and for the State of  
Washington

My appointment expires: 08/09/2020



**EXHIBIT "A"**

*The East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North,*

*Range 4 East of the Willamette Meridian;*

*EXCEPT the South 30 feet;*

*ALSO EXCEPT that portion thereof conveyed to the City of Puyallup by Deed recorded February 2, 2010 under Auditor's File No. 201002020558;*

*TOGETHER with the following described property:*

*Commencing at the Northwest corner of the East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;*

*THENCE along the West line of said East 165 feet South 0°03'38" East 40 feet to the true point of beginning;*

*THENCE continue along said West line South 0°03'38" East 65 feet;*

*THENCE parallel with the North line of aforesaid subdivision, South 89°43'33" West 15.69 feet to an existing fence;*

*THENCE along said existing fence, North 1°17'35" East 165.06 feet to the South right of way line of 112th Street East;*

*THENCE along said South line, North 89°43'33" East 11.79 feet to the true point of beginning.*

*ALSO TOGETHER with the following described property:*

*Commencing at the Northwest corner of the East 165 feet of the East half of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian;*

*THENCE along the West line of said East 165 feet of said subdivision, South 0°03'38" East 205 feet to the true point of beginning;*

*THENCE continue along said West line South 0°03'38" East 1130.52 feet to the South line of aforesaid subdivision;*

*THENCE along said South line, South 89°56'40" West 45 feet to an existing fence line;*

*THENCE along said existing fence line, North 1°25'29" East 1130.84 feet to the South line of the North 205 feet of aforesaid subdivision;*

*THENCE along said South line, North 89°43'33" East 15.69 feet to the true point of beginning.*

*ALSO EXCEPT that portion thereof described as follows:*

*Beginning at the Northwest corner of Lot 1 of Pierce County Short Plat No. 79-558, at a point South 0°03'29" East from the Northeast corner of the Northwest quarter of the Northeast quarter of Section 9, Township 19 North, Range 4 East of the Willamette Meridian 30.00 feet;*

*THENCE South 89°43'33" West along the Southerly margin of 112th Street East 10.18 feet to an existing fence;*

*THENCE South 1°34'13" West 343.18 feet to a point on said fence line;*

*THENCE North 89°43'33" East 19.19 feet to the Southwest quarter of said Lot 1;*

*THENCE North 0°03'29" West 343.00 feet to the point of beginning.*

*Situate in the County of Pierce, State of Washington.*



**EXHIBIT 'A'****LEGAL DESCRIPTION  
SEPTIC EASEMENT  
(TAX PARCEL NO. 0419091068)**

THE EAST 130 FEET OF THE SOUTH 110 FEET OF THE NORTHWEST QUARTER OF  
THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST  
OF THE WILLAMETTE MERIDIAN.  
SITUATE IN PIERCE COUNTY, WASHINGTON.

EXCEPT THE SOUTH 30 FEET THEREOF.

CONTAINING 10,400 SQUARE FEET, MORE OR LESS.



**EXHIBIT 'B'**  
**PTIC EASEMENT**

PN: 0419091068

EAST LIKE OF THE NORTHWEST  
1/2 OF THE NORTHEAST 1/4,  
SECTION 9, TOWNSHIP 19  
NORTH, RANGE 4 EAST, W.M.

PN: 0419095003

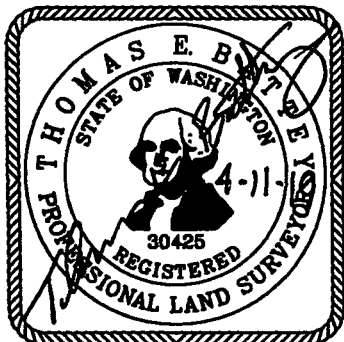
$$1'' = 40'$$

**-SEPTIC EASEMENT**

116TH STREET EAST 30'

SOUTH LINE OF THE NORTHWEST  
1/4 OF THE NORTHEAST 1/4  
SECTION 9, TOWNSHIP 19  
NORTH, RANGE 4 EAST, W.M.

**N88°26'48"W**



**9198 EXHIBIT**  
**4/11/2019**

**LARSON**  
*And Associates*  
*Land Surveyors & Engineers, Inc.*

**9027 PACIFIC AVENUE, SUITE 4  
TACOMA, WASHINGTON 98444-6247  
(253)474-3404 / FAX (253)472-7358**



**CHICAGO TITLE**  
**0201441-TR**

202103150918

Electronically Recorded

Pierce County, WA CPENNYP  
03/15/2021 3:34 PM

Pages: 3 Fee: \$105.50

**When recorded return to:**

HC Homes Inc.  
20921 Snag Island Dr E  
Lake Tapps, WA 98391

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

5605 112th Street East, Suite 900  
Puyallup, WA 98373

Escrow No.: 0201441-TR

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David R. Artz, as sole trustee of the Fourth Amendment and Restatement of The Artz Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to HC Homes Inc., a Washington corporation

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

LOT 3, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 041909-5003

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

|                         |                              |
|-------------------------|------------------------------|
| <b>4557972</b>          | EXTX                         |
| Electronically Recorded |                              |
| Pierce County, WA       | CPENNYP                      |
| 3/15/2021 3:34 PM       |                              |
| Pages: 2                | Excise Collected: \$2,879.20 |
| Proc. Fee: \$0.00       | Tech Fee: \$5.00             |

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 15, 2021

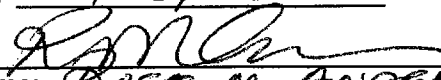
Fourth Amendment and Restatement of The Artz Revocable Living Trust

BY:   
David R Artz  
Sole Trustee

State of WASHINGTON  
County of PIERCE

I certify that I know or have satisfactory evidence that David R Artz is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sole Trustee of David R. Artz, as sole trustee of the Fourth Amendment and Restatement of The Artz Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/15/2021

  
Name: ROSE M ANDERSON  
Notary Public in and for the State of WA  
Residing at: Seacombe  
My appointment expires: 8/15/2024



## EXHIBIT "A"

### Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Reservations and exceptions contained in the deed

Recording No.: 8806300535

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Restrictions, conditions and provisions contained in Pierce County Large Lot No. 3240.

Said instrument is a re-recording of instrument recorded under recording number 2661.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Pierce County short plat 79-557:

Recording No: Volume 37 of Short Plats, Page 36

4. Notice of collected Financial Guarantee, and the terms and conditions thereof:

Collected by: Pierce County Planning and Land Services  
 Recording Date: September 29, 1994  
 Recording No.: 9409290114  
 Regarding: Construction of a county standard road approach  
 Affects: A portion of said premises

5. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: Pierce County  
 Recording Date: April 9, 1959  
 Recording No.: 1850384  
 Affects: Southerly portion of said premises

6. Septic Easement and the terms and conditions thereof:

Recording Date: April 23, 2019  
 Recording No.: 201904230546

7. City, county or local improvement district assessments, if any.

# RECORD OF SURVEY

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 9, TWP. 19 N., RNG. 4 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

## BASIS OF BEARING:

GEODETIC NORTH. BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 01°18'08.74" COUNTERCLOCKWISE WAS APPLIED AT A BRASS PIN IN CONCRETE INCASED. LOCATED AT THE INTERSECTION OF MERIDIAN AVENUE EAST AND 47TH AVENUE SE. THE MONUMENT IS THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE W.M. THE NORTH AMERICAN DATUM OF 1983/1991 (NAD 83/91) GRID COORDINATES WERE FOUND TO BE 666644.065 / 1194302.130 AT THAT POINT. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999981618 AND THE GRID SCALE FACTOR OF 0.999982785 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

**SURVEYOR'S NOTES:**

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODEMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) THE PURPOSE OF THIS SURVEY WAS TO STAKE OUT THE SOUTH BOUNDARY LINE OF THE PROPERTIES.
- 3) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED MARCH 3, 2021, THE DATE OF THIS FIELD SURVEY. SURVEY, DURING THE COURSE OF THE SURVEY NO EARTHWORK WAS BEING CONDUCTED ON-SITE.
- 4) THIS IS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 5) IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY EFFECT THIS SITE.

DESCRIPTIONS:

**PARCEL A:** LOTS 1 AND 2, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON.

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE. STATE OF WASHINGTON.

**PARCEL B:**  
LOT 3, PIERCE COUNTY SHORT PLAT NO 79-557, ACCORDING TO MAP  
RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY,  
WASHINGTON

SOUTHWEST CORNER OF THE  
SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER  
SECTION 9, TOWNSHIP 19 NORTH,  
RANGE 4 EAST, W.M.  
CALCULATED PER RECORD OF  
SURVEY BY RIIPEN  
RECORDING NO. 200501065001

POSITION CALCULATED PER  
RECORD OF SURVEY BY GARLAND  
RECORDING NO.20001129

N89°45'43"W 1322 34


RECORDING CERTIFICATE: \$187.50

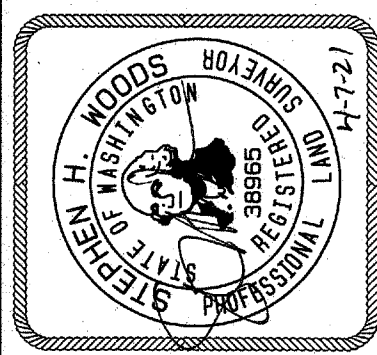
RECORDING NO. 202104155004  
FILED FOR RECORD THIS 15th DAY OF April, 2021 AT 6:40  
A. M. IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
STEPHEN H. WOODS.

Encl b6 for Julie Anderson  
MANAGER, SUPERINTENDENT OF RECORDS

# LAND 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 DAVID ARTZ IN MARCH 2021.

  
STEPHEN H WOODS  
CERTIFICATE NO. 38965



**CENTRE POINTE**  
**A CONTOUR**  
ENGINEERING, LLC COMPANY

|           |               |             |         |
|-----------|---------------|-------------|---------|
| DRAWN BY: | D WOODS       | CHECKED BY: | S WOODS |
| DATE:     | MAR. 23, 2021 | JOB NAME:   | R05     |
| SCALE:    | 1" = 30'      | JOB NO.:    | 39999   |

## INDEX DATA.

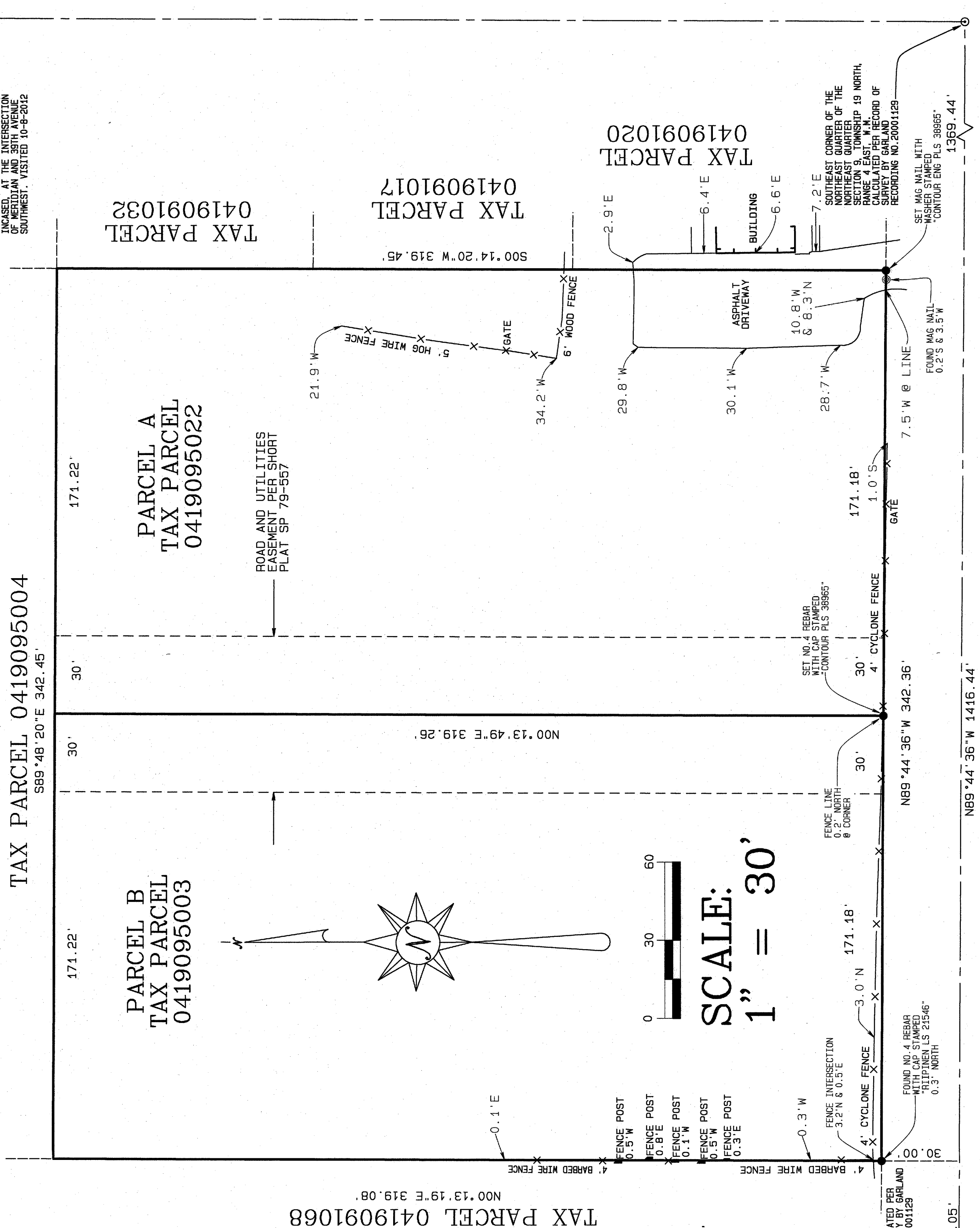
INDEX DATA. NE-NE 9. T19N. R4E. WM

SURVEY FOR  
DAVID ARTZ  
7917 110th STREET NORTHWEST  
GIG HARBOR, WA 98330

PIERCE COUNTY, WASHINGTON

SHEET 1 OF 1

VOLUME/PAGE



116TH STREET EAST

N89°44'36"W 1416.44'

# RECORD OF SURVEY

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 9, TWP. 19 N., RNG. 4 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

## BASIS OF BEARING:

GEODETIC NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 01°18'08.74" COUNTERCLOCKWISE WAS APPLIED AT A BRASS PIN IN CONCRETE, INCASED, LOCATED AT THE INTERSECTION OF MERIDIAN AVENUE EAST AND 47TH AVENUE SE. THE MONUMENT IS THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE W.M. THE NORTH AMERICAN DATUM OF 1983/1991 (NAD 83/91) GRID COORDINATES WERE FOUND TO BE 666644.065 / 1194302.130 AT THAT POINT. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.99981618 AND THE GRID SCALE FACTOR OF 0.99982785 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

## SURVEYOR'S NOTES:

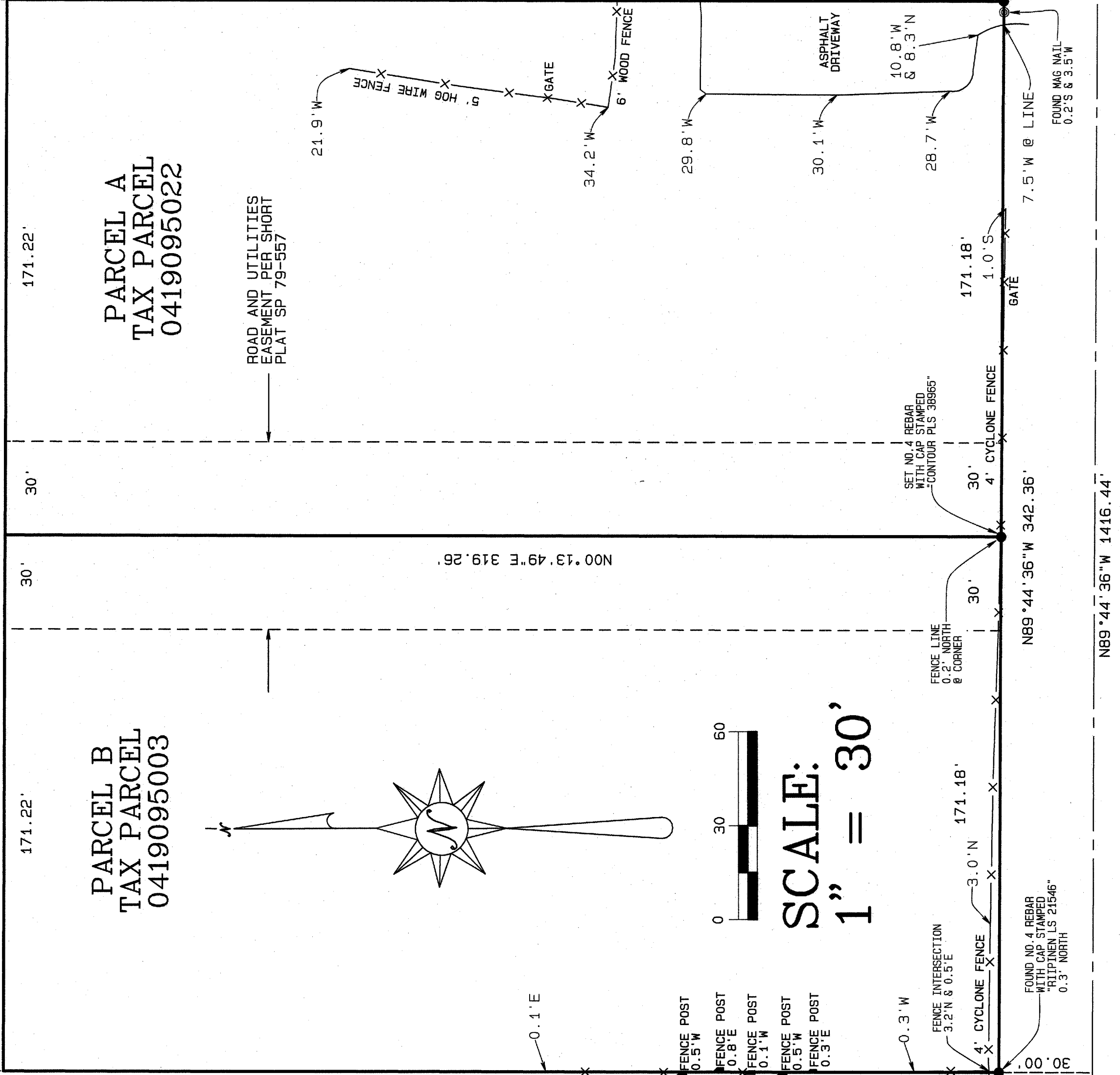
- THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- THE PURPOSE OF THIS SURVEY WAS TO STAKE OUT THE SOUTH BOUNDARY LINE OF THE PROPERTIES.
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED MARCH 3, 2021, THE DATE OF THIS FIELD SURVEY. SURVEY, DURING THE COURSE OF THE SURVEY NO EARTHWORK WAS BEING CONDUCTED ON-SITE.
- THIS IS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY EFFECT THIS SITE.

## DESCRIPTIONS:

**PARCEL A:**  
LOTS 1 AND 2, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON.  
TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.  
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**PARCEL B:**  
LOT 3, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON.

TAX PARCEL 0419095004



## RECORDING CERTIFICATE:

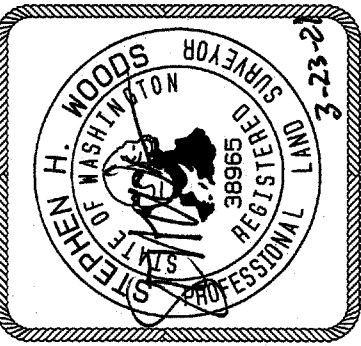
RECORDING NO. 202106085004 DAY OF June, 2021 AT 9:13  
A.M. IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
STEPHEN H. WOODS.

Julie Anderson for Julie Anderson  
SUPERINTENDENT OF RECORDS

## LAND 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 DAVID ARTZ IN MARCH 2021.

Stephen H. Woods  
STEPHEN H. WOODS  
CERTIFICATE NO. 3995



**CENTRE POINTE**  
A CONTOUR COMPANY

DRAWN BY: D. WOODS  
DATE: MAR. 23, 2021  
SCALE: 1" = 30'

CHECKED BY: S. WOODS  
JOB NAME: ROS  
JOB NO.: 3999

116TH STREET EAST

INDEX DATA  
NE-NE 9, T19N, R4E, WM

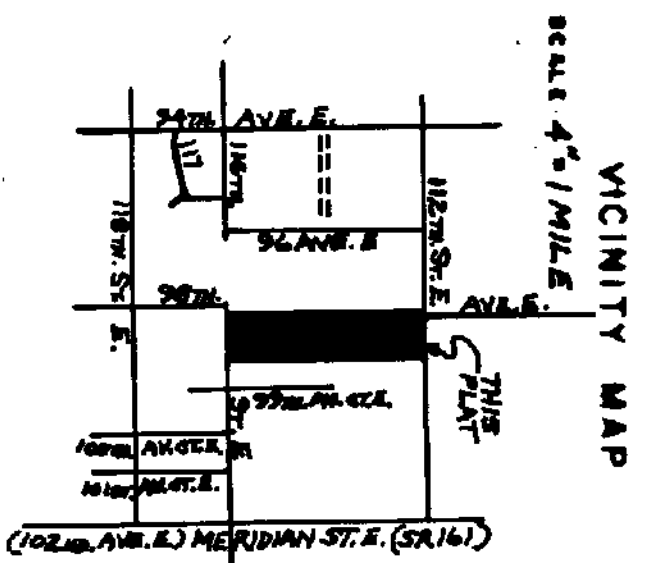
SURVEY FOR  
DAVID ARTZ  
7917 110th STREET NORTHWEST  
GIG HARBOR, WA 98330

PIERCE COUNTY, WASHINGTON

SHEET 1 OF 1

202106085004





FREE CONSENT STATEMENT

PLATSMAN WITH THE FIRST CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS

AND IN CONFORMANCE WITH PIERCE COUNTY REGULATIONS

DATED THIS 29th DAY OF NOVEMBER 1978

STATE OF WASHINGTON

RICHARD HAYERTZ DO HEREBY CERTIFY THAT ON

THIS DAY PERSONALLY APPEARED BEFORE ME MARION V. BLACK

(COUNTY CLERK)

THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT HAD AT THE TIME SIGNED THE SAME AS

HE IS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES

HEREIN MENTIONED

WITNESSED AND OFFICIAL SEAL THIS 29th DAY OF NOVEMBER 1978

NOTARY



SURVEYOR'S CERTIFICATION

THIS PLAT 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 M. V. BLACK

*Ernest V. Sack, Jr.*

LICENSE NO. 16226

DESCRIPTION

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LESS ROADS.

FUTURE PERMITS:

THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED

PIERCE CO. LARGE LOT DIVISION NO. 2661

A PORTION SECTION 9, TWP. 19 N., RANGE 4 E., W.M.

ORIGINAL TRACT 04-19-09-1-053

ASSESSOR'S PARCEL NO(S). 04-19-09-1-900

AREA PLANNERS, ENGINEERS & SURVEYORS

5427 1/2 PACIFIC AVENUE

SUITE A

TACOMA, WASHINGTON 98408

(206) 472-2241

PUBLIC WORKS DEPARTMENT 677

1. FUTURE SUBDIVISION OF LOTS 1 AND 2 SHALL EACH BE BY WAY OF ONE AND ONLY ONE PRIVATE ROAD EASEMENT FOR A COMMON ACCESS TO THE COUNTY ROADWAY IN ACCORDANCE WITH PIERCE COUNTY APPROVED CONTROL REGULATIONS.

2. THE EXISTING DRAINAGE COURSE CROSSING THIS PLAT SHALL BE RETAINED AND KEPT FREE AND OPEN TO PASS STORM RUNOFF THROUGH THIS AREA WITHOUT SUBDIVISIONS.

3. A POTENTIAL STORM DRAINAGE PROBLEM EXISTS IN THIS PLAT AREA AND OWNERS OR THEIR AGENTS ARE ADVISED TO OBTAIN PROFESSIONAL ENGINEERING HELP FOR FLOOD PROTECTION.

PLANNING DEPARTMENT

PUBLIC WORKS DIRECTOR

DATE 5/30/79

PLANNING DIRECTOR

DATE 5/30/79

COUNTY TREASURER

DATE 5/30/79

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30 DAY OF May 1979 AT THE REQUEST OF Black

AUDITOR'S FEE NO. 2661

*Marion V. Black*

COUNTY AUDITOR

NAME & ADDRESS - ORIGINAL TRACT OWNER

MARION V. BLACK-2804 112th STREET EAST

PUYALLUP, WASHINGTON 98371 PHONE 665-6577

EXISTING ZONING GENERAL

SOURCE OF WATER ERIE/CLAND MUTUAL

SEWER SYSTEM SEPTIC TANK

WIDTH & TYPE OF ACCESS 60' RAW/WORK

BITUMINOUS SURFACING

SCALE 1"=100'

SUBMITTED ON 5-24-79 RECEIPT 3065

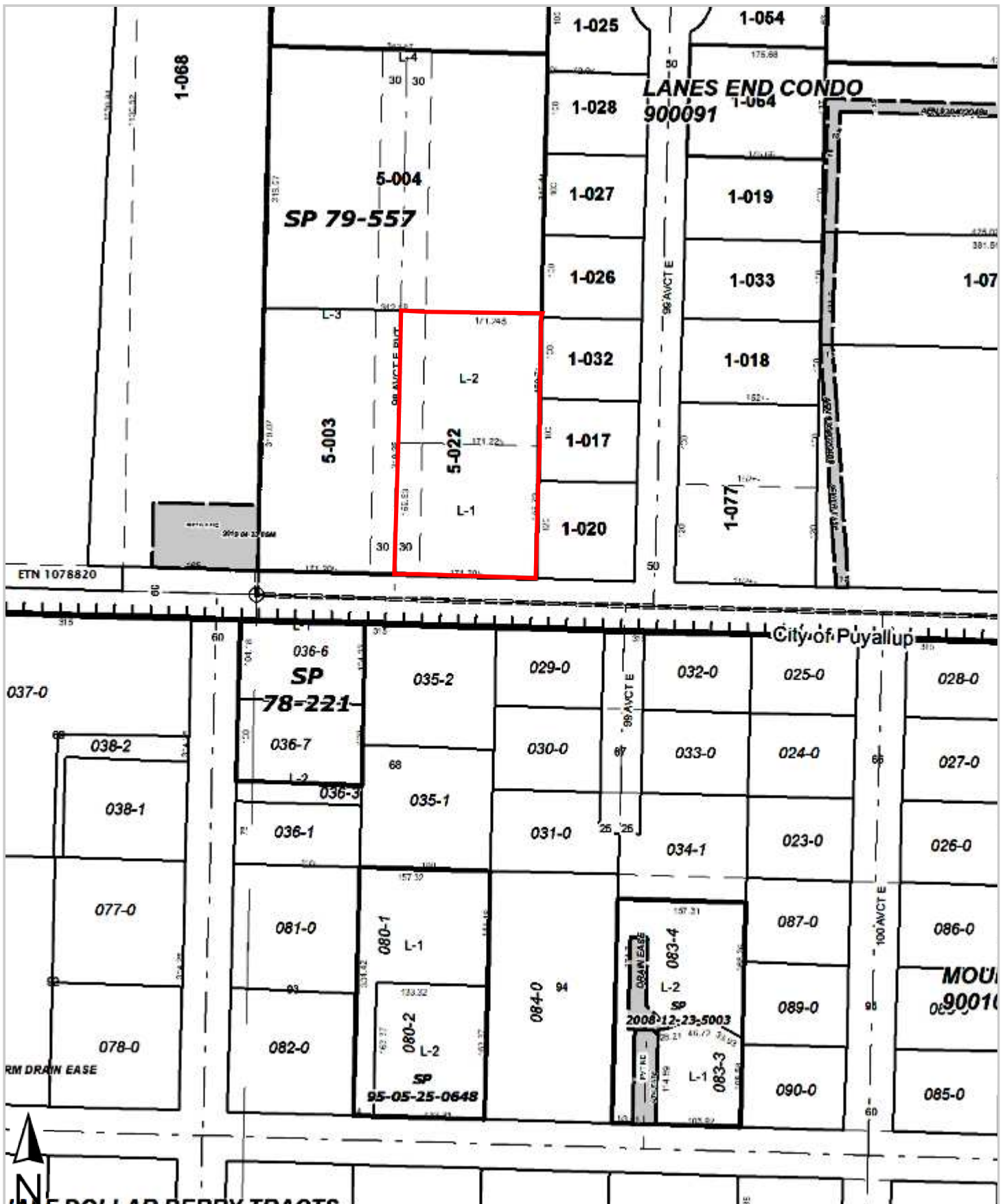
AUTOMATIC APPROVAL DATE

RETURN FOR CAUSE ON

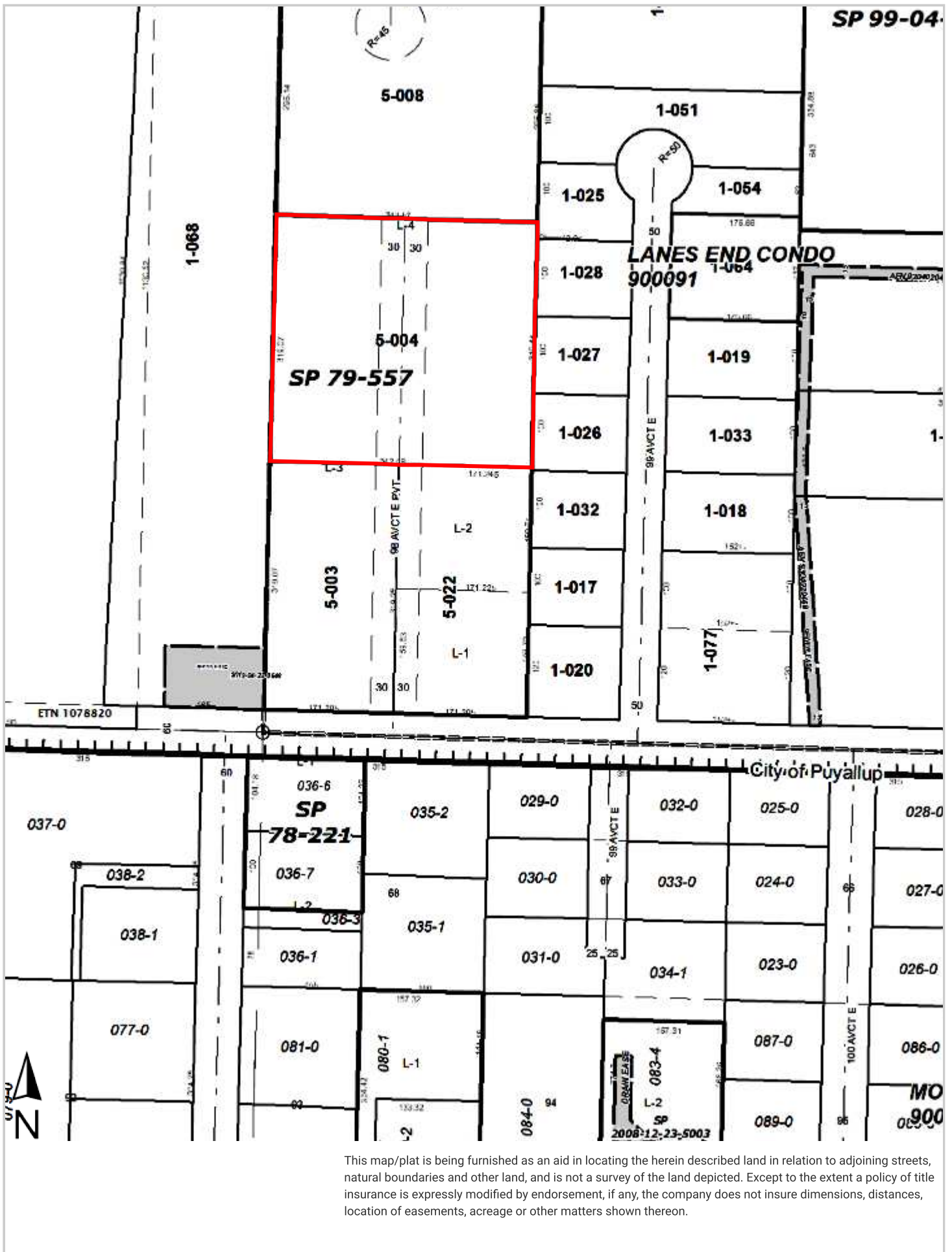
For reference only, not for re-sale

#2661

RSUB 5/14/79

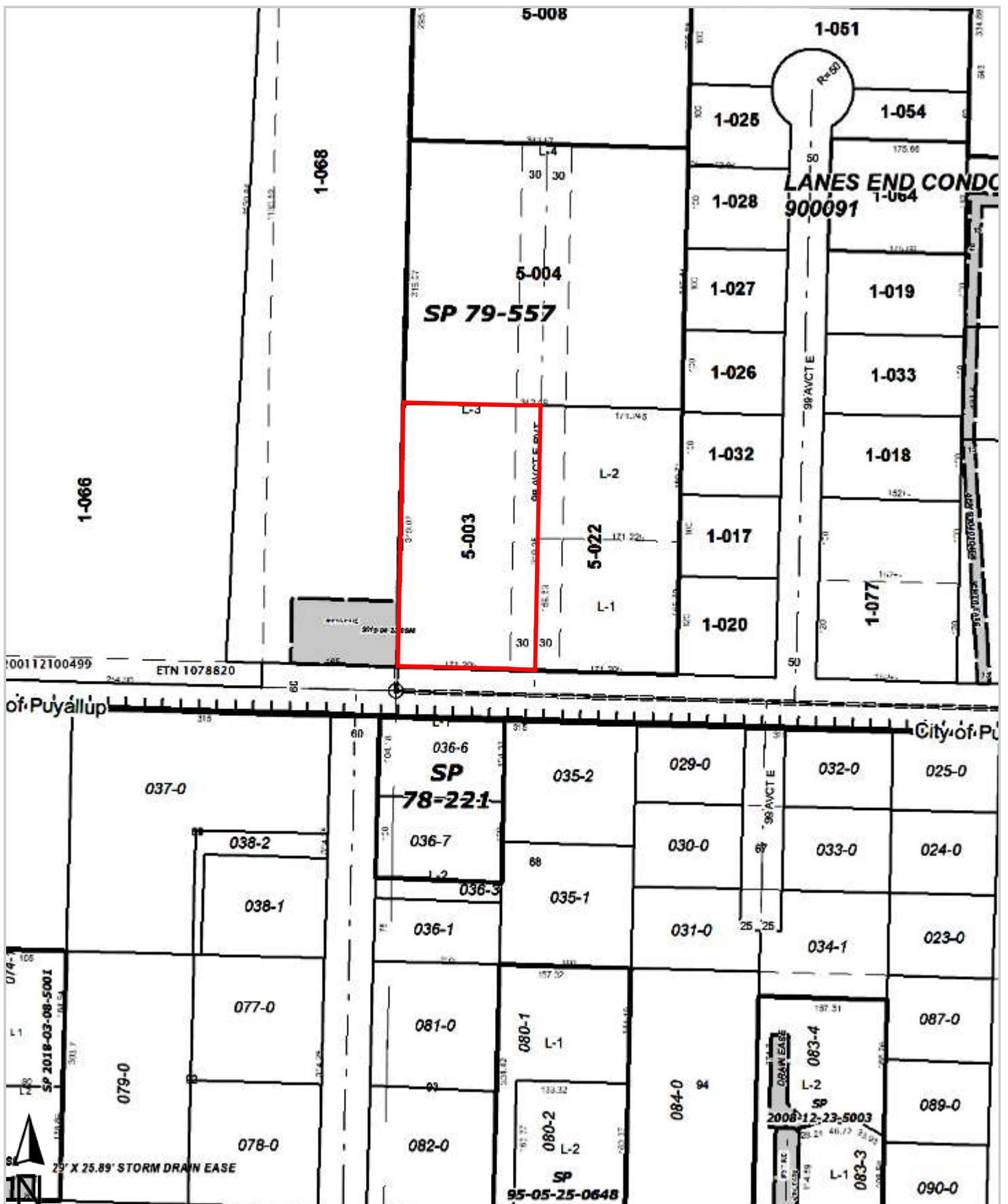


This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Recorded Documents and Tax Statements  
Sent To:

**DAVID R. ARTZ**  
7917 110<sup>th</sup> St NW  
Gig Harbor, WA 98332

---

Grantor: **DAVID R. ARTZ, Trustee of the FOURTH AMENDMENT AND RESTATEMENT OF THE ARTZ REVOCABLE LIVING TRUST**  
 Grantee: **DAVID R. ARTZ, Trustee of the FIRST AMENDMENT AND RESTATEMENT OF THE DAVID R. ARTZ SURVIVOR'S TRUST**  
 Property Addresses: 433 43rd Ave SW, 427 43<sup>rd</sup> Ave W, 418 39<sup>th</sup> Ave SW, 409 43<sup>rd</sup> Ave SW  
 Tax Parcel Nos.: 0419095003, 0419095004, 0419095008, 0419095022  
 Abbreviated Legal: Lots 1-4, Pierce Cty SP 79-557 & Lot 4, Pierce Cty SP79-558 together w esmt

---

### QUIT CLAIM DEED

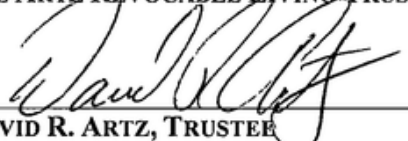
**THE GRANTOR, DAVID ARTZ, Trustee of the FOURTH AMENDMENT AND RESTATEMENT OF THE ARTZ REVOCABLE LIVING TRUST**, for \$10 and other good and valuable consideration, conveys and quit claims to **DAVID R. ARTZ, Trustee of the FIRST AMENDMENT AND RESTATEMENT OF THE DAVID R. ARTZ SURVIVOR'S TRUST**, the following described real property, situated in the County of Pierce, State of Washington, together with all after acquired title of the Grantors therein:

PLEASE SEE ATTACHED EXHIBIT 'A'

SITUATED IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

DATED this 8 day of March, 2021.

**FOURTH AMENDMENT AND RESTATEMENT OF  
THE ARTZ REVOCABLE LIVING TRUST**

  
\_\_\_\_\_  
**DAVID R. ARTZ, TRUSTEE**

STATE OF WASHINGTON     )  
   ) ss.  
 County of Pierce         )

On this day personally appeared before me **DAVID R. ARTZ**, to me known to be the individual described herein, and who executed the within instrument and acknowledged that he signed the same as his free and voluntary act for the uses and purposes herein mentioned.

GIVEN under my hand and official seal this 8 day of March, 2021.



Michael T. Turnbull  
 Michael T. Turnbull  
 NOTARY PUBLIC in and for the State of Washington,  
 residing at Fox Island  
 My Commission Expires: 5 / 18 / 2022

EXHIBIT 'A'

LOTS 1, 2, 3 AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON.

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

LOT 4, PIERCE COUNTY SHORT PLAT NO. 79-558, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36 IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, AGREEMENTS AND NOTES, IF ANY, OF RECORD.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 0419095003, 0419095004, 0419095008, 0419095022

PUBLIC WORKS DEPARTMENT 28666

(SEE NOTES BELOW LEFT)

John Schmitz 17 SEPT 79  
PUBLIC WORKS DIRECTOR

HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS INDICATE SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRY AT THE TACOMA-PIERCE COUNTY HEALTH DEPT. ABOUT THE ISSUANCE OF SEPTIC TANK PERMITS FOR SPECIFIC LOTS.

WATER SUPPLY APPROVED ☒ DISAPPROVED ☐  
Thomas V. Rogers 9-13-79  
TACOMA-PIERCE COUNTY HEALTH DEPT.  
DIRECTOR OF HEALTH

PLANNING DEPARTMENT

SENSITIVE AREA ( ) YES ☒ NO

PLANNING DIRECTOR  
D. D. Mack 9-17-79

COUNTY FIRE MARSHALL

This short plat shall comply with the Minimum Standards for Fire Flow, Water Main and Fire Hydrants in accordance with Pierce County Resolution #21102.

Howard E. Land 9-17-79  
FIRE MARSHALL

COUNTY TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE SHORT PLATTED PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

Paul J. Haskins 9-12-79  
DEPUTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY OF Sept. 1979 AT THE REQUEST OF D.D. MACK

Vol. 37 pg 35  
AUDITOR'S FEE NO. 79-557  
12 Dec.

DEPUTY  
COUNTY AUDITOR

NAME & ADDRESS - ORIGINAL TRACT OWNER  
D.D. MACK - 3711 LAKE STELLACOOM DRIVE SW  
TACOMA, WASHINGTON 98439 Phone 562-2047

EXISTING ZONING GENERAL OK  
SOURCE OF WATER ERUITLAND MUNICIPAL  
SEWER SYSTEM - SEPTIC TANK  
WIDTH & TYPE OF ACCESS 40' ROW WITH BITUMINOUS SURFACING  
NO OF SHORT PLATTED LOTS 4  
SCALE 1"=100'

SUBMITTED ON 7/17/79 RECEIPT # 930  
AUTOMATIC APPROVAL DATE  
RETURN FOR CAUSE ON

PIERCE CO. SHORT PLAT NO. 79-557

A PORTION SECTION 2, TWP. 12N., RANGE 4E, WM.

ORIGINAL TRACT  
ASSESSOR'S PARCEL NO(S). 04-19-09-1-053 &  
PORTION OF 04-19-09-1-900

NOTICE:

IT IS ILLEGAL TO FURTHER DIVIDE SHORT PLATTED LOT(S) NO. 1, 2, 3 & 4 DESCRIBED BELOW FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF RECORDING OF THIS MAP WITH THE COUNTY AUDITOR.

FUTURE PERMITS:

THE APPROVAL OF THIS SHORT PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

FREE CONSENT STATEMENT

THIS SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS

AND IN CONFORMANCE WITH PIERCE COUNTY SHORT PLAT REGULATIONS

DATED THIS 17th DAY OF July 1979

STATE OF WASHINGTON  
COUNTY OF PIERCE

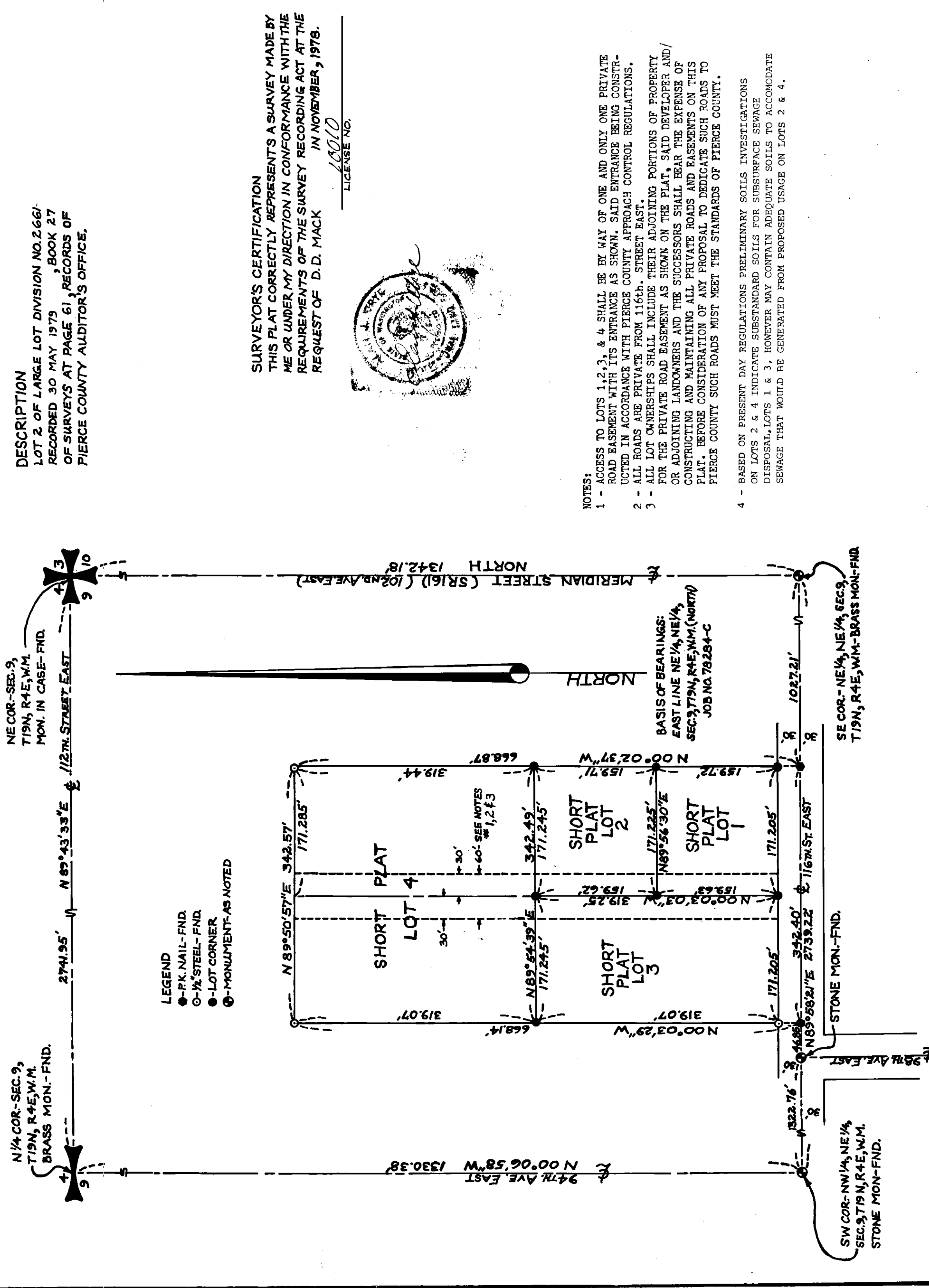
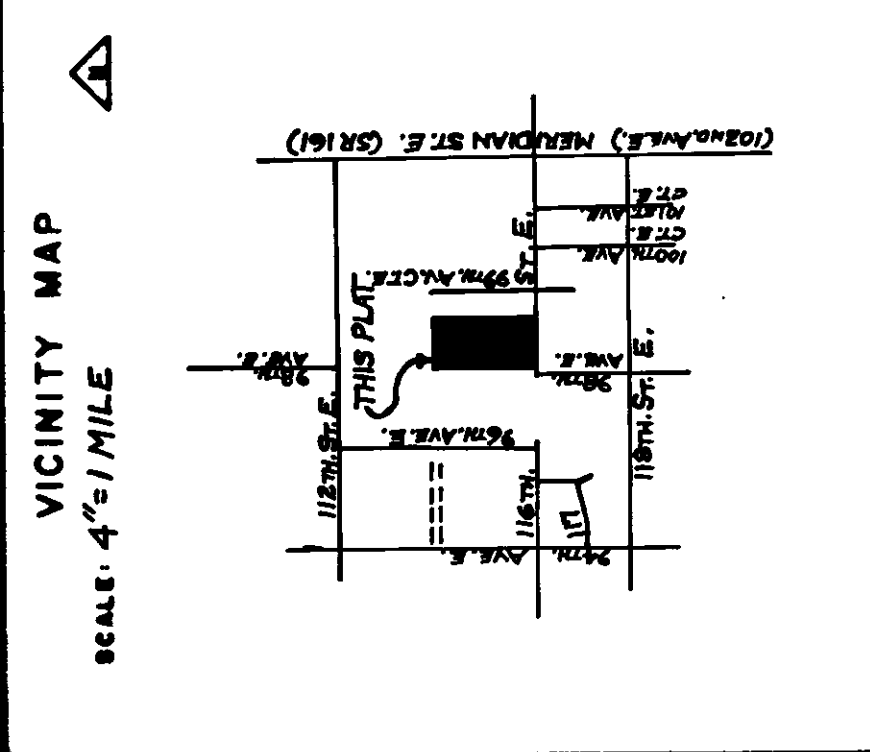
I, WILLIAM E. JOHNSON DO HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME DARREL D. MACK AND MARY KATHERINE MACK

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July 1979

William E. Johnson NOTARY PUBLIC  
12-27-82

LEGAL DESCRIPTIONS CHECKED



read 7/13 9:20 79-557





[Back to Search](#)

0419095003  
433 43RD AVE SW  
HC HOMES INC

| Summary  | Taxes/Values | Land | Building | Sales  | Map | Images |
|--|--------------|------|----------|--|-----|--------|
| <div>Property Details</div> <div><div>Parcel Number</div>0419095003</div> <div><div>Site Address</div>433 43RD AVE SW</div> <div><div>Account Type</div>Real Property</div> <div><div>Category</div>Land and Improvements</div> <div><div>Use Code</div>9100-VACANT LAND UNDEVELOPED</div> |              |      |          | <div>Taxpayer Details</div> <div><div>Taxpayer Name</div>HC HOMES INC</div> <div><div>Mailing Address</div>20921 SNAG ISLAND DR<br/>LAKE TAPPS, WA<br/>98391-8707</div>  |     |        |
| <div>Assessment Details</div> <div>2021 Values for 2022 Tax</div> <div><div>Taxable Value</div>176,400</div> <div><div>Assessed Value</div>176,400</div>   |              |      |          | <div>Appraisal Details</div> <div><div>Land Economic Area</div>071101</div> <div><div>Value Area</div>PI2</div> <div><div>Appr Acct Type</div>Residential</div> <div><div>Business Name</div></div> <div><div>Last Inspection</div>01/26/2021-Physical Inspection</div> <div><div>Appraisal Area</div>07</div> |     |        |
| <div>Related Parcels</div>   |              |      |          | <div>Tax Description</div>   |     |        |

**Group Account Number** n/a**Located On** n/a**Associated Parcels** n/aSection 09 Township 19 Range 04 Quarter 11 : L 3 OF SHORT  
PLAT 79-557 EASE OF RECORD OUT OF 1-900 & 1-053 SEG M-  
1448 TJ MJ EMS

**I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes.** Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. ***All critical information should be independently verified.***

**Pierce County Assessor-Treasurer****Mike Lonergan**

2401 South 35th St Room 142

Tacoma, Washington 98409

(253)798-6111 or Fax (253)798-3142

[www.piercecountywa.gov/atr](http://www.piercecountywa.gov/atr)



[Back to Search](#)

0419095003  
433 43RD AVE SW  
HC HOMES INC

| Summary | Taxes/Values | Land | Building | Sales | Map | Images |
|---------|--------------|------|----------|-------|-----|--------|
|---------|--------------|------|----------|-------|-----|--------|

Current

Assessed Value

|                         |                   |
|-------------------------|-------------------|
| Value Year              | 2021              |
| Tax Year                | 2022              |
| Taxable Value           | 176,400           |
| Tax Code Area           | 096               |
| Tax Code Area Rate      | 0.000000          |
| Notice of Value Mailing | <u>06/25/2021</u> |
| Assessed Total          | 176,400           |
| Assessed Land           | 176,400           |
| Assessed Improvements   | 0                 |
| Current Use Land        | 0                 |
| Personal Property       | 0                 |

Amount Due

| Tax Year | Minimum Due | Total Due |
|----------|-------------|-----------|
| 2021     | 789.51      | 789.51    |

| Tax Year     | Minimum Due   | Total Due     |
|--------------|---------------|---------------|
| <b>TOTAL</b> | <b>789.51</b> | <b>789.51</b> |

**Due Date** 10/31/2021

| Tax Year | Charge Type                            | Amount Charged  | Minimum Due   | Total Due     | Due Date   |
|----------|--|-----------------|---------------|---------------|------------|
| 2021     | Property Tax Principal                 | 1,550.35        | 775.18        | 775.18        | 10/31/2021 |
|          | State Forest Patrol Principal          | 17.90           | 8.95          | 8.95          | 10/31/2021 |
|          | Weed Control Principal                 | 1.99            | 0.99          | 0.99          | 10/31/2021 |
|          | Pierce Conservation District Principal | 8.77            | 4.39          | 4.39          | 10/31/2021 |
|          | <b>Total 2021</b>                      | <b>1,579.01</b> | <b>789.51</b> | <b>789.51</b> |            |

## Payment Details

- **Interest and Penalties** property tax interest and/or penalty charges are calculated the 1st of each month.
- **Payments** must be paid or postmarked prior to the 1st to avoid accrual of additional charges.
- **Holidays or Weekends** if the last day of the month falls on a holiday or weekend, payments may be paid or postmarked the following business day to avoid additional interest and/or penalties.
- **Future Payments** use the [calculate](#) to calculate the amount due as of a future date.
- **Pay Online** with credit card, Visa debit card, or E-check.
- **Pay by Mail** using this [mailing address](#).

## Exemptions

No exemptions

## ULID Information

No ULID information

## ▼ History and Receipts

### Assessed Values

| Value Year | Tax Year | Taxable Value | Tax Code Area | Tax Code Area Rate | Assessed Total | Assessed Land | Assessed Improvements | Current Use Land | Personal Property | Notice of Value Mailing Date |
|------------|----------|---------------|---------------|--------------------|----------------|---------------|-----------------------|------------------|-------------------|------------------------------|
| 2021       | 2022     | 176,400       | <u>096</u>    | 0.000000           | 176,400        | 176,400       | 0                     | 0                | 0                 | <u>06/25/2021</u>            |
| 2020       | 2021     | 137,100       | <u>096</u>    | 11.308210          | 137,100        | 137,100       | 0                     | 0                | 0                 | <u>06/25/2020</u>            |
| 2019       | 2020     | 120,000       | <u>096</u>    | 11.204845          | 120,000        | 120,000       | 0                     | 0                | 0                 | <u>07/12/2019</u>            |
| 2018       | 2019     | 116,500       | <u>096</u>    | 11.424830          | 116,500        | 116,500       | 0                     | 0                | 0                 | <u>07/12/2018</u>            |
| 2017       | 2018     | 98,700        | <u>096</u>    | 12.964424          | 98,700         | 98,700        | 0                     | 0                | 0                 | <u>06/29/2017</u>            |
| 2016       | 2017     | 89,100        | <u>096</u>    | 13.290017          | 89,100         | 89,100        | 0                     | 0                | 0                 | 06/23/2016                   |
| 2015       | 2016     | 80,200        | <u>096</u>    | 13.947331          | 80,200         | 80,200        | 0                     | 0                | 0                 | 07/06/2015                   |
| 2014       | 2015     | 76,500        | <u>096</u>    | 14.253921          | 76,500         | 76,500        | 0                     | 0                | 0                 | 06/27/2014                   |
| 2013       | 2014     | 70,500        | <u>096</u>    | 14.003008          | 70,500         | 70,500        | 0                     | 0                | 0                 | 06/24/2013                   |

### Paid Charges

For questions regarding any electronic payments you may have made, please contact Point & Pay at 1-877-765-4112

| <b>Tax Year</b> | <b>Charge Type</b>                     | <b>Amount Paid</b> |
|-----------------|--|--------------------|
| 2021            | Property Tax Principal                 | 775.17             |
|                 | State Forest Patrol Principal          | 8.95               |
|                 | Weed Control Principal                 | 1.00               |
|                 | Pierce Conservation District Principal | 4.38               |
|                 | <b>Total 2021</b>                      | <b>789.50</b>      |
| 2020            | Property Tax Principal                 | 1,344.58           |
|                 | Property Tax Interest                  | 13.44              |
|                 | State Forest Patrol Principal          | 17.90              |
|                 | State Forest Patrol Interest           | 0.18               |
|                 | Weed Control Principal                 | 1.99               |
|                 | Weed Control Interest                  | 0.02               |
|                 | Pierce Conservation District Principal | 8.12               |
|                 | Pierce Conservation District Interest  | 0.08               |
|                 | <b>Total 2020</b>                      | <b>1,386.31</b>    |
| 2019            | Property Tax Principal                 | 1,331.00           |
|                 | State Forest Patrol Principal          | 17.90              |
|                 | Weed Control Principal                 | 1.89               |
|                 | Pierce Conservation District Principal | 7.24               |

| Tax Year | Charge Type                            | Amount Paid     |
|----------|--|-----------------|
|          | <b>Total 2019</b>                      | <b>1,358.03</b> |
| 2018     | Property Tax Principal                 | 1,279.58        |
|          | Property Tax Interest                  | 38.39           |
|          | Property Tax Penalty                   | 38.39           |
|          | State Forest Patrol Principal          | 17.90           |
|          | State Forest Patrol Interest           | 0.54            |
|          | State Forest Patrol Penalty            | 0.54            |
|          | Weed Control Principal                 | 1.89            |
|          | Weed Control Interest                  | 0.06            |
|          | Pierce Conservation District Principal | 6.36            |
|          | Pierce Conservation District Interest  | 0.19            |
|          | Pierce Conservation District Penalty   | 0.19            |
|          | <b>Total 2018</b>                      | <b>1,384.03</b> |
| 2017     | Property Tax Principal                 | 1,184.14        |
|          | State Forest Patrol Principal          | 17.90           |
|          | Weed Control Principal                 | 1.89            |
|          | Pierce Conservation District Principal | 4.21            |
|          | <b>Total 2017</b>                      | <b>1,208.14</b> |

| Tax Year | Charge Type                            | Amount Paid     |
|----------|--|-----------------|
| 2016     | Property Tax Principal                 | 1,118.57        |
|          | State Forest Patrol Principal          | 17.90           |
|          | Weed Control Principal                 | 1.89            |
|          | Pierce Conservation District Principal | 3.95            |
|          | <b>Total 2016</b>                      | <b>1,142.31</b> |
| 2015     | Property Tax Principal                 | 1,090.42        |
|          | Property Tax Interest                  | 130.86          |
|          | Property Tax Penalty                   | 119.94          |
|          | State Forest Patrol Principal          | 17.90           |
|          | State Forest Patrol Interest           | 2.14            |
|          | State Forest Patrol Penalty            | 1.97            |
|          | Weed Control Principal                 | 1.89            |
|          | Weed Control Interest                  | 0.22            |
|          | Pierce Conservation District Principal | 3.95            |
|          | Pierce Conservation District Interest  | 0.48            |
|          | Pierce Conservation District Penalty   | 0.44            |
|          | <b>Total 2015</b>                      | <b>1,370.21</b> |
| 2014     | Property Tax Principal                 | 987.21          |



| Tax Year | Charge Type                            | Amount Paid     |
|----------|--|-----------------|
|          | Property Tax Interest                  | 236.92          |
|          | Property Tax Penalty                   | 108.60          |
|          | State Forest Patrol Principal          | 17.90           |
|          | State Forest Patrol Interest           | 4.29            |
|          | State Forest Patrol Penalty            | 1.97            |
|          | Weed Control Principal                 | 1.77            |
|          | Weed Control Interest                  | 0.43            |
|          | Pierce Conservation District Principal | 3.95            |
|          | Pierce Conservation District Interest  | 0.95            |
|          | Pierce Conservation District Penalty   | 0.44            |
|          | <b>Total 2014</b>                      | <b>1,364.43</b> |

## Receipts

| Date       | Number          | Amount Applied |
|------------|-----------------|----------------|
| 03/20/2021 | <u>11672722</u> | 789.50         |
| 10/15/2020 | <u>11407787</u> | 686.30         |
| 06/18/2020 | <u>11366849</u> | 700.01         |

| Date       | Number          | Amount Applied |
|------------|-----------------|----------------|
| 04/16/2019 | <u>10527966</u> | 1,358.03       |
| 11/21/2018 | <u>10434324</u> | 652.87         |
| 08/02/2018 | <u>10169706</u> | 731.16         |
| 11/07/2017 | <u>9838701</u>  | 604.07         |
| 05/08/2017 | <u>9571696</u>  | 604.07         |
| 05/07/2016 | <u>8946598</u>  | 19,265.31      |

**Exemptions**

No exemptions

**I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes.** Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. ***All critical information should be independently verified.***

**Pierce County Assessor-Treasurer****Mike Loneragan**

2401 South 35th St Room 142

Tacoma, Washington 98409  
(253)798-6111 or Fax (253)798-3142  
[www.piercecountywa.gov/atr](http://www.piercecountywa.gov/atr)



Recorded Documents and Tax Statements  
Sent To:

**DAVID R. ARTZ**  
7917 110<sup>th</sup> St NW  
Gig Harbor, WA 98332

---

Grantor: **DAVID R. ARTZ, Trustee of the FOURTH AMENDMENT AND RESTATEMENT OF THE ARTZ REVOCABLE LIVING TRUST**  
 Grantee: **DAVID R. ARTZ, Trustee of the FIRST AMENDMENT AND RESTATEMENT OF THE DAVID R. ARTZ SURVIVOR'S TRUST**  
 Property Addresses: 433 43rd Ave SW, 427 43<sup>rd</sup> Ave W, 418 39<sup>th</sup> Ave SW, 409 43<sup>rd</sup> Ave SW  
 Tax Parcel Nos.: 0419095003, 0419095004, 0419095008, 0419095022  
 Abbreviated Legal: Lots 1-4, Pierce Cty SP 79-557 & Lot 4, Pierce Cty SP79-558 together w esmt

---

### QUIT CLAIM DEED

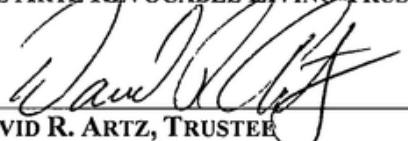
**THE GRANTOR, DAVID ARTZ, Trustee of the FOURTH AMENDMENT AND RESTATEMENT OF THE ARTZ REVOCABLE LIVING TRUST**, for \$10 and other good and valuable consideration, conveys and quit claims to **DAVID R. ARTZ, Trustee of the FIRST AMENDMENT AND RESTATEMENT OF THE DAVID R. ARTZ SURVIVOR'S TRUST**, the following described real property, situated in the County of Pierce, State of Washington, together with all after acquired title of the Grantors therein:

PLEASE SEE ATTACHED EXHIBIT 'A'

SITUATED IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

DATED this 8 day of March, 2021.

**FOURTH AMENDMENT AND RESTATEMENT OF  
THE ARTZ REVOCABLE LIVING TRUST**

  
\_\_\_\_\_  
**DAVID R. ARTZ, TRUSTEE**

STATE OF WASHINGTON           )  
County of Pierce                 ) ss.

On this day personally appeared before me **DAVID R. ARTZ**, to me known to be the individual described herein, and who executed the within instrument and acknowledged that he signed the same as his free and voluntary act for the uses and purposes herein mentioned.

GIVEN under my hand and official seal this 8 day of march, 2021.



Michael T. Turnbull  
Michael T. Turnbull  
 NOTARY PUBLIC in and for the State of Washington,  
 residing at Fox Island  
 My Commission Expires: 5 / 18 / 2022

EXHIBIT 'A'

LOTS 1, 2, 3 AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON.

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

LOT 4, PIERCE COUNTY SHORT PLAT NO. 79-558, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36 IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, AGREEMENTS AND NOTES, IF ANY, OF RECORD.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 0419095003, 0419095004, 0419095008, 0419095022

**CHICAGO TITLE**  
**0201442-TR**

**When recorded return to:**  
 HC Homes Inc.  
 20921 Snag Island Dr E  
 Lake Tapps, WA 98391

**202103150995**

Electronically Recorded

Pierce County, WA CPENNYP  
 03/15/2021 3:51 PM

Pages: 3 Fee: \$105.50

Filed for record at the request of:



**CHICAGO TITLE**  
 COMPANY OF WASHINGTON

5605 112th Street East, Suite 900  
 Puyallup, WA 98373

Escrow No.: 0201442-TR

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David R. Artz, as sole trustee of Fourth Amendment and Restatement of the Artz Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to HC Homes Inc., a Washington corporation

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

LOTS 1 AND 2, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP  
 RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY,  
 WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS  
 DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 041909-5022

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

|                         |                              |
|-------------------------|------------------------------|
| <b>4557987</b>          | EXTX                         |
| Electronically Recorded |                              |
| Pierce County, WA       | CPENNYP                      |
| 3/15/2021 3:51 PM       |                              |
| Pages: 2                | Excise Collected: \$2,879.20 |
| Proc. Fee: \$0.00       | Tech Fee: \$5.00             |

**STATUTORY WARRANTY DEED**  
(continued)


Dated: March 15, 2021

Fourth Amendment and Restatement of the Artz Revocable Living Trust

BY:   
David R Artz  
Sole Trustee

State of WASHINGTON  
County of PIERCE

I certify that I know or have satisfactory evidence that David R Artz is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sole Trustee of David R. Artz, as sole trustee of Fourth Amendment and Restatement of the Artz Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3.15.2021  
  
Name: ROSE M ANDERSON  
Notary Public in and for the State of WA  
Residing at: Beacon  
My appointment expires: 8/25/2024





# **EXHIBIT "A"** Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Reservations and exceptions contained in the deed

Recording No.: 8806300535

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Restrictions, conditions and provisions contained in Pierce County Large Lot No. 3240.

Said instrument is a re-recording of instrument recorded under recording number 2661.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Pierce County short plat:

Recording No: 79-557

4. Notice of collected Financial Guarantee, and the terms and conditions thereof:

|                 |   |
|-----------------|---|
| Collected by:   | Pierce County Planning and Land Services        |
| Recording Date: | September 29, 1994                              |
| Recording No.:  | 9409290114                                      |
| Regarding:      | Construction of a county standard road approach |
| Affects:        | SP No. 79-557                                   |

5. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

|                 |  |
|-----------------|--|
| In favor of:    | Pierce County                          |
| Recording Date: | April 9, 1959                          |
| Recording No.:  | Pierce County                          |
| Affects:        | Southerly portion of short plat 79-557 |

6. City, county or local improvement district assessments, if any.

**CHICAGO TITLE**  
**0201441-TR**

202103150918

Electronically Recorded

Pierce County, WA CPENNYP  
03/15/2021 3:34 PM

Pages: 3 Fee: \$105.50

**When recorded return to:**

HC Homes Inc.  
20921 Snag Island Dr E  
Lake Tapps, WA 98391

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

5605 112th Street East, Suite 900  
Puyallup, WA 98373

Escrow No.: 0201441-TR

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David R. Artz, as sole trustee of the Fourth Amendment and Restatement of The Artz Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to HC Homes Inc., a Washington corporation

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

LOT 3, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 041909-5003

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

|                         |                              |
|-------------------------|------------------------------|
| <b>4557972</b>          | EXTX                         |
| Electronically Recorded |                              |
| Pierce County, WA       | CPENNYP                      |
| 3/15/2021 3:34 PM       |                              |
| Pages: 2                | Excise Collected: \$2,879.20 |
| Proc. Fee: \$0.00       | Tech Fee: \$5.00             |

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 15, 2021

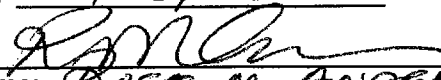
Fourth Amendment and Restatement of The Artz Revocable Living Trust

BY:   
David R Artz  
Sole Trustee

State of WASHINGTON  
County of PIERCE

I certify that I know or have satisfactory evidence that David R Artz is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sole Trustee of David R. Artz, as sole trustee of the Fourth Amendment and Restatement of The Artz Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/15/2021

  
Name: ROSE M ANDERSON  
Notary Public in and for the State of WA  
Residing at: Seacombe  
My appointment expires: 8/15/2024



## EXHIBIT "A"

### Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Reservations and exceptions contained in the deed

Recording No.: 8806300535

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Restrictions, conditions and provisions contained in Pierce County Large Lot No. 3240.

Said instrument is a re-recording of instrument recorded under recording number 2661.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Pierce County short plat 79-557:

Recording No: Volume 37 of Short Plats, Page 36

4. Notice of collected Financial Guarantee, and the terms and conditions thereof:

Collected by: Pierce County Planning and Land Services  
 Recording Date: September 29, 1994  
 Recording No.: 9409290114  
 Regarding: Construction of a county standard road approach  
 Affects: A portion of said premises

5. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: Pierce County  
 Recording Date: April 9, 1959  
 Recording No.: 1850384  
 Affects: Southerly portion of said premises

6. Septic Easement and the terms and conditions thereof:

Recording Date: April 23, 2019  
 Recording No.: 201904230546

7. City, county or local improvement district assessments, if any.

201807310719

Electronically Recorded

Pierce County, WA LPATTER

07/31/2018 1:21 PM

Pages: 3

Fee: \$101.00

70097923  
**TICOR TITLE**

Return Address:  
 David and Carlene Artz  
 4807 51st St Ct E  
 Tacoma, WA 98443

## Personal Representative's Deed

Indexing information required by the Washington State Auditor's/Recorder's Office. (RCW 86.18 and RCW 65.04) 1/97: (please print last name first)

Reference # (If applicable): \_\_\_\_\_

Grantor(s): (1) Estate of William A. Looney by and through Edeltraud Schaefer Looney and Pamela E. Yee  
Co-Personal Representatives

Grantee(s): (1) Artz, David (2) Artz, Carlene Trustees

Legal Description (abbreviated): Lots 1-4 Pierce Cty SP 79-557 & Lot 4, Pierce Cty SP 79-558 together w/esmt  
Assessor's Property Tax Parcel/Account #0419095001, 0419095002, 0419095003, 0419095004, and  
0419095008

The duly appointed and acting Co-Personal Representatives being Edeltraud Schaefer Looney and Pamela E. Yee of the Estate of William A. Looney, deceased, acting under non-intervention powers granted in King County, Washington Superior Court Case No. 15-4-05557-4SEA, for and in consideration of the sum of Fifty Thousand Dollars (\$50,000.00), in hand paid, grants and conveys to David Artz and Carlene Artz, Co-Trustees of the Fourth Amendment and Restatement of the Artz Revocable Living Trust, all right, title and interest of the said decedent William A. Looney at the time of decedent's death, and all right, title and interest the said Estate of William A. Looney by operation of law or otherwise may have thereafter acquired in that certain real property in the County of Pierce, State of Washington, described as follows:

See attached Exhibit A

situated in the County of Pierce, State of Washington

Dated this 20 day of July, 2018

Edeltraud Schaefer Looney  
 Edeltraud Schaefer Looney,  
 Co-Personal Representative of William A. Looney Estate

Pamela E. Yee  
 Pamela E. Yee,  
 Co-Personal Representative of William A. Looney Estate

[Notarization on next page]

4474654 EXT  
 Electronically Recorded  
 Pierce County, WA LPATTER  
 7/31/2018 1:21 PM  
 Pages: 5 Excise Collected: \$890.00  
 Proc. Fee: \$0.00 Tech Fee: \$5.00

STATE OF WASHINGTON, )  
 ) ss.  
 County of Pierce )

I certify that I know or have satisfactory evidence that Edeltraud Schaefer Looney as Co-Personal Representative is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 30 day of July, 2018



Print Name Gina M. Eckles  
 Notary Public in and for the State of WA  
 My appointment expires: 10-22-18

STATE OF OREGON, )  
 ) ss.  
 County of Washington )

I certify that I know or have satisfactory evidence that Pamela E. Yee as Co-Personal Representative is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 23 day of July, 2018



Print Name Michael A. Schmidt  
 Notary Public in and for the State of Oregon  
 My appointment expires: 3-17-19

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 041909-5001, 041909-5002, 041909-5008, 041909-5004 and 041909-5003

LOTS 1, 2, 3 AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

AND

LOT 4, PIERCE COUNTY SHORT PLAT NO. 79-558, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

201603220065 LMACUMB 1 PG  
 03/22/2016 09:51:30 AM \$73.00  
 AUDITOR, Pierce County, WASHINGTON

WHEN RECORDED RETURN TO:

Estate of William A. Looney  
 PO Box 1435  
 Tacoma, WA 98401

**QUIT CLAIM DEED  
 IN LIEU OF FORECLOSURE**

THE GRANTOR, Timberland Holdings, LLC, for and in consideration of avoiding foreclosure, conveys and quit claims to GRANTEE, The Estate of William A. Looney, successor to William A. Looney, deceased September 11, 2015, the following described real estate, situated in the County of Pierce County, State of Washington, together with all after acquired title of the grantor herein:

LOTS 1-4, PIERCE COUNTY SHORT PLAT NO. 79-557, AND LOTS 2-4, PIERCE COUNTY SHORT PLAT NO. 79-558, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 37 OF SHORT PLAT, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT, 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON;

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD ON SEPTEMBER 27, 2007.

APN: 0419095001, 0419095002, 0419095003, 0419095004, 0419095008

This Quit Claim Deed is given in Lieu of Foreclosure on a certain Deed of Trust dated September 27, 2007 recorded September 21, 2011, under Auditor's File No. 201109210151, records of Pierce County, Washington.

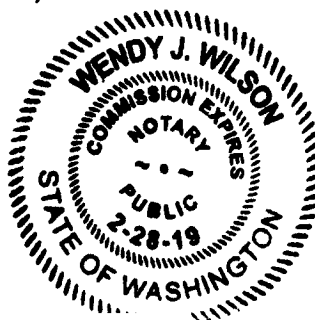
TIMBERLAND HOLDINGS, LLC

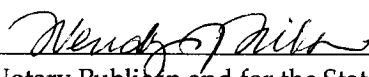
By:   
 Authorized Member

State of Washington     )  
   ) ss.  
 County of Pierce         )

I certify that I know or have satisfactory evidence that Wayne E. Keeton is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Timberland Holdings, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 15, 2016



  
 Notary Public in and for the State of Washington  
 Printed Name: Wendy J. Wilson  
 Residing at: Lacey, WA  
 My Appointment Expires: Feb. 28, 2019





200709270893 4 PGS  
09/27/2007 4:24pm \$43.00  
PIERCE COUNTY, WASHINGTON

When recorded return to:

WAYNE KEETON, Managing Member  
PO BOX 64891  
Tacoma, WA 98464

Filed for Record at Request of  
Firecrest Escrow, Inc.  
Escrow Number: 2717039

Grantor: Darrel D. Mack, Mary Katherine Roth, Deborah A. Gord and Victoria Gord  
Grantee: TIMBERLAND HOLDINGS, LLC

### Statutory Warranty Deed

THE Darrel D. Mack, as his separate estate, Mary Katherine Roth, formerly Mary Katherine Mack as her separate estate, Deborah A. Gord, formerly Deborah A. Thompson, as her separate estate, Victoria Gord, also known as Elizabeth Gord, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMBERLAND HOLDINGS, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Pierce, State of Washington

Abbreviated Legal:

Lots 1,2,3 and 4, Pierce County Short Plat No. 79-557 & Lots 2,3 and 4 Pierce County Short Plat No. 79-558

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

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS PER EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel Number(s): 04-19-09-5-001, 04-19-09-5-002, 04-19-09-5-003, 04-19-09-5-004, 04-19-09-5-006, 04-19-09-5-007, 04-19-09-5-008

Dated August 29, 2007

*Darrel D. Mack* *Mary Katherine Roth*  
Darrel D. Mack Mary Katherine Roth  
*Deborah A. Gord by Victoria Gord* *Victoria Gord by Victoria Gord*  
Deborah A. Gord Victoria Gord

STATE OF Washington }  
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that ~~Darrel D. Mack, Mary Katherine Roth, Deborah A. Gord and Victoria Gord~~  
is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 8-31-07 *Barbara J. Koval*  
Barbara J. Koval  
Notary Public in and for the State of Washington  
Residing at University Place  
My appointment expires: 1/04/2010



LPB 10-05(i-1)  
Page 1 of 3

09/27/2007 4:22pm KARCENE  
EXCISE COLLECTED: \$1,602.00 PRO.FEE: \$0.00  
PAT MCCARTHY, AUDITOR  
PIERCE COUNTY, WA STATE FEE: \$5.00

4174187 3 PGS

43-

STATE OF Washington }  
COUNTY OF Pierce } SS:

On this 4th day of September, 2007 before me personally appeared Katherine Roth, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Deborah A. Gord and Victoria Gord and acknowledged that she signed and sealed the same as her free and voluntary act and deed for Deborah A. Gord and Victoria Gord

for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



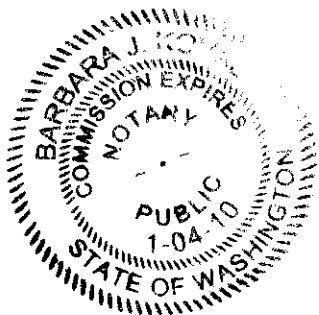
Barbara J. Koval  
Notary Public in and for the State of Washington  
Residing at University Place  
My appointment expires: 1/04/2010

STATE OF Washington }  
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that **Mary Katherine Roth**

**is/are** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 4, 2007



Barbara J. Koval  
Notary Public in and for the State of Washington  
Residing at University Place  
My appointment expires: 1/04/2010

## EXHIBIT A

### PARCEL A:

Lots 1,2,3 and 4 PIERCE COUNTY SHORT PLAT NO. 79-557, according to the Map thereof, recorded in Volume 37 of SHORT PLAT, Page 36, records of Pierce County Auditor.

*TOGETHER WITH a private road and utilities easement, 30 feet in width, as delineated on said Short Plat.*

Situate in the County of Pierce, State of Washington.

### PARCEL B:

Lots 2,3 and 4 PIERCE COUNTY SHORT PLAT NO. 79-558, according to the Map thereof, recorded in Volume 37 of SHORT PLAT, Page 36, records of Pierce County Auditor.

*TOGETHER WITH a private road and utilities easement 30 feet in width, as delineated on said Short Plat.*

Situate in the County of Pierce, State of Washington.

Handwritten signatures of JM and KR.

Escrow No.: 2717039

**EXHIBIT "B"**

1. Covenants, Conditions, Restrictions, Easements and liability, if any, for Assessments, Liens or Charges, but omitting any covenant or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as contained on PIERCE COUNTY SHORT PLAT NO. 79-557.

A copy of said instrument is available upon request.

2. Covenants, Conditions, Restrictions, Easements and liability, if any, for Assessments, Liens or Charges, but omitting any covenant or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as contained on PIERCE COUNTY SHORT PLAT NO. 79-558.

A copy of said instrument is available upon request.

3. Reservation of minerals or mineral lands, access rights and use of surface area for mining operations, contained in Deed

From: THE NORTHERN PACIFIC RAILROAD COMPANY  
Recording No. 8806300535  
Records of: Pierce County, Washington

4. Right to make necessary slopes for cuts or fills upon the property herein described as granted to Pierce County by deed recorded under Recording No. 1850384.

Affects: Parcel A

5. Right to make necessary slopes for cuts or fills upon the property herein described as granted to Pierce County by deed recorded under Recording No. 2944864.

Affects: Parcel B

6. Easement delineated on the face of said Plat;  
For: 60 foot private road easement  
Affects: Parcel A

7. Easement delineated on the face of said Plat;  
For: 300 foot private road and utilities easment

For: 20 foot storm sewer easement

For: Detention reserve for future development

Affects: Parcel B

*DM*  
*LF*



Recorded Documents and Tax Statements  
Sent To:

**DAVID R. ARTZ**  
7917 110<sup>th</sup> St NW  
Gig Harbor, WA 98332

---

Grantor: **DAVID R. ARTZ, Trustee of the FOURTH AMENDMENT AND RESTATEMENT OF THE ARTZ REVOCABLE LIVING TRUST**  
 Grantee: **DAVID R. ARTZ, Trustee of the FIRST AMENDMENT AND RESTATEMENT OF THE DAVID R. ARTZ SURVIVOR'S TRUST**  
 Property Addresses: 433 43rd Ave SW, 427 43<sup>rd</sup> Ave W, 418 39<sup>th</sup> Ave SW, 409 43<sup>rd</sup> Ave SW  
 Tax Parcel Nos.: 0419095003, 0419095004, 0419095008, 0419095022  
 Abbreviated Legal: Lots 1-4, Pierce Cty SP 79-557 & Lot 4, Pierce Cty SP79-558 together w esmt

---

### QUIT CLAIM DEED

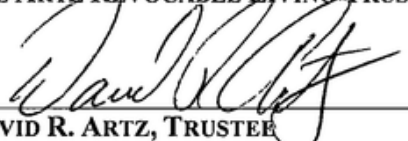
**THE GRANTOR, DAVID ARTZ, Trustee of the FOURTH AMENDMENT AND RESTATEMENT OF THE ARTZ REVOCABLE LIVING TRUST**, for \$10 and other good and valuable consideration, conveys and quit claims to **DAVID R. ARTZ, Trustee of the FIRST AMENDMENT AND RESTATEMENT OF THE DAVID R. ARTZ SURVIVOR'S TRUST**, the following described real property, situated in the County of Pierce, State of Washington, together with all after acquired title of the Grantors therein:

PLEASE SEE ATTACHED EXHIBIT 'A'

SITUATED IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

DATED this 8 day of March, 2021.

**FOURTH AMENDMENT AND RESTATEMENT OF  
THE ARTZ REVOCABLE LIVING TRUST**

  
\_\_\_\_\_  
DAVID R. ARTZ, TRUSTEE

STATE OF WASHINGTON           )  
County of Pierce                 ) ss.

On this day personally appeared before me **DAVID R. ARTZ**, to me known to be the individual described herein, and who executed the within instrument and acknowledged that he signed the same as his free and voluntary act for the uses and purposes herein mentioned.

GIVEN under my hand and official seal this 8 day of march, 2021.



Michael T. Turnbull  
Michael T. Turnbull  
 NOTARY PUBLIC in and for the State of Washington,  
 residing at Fox Island  
 My Commission Expires: 5 / 18 / 2022

EXHIBIT 'A'

LOTS 1, 2, 3 AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON.

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

LOT 4, PIERCE COUNTY SHORT PLAT NO. 79-558, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36 IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, AGREEMENTS AND NOTES, IF ANY, OF RECORD.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 0419095003, 0419095004, 0419095008, 0419095022

**CHICAGO TITLE**  
**0201442-TR**

**When recorded return to:**  
 HC Homes Inc.  
 20921 Snag Island Dr E  
 Lake Tapps, WA 98391

202103150995

Electronically Recorded

Pierce County, WA CPENNYP  
 03/15/2021 3:51 PM

Pages: 3 Fee: \$105.50

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

5605 112th Street East, Suite 900  
 Puyallup, WA 98373

Escrow No.: 0201442-TR

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David R. Artz, as sole trustee of Fourth Amendment and Restatement of the Artz Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to HC Homes Inc., a Washington corporation

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

LOTS 1 AND 2, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP  
 RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY,  
 WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS  
 DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 041909-5022

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

|                         |                              |
|-------------------------|------------------------------|
| <b>4557987</b>          | EXTX                         |
| Electronically Recorded |                              |
| Pierce County, WA       | CPENNYP                      |
| 3/15/2021 3:51 PM       |                              |
| Pages: 2                | Excise Collected: \$2,879.20 |
| Proc. Fee: \$0.00       | Tech Fee: \$5.00             |



**STATUTORY WARRANTY DEED**  
(continued)


Dated: March 15, 2021

Fourth Amendment and Restatement of the Artz Revocable Living Trust

BY:   
David R Artz  
Sole Trustee

State of WASHINGTON  
County of PIERCE

I certify that I know or have satisfactory evidence that David R Artz is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sole Trustee of David R. Artz, as sole trustee of Fourth Amendment and Restatement of the Artz Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3.15.2021  
  
Name: ROSE M ANDERSON  
Notary Public in and for the State of WA  
Residing at: Beacon  
My appointment expires: 8/25/2024



# **EXHIBIT "A"** Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Reservations and exceptions contained in the deed

Recording No.: 8806300535

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Restrictions, conditions and provisions contained in Pierce County Large Lot No. 3240.

Said instrument is a re-recording of instrument recorded under recording number 2661.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Pierce County short plat:

Recording No: 79-557

4. Notice of collected Financial Guarantee, and the terms and conditions thereof:

|                 |   |
|-----------------|---|
| Collected by:   | Pierce County Planning and Land Services        |
| Recording Date: | September 29, 1994                              |
| Recording No.:  | 9409290114                                      |
| Regarding:      | Construction of a county standard road approach |
| Affects:        | SP No. 79-557                                   |

5. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

|                 |  |
|-----------------|--|
| In favor of:    | Pierce County                          |
| Recording Date: | April 9, 1959                          |
| Recording No.:  | Pierce County                          |
| Affects:        | Southerly portion of short plat 79-557 |

6. City, county or local improvement district assessments, if any.

**CHICAGO TITLE**  
**0201441-TR**

202103150918

Electronically Recorded

Pierce County, WA CPENNYP  
03/15/2021 3:34 PM

Pages: 3 Fee: \$105.50

**When recorded return to:**

HC Homes Inc.  
20921 Snag Island Dr E  
Lake Tapps, WA 98391

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

5605 112th Street East, Suite 900  
Puyallup, WA 98373

Escrow No.: 0201441-TR

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David R. Artz, as sole trustee of the Fourth Amendment and Restatement of The Artz Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to HC Homes Inc., a Washington corporation

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

LOT 3, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 041909-5003

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

|                         |                              |
|-------------------------|------------------------------|
| <b>4557972</b>          | EXTX                         |
| Electronically Recorded |                              |
| Pierce County, WA       | CPENNYP                      |
| 3/15/2021 3:34 PM       |                              |
| Pages: 2                | Excise Collected: \$2,879.20 |
| Proc. Fee: \$0.00       | Tech Fee: \$5.00             |

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 15, 2021

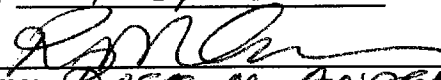
Fourth Amendment and Restatement of The Artz Revocable Living Trust

BY:   
David R Artz  
Sole Trustee

State of WASHINGTON  
County of PIERCE

I certify that I know or have satisfactory evidence that David R Artz is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sole Trustee of David R. Artz, as sole trustee of the Fourth Amendment and Restatement of The Artz Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/15/2021

  
Name: ROSE M ANDERSON  
Notary Public in and for the State of WA  
Residing at: Seacombe  
My appointment expires: 8/15/2024



## EXHIBIT "A"

### Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Reservations and exceptions contained in the deed

Recording No.: 8806300535

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Restrictions, conditions and provisions contained in Pierce County Large Lot No. 3240.

Said instrument is a re-recording of instrument recorded under recording number 2661.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Pierce County short plat 79-557:

Recording No: Volume 37 of Short Plats, Page 36

4. Notice of collected Financial Guarantee, and the terms and conditions thereof:

Collected by: Pierce County Planning and Land Services  
 Recording Date: September 29, 1994  
 Recording No.: 9409290114  
 Regarding: Construction of a county standard road approach  
 Affects: A portion of said premises

5. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: Pierce County  
 Recording Date: April 9, 1959  
 Recording No.: 1850384  
 Affects: Southerly portion of said premises

6. Septic Easement and the terms and conditions thereof:

Recording Date: April 23, 2019  
 Recording No.: 201904230546

7. City, county or local improvement district assessments, if any.

201807310719

Electronically Recorded

Pierce County, WA LPATTER

07/31/2018 1:21 PM

Pages: 3

Fee: \$101.00

70097923  
**TICOR TITLE**

Return Address:  
 David and Carlene Artz  
 4807 51st St Ct E  
 Tacoma, WA 98443

## Personal Representative's Deed

Indexing information required by the Washington State Auditor's/Recorder's Office. (RCW 86.18 and RCW 65.04) 1/97: (please print last name first)

Reference # (If applicable): \_\_\_\_\_

Grantor(s): (1) Estate of William A. Looney by and through Edeltraud Schaefer Looney and Pamela E. Yee  
Co-Personal Representatives

Grantee(s): (1) Artz, David (2) Artz, Carlene Trustees

Legal Description (abbreviated): Lots 1-4 Pierce Cty SP 79-557 & Lot 4, Pierce Cty SP 79-558 together w/esmt  
Assessor's Property Tax Parcel/Account #0419095001, 0419095002, 0419095003, 0419095004, and  
0419095008

The duly appointed and acting Co-Personal Representatives being Edeltraud Schaefer Looney and Pamela E. Yee of the Estate of William A. Looney, deceased, acting under non-intervention powers granted in King County, Washington Superior Court Case No. 15-4-05557-4SEA, for and in consideration of the sum of Fifty Thousand Dollars (\$50,000.00), in hand paid, grants and conveys to David Artz and Carlene Artz, Co-Trustees of the Fourth Amendment and Restatement of the Artz Revocable Living Trust, all right, title and interest of the said decedent William A. Looney at the time of decedent's death, and all right, title and interest the said Estate of William A. Looney by operation of law or otherwise may have thereafter acquired in that certain real property in the County of Pierce, State of Washington, described as follows:

See attached Exhibit A

situated in the County of Pierce, State of Washington

Dated this 20 day of July, 2018

Edeltraud Schaefer Looney  
 Edeltraud Schaefer Looney,  
 Co-Personal Representative of William A. Looney Estate

Pamela E. Yee  
 Pamela E. Yee,  
 Co-Personal Representative of William A. Looney Estate

[Notarization on next page]

4474654 EXT  
 Electronically Recorded  
 Pierce County, WA LPATTER  
 7/31/2018 1:21 PM  
 Pages: 5 Excise Collected: \$890.00  
 Proc. Fee: \$0.00 Tech Fee: \$5.00

STATE OF WASHINGTON, )  
 ) ss.  
 County of Pierce )

I certify that I know or have satisfactory evidence that Edeltraud Schaefer Looney as Co-Personal Representative is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 30 day of July, 2018

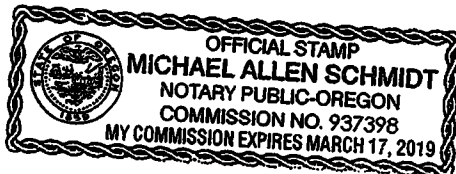


Print Name Gina M. Eckles  
 Notary Public in and for the State of WA  
 My appointment expires: 10-22-18

STATE OF OREGON, )  
 ) ss.  
 County of Washington )

I certify that I know or have satisfactory evidence that Pamela E. Yee as Co-Personal Representative is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 23 day of July, 2018



Print Name Michael A. Schmidt  
 Notary Public in and for the State of Oregon  
 My appointment expires: 3-17-19

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 041909-5001, 041909-5002, 041909-5008, 041909-5004 and 041909-5003

LOTS 1, 2, 3 AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

AND

LOT 4, PIERCE COUNTY SHORT PLAT NO. 79-558, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 36, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.



201603220065 LMACUMB 1 PG  
 03/22/2016 09:51:30 AM \$73.00  
 AUDITOR, Pierce County, WASHINGTON

WHEN RECORDED RETURN TO:

Estate of William A. Looney  
 PO Box 1435  
 Tacoma, WA 98401

**QUIT CLAIM DEED  
 IN LIEU OF FORECLOSURE**

THE GRANTOR, Timberland Holdings, LLC, for and in consideration of avoiding foreclosure, conveys and quit claims to GRANTEE, The Estate of William A. Looney, successor to William A. Looney, deceased September 11, 2015, the following described real estate, situated in the County of Pierce County, State of Washington, together with all after acquired title of the grantor herein:

LOTS 1-4, PIERCE COUNTY SHORT PLAT NO. 79-557, AND LOTS 2-4, PIERCE COUNTY SHORT PLAT NO. 79-558, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 37 OF SHORT PLAT, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT, 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON;

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD ON SEPTEMBER 27, 2007.

APN: 0419095001, 0419095002, 0419095003, 0419095004, 0419095008

This Quit Claim Deed is given in Lieu of Foreclosure on a certain Deed of Trust dated September 27, 2007 recorded September 21, 2011, under Auditor's File No. 201109210151, records of Pierce County, Washington.

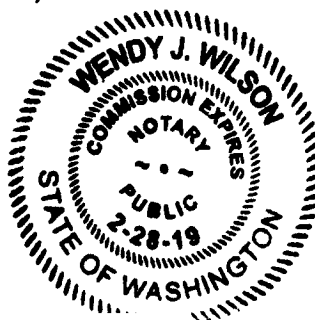
TIMBERLAND HOLDINGS, LLC

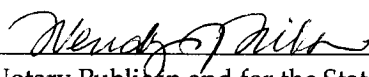
By:   
 Authorized Member

State of Washington     )  
   ) ss.  
 County of Pierce         )

I certify that I know or have satisfactory evidence that Wayne E. Keeton is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Timberland Holdings, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 15, 2016



  
 Notary Public in and for the State of Washington  
 Printed Name: Wendy J. Wilson  
 Residing at: Lacey, WA  
 My Appointment Expires: Feb. 28, 2019



200709270893 4 PGS  
09/27/2007 4:24pm \$43.00  
PIERCE COUNTY, WASHINGTON

When recorded return to:

WAYNE KEETON, Managing Member  
PO BOX 64891  
Tacoma, WA 98464

Filed for Record at Request of  
Firecrest Escrow, Inc.  
Escrow Number: 2717039

Grantor: Darrel D. Mack, Mary Katherine Roth, Deborah A. Gord and Victoria Gord  
Grantee: TIMBERLAND HOLDINGS, LLC

### Statutory Warranty Deed

THE Darrel D. Mack, as his separate estate, Mary Katherine Roth, formerly Mary Katherine Mack as her separate estate, Deborah A. Gord, formerly Deborah A. Thompson, as her separate estate, Victoria Gord, also known as Elizabeth Gord, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMBERLAND HOLDINGS, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Pierce, State of Washington

Abbreviated Legal:

Lots 1,2,3 and 4, Pierce County Short Plat No. 79-557 & Lots 2,3 and 4 Pierce County Short Plat No. 79-558

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

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS PER EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel Number(s): 04-19-09-5-001, 04-19-09-5-002, 04-19-09-5-003, 04-19-09-5-004, 04-19-09-5-006, 04-19-09-5-007, 04-19-09-5-008

Dated August 29, 2007

Darrel D. Mack Mary Katherine Roth  
Darrel D. Mack Mary Katherine Roth  
Deborah A. Gord by Victoria Gord Victoria Gord by Victoria Gord  
Deborah A. Gord Victoria Gord

STATE OF Washington }  
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that Darrel D. Mack, Mary Katherine Roth, Deborah A. Gord and Victoria Gord is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-31-07 Barbara J. Koval  
Barbara J. Koval  
Notary Public in and for the State of Washington  
Residing at University Place  
My appointment expires: 1/04/2010



LPB 10-05(i-1)  
Page 1 of 3

09/27/2007 4:22pm KARCENE  
EXCISE COLLECTED: \$1,602.00 PRO.FEE:\$0.00  
PAT MCCARTHY, AUDITOR  
PIERCE COUNTY, WA STATE FEE:\$5.00

4174187 3 PGS

43-

STATE OF Washington }  
COUNTY OF Pierce } SS:

On this 4th day of September, 2007 before me personally appeared Katherine Roth, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Deborah A. Gord and Victoria Gord and acknowledged that she signed and sealed the same as her free and voluntary act and deed for Deborah A. Gord and Victoria Gord

for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



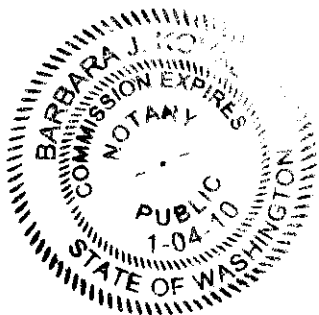
Barbara J. Koval  
Notary Public in and for the State of Washington  
Residing at University Place  
My appointment expires: 1/04/2010

STATE OF Washington }  
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that **Mary Katherine Roth**

**is/are** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 4, 2007



Barbara J. Koval  
Notary Public in and for the State of Washington  
Residing at University Place  
My appointment expires: 1/04/2010

## EXHIBIT A

### PARCEL A:

Lots 1,2,3 and 4 PIERCE COUNTY SHORT PLAT NO. 79-557, according to the Map thereof, recorded in Volume 37 of SHORT PLAT, Page 36, records of Pierce County Auditor.

*TOGETHER WITH a private road and utilities easement, 30 feet in width, as delineated on said Short Plat.*

Situate in the County of Pierce, State of Washington.

### PARCEL B:

Lots 2,3 and 4 PIERCE COUNTY SHORT PLAT NO. 79-558, according to the Map thereof, recorded in Volume 37 of SHORT PLAT, Page 36, records of Pierce County Auditor.

*TOGETHER WITH a private road and utilities easement 30 feet in width, as delineated on said Short Plat.*

Situate in the County of Pierce, State of Washington.

Two handwritten signatures are present. The top signature appears to be 'JM' and the bottom signature appears to be 'KR'.

Escrow No.: 2717039

**EXHIBIT "B"**

1. Covenants, Conditions, Restrictions, Easements and liability, if any, for Assessments, Liens or Charges, but omitting any covenant or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as contained on PIERCE COUNTY SHORT PLAT NO. 79-557.

A copy of said instrument is available upon request.

2. Covenants, Conditions, Restrictions, Easements and liability, if any, for Assessments, Liens or Charges, but omitting any covenant or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as contained on PIERCE COUNTY SHORT PLAT NO. 79-558.

A copy of said instrument is available upon request.

3. Reservation of minerals or mineral lands, access rights and use of surface area for mining operations, contained in Deed

From: THE NORTHERN PACIFIC RAILROAD COMPANY  
Recording No. 8806300535  
Records of: Pierce County, Washington

4. Right to make necessary slopes for cuts or fills upon the property herein described as granted to Pierce County by deed recorded under Recording No. 1850384.

Affects: Parcel A

5. Right to make necessary slopes for cuts or fills upon the property herein described as granted to Pierce County by deed recorded under Recording No. 2944864.

Affects: Parcel B

6. Easement delineated on the face of said Plat;  
For: 60 foot private road easement  
Affects: Parcel A

7. Easement delineated on the face of said Plat;  
For: 300 foot private road and utilities easment

For: 20 foot storm sewer easement

For: Detention reserve for future development

Affects: Parcel B

*DM*  
*LF*