



Horizon Title Group, Inc.
2424 South Park Avenue, PO Box 598, Port Townsend, WA 98368

Order No.: 05-8281-TTJ

Prepared for:
Jefferson County Department of Public Works
623 Sheridan Street
Port Townsend, WA 98368
jthornton@co.jefferson.wa.us

Charge: \$ 500.00
Sales Tax: \$ 47.00
Total: \$ 547.00

RE: Property Address: Vacant Land, Quilcene, WA, 98376

By: Susan Brandt, Title Officer

For Service on this order:
sbrandt@thehorizontitlegroup.com
(360) 385-1322

LIMITED LIABILITY CERTIFICATE

This is a report as of May 27, 2025, at 8:00 a.m., covering property hereinafter described. The information contained herein is made solely for the purpose of determining the status of the property described herein, is restricted to the use of the addressee, and not to be used as a basis for closing any transaction affecting title to said property. Liability is limited to the charge made for this certificate.

LEGAL DESCRIPTION:

The Southwest quarter of the Northwest quarter of Section 23, Township 27 North, Range 2 West, W.M., Jefferson County, Washington;

EXCEPT a 30' wide strip along the East side of a portion thereof conveyed to Jefferson County by deed dated February 3, 1930 and recorded in Volume 98 of Deeds on page 171;

ALSO EXCEPT portion conveyed to the State of Washington for State Highway by deed dated April 24, 1935 and recorded under Auditor's File No. 74051;

ALSO EXCEPT a 60' wide strip of land conveyed to Jefferson County for county road (old state highway) by instrument recorded May 10, 1909 in Volume 1 of Road Waivers on page 4a records of Jefferson County;

ALSO EXCEPTING there from that portion of said lying Southeasterly of the of the margin of State Road No. 9.

EXCEPTING THEREFROM any portion lying in State Road No. 9.

Situate in the County of Jefferson, State of Washington

VESTED IN: Jefferson County

EXCEPTIONS:

1. General Taxes. The first portion \$6.00 becomes delinquent after April 30th. The second portion \$0.00 becomes delinquent after October 31st.
Year: 2025
Amount Billed: \$6.00
Amount Paid: \$6.00
Amount Due: \$0.00, plus interest and penalty, if delinquent
Tax Account No.: 702232002
Assessed value: \$225,203.00
PID No.: 18369
Except for the amount shown above taxes are exempt
2. Easement, including terms and provisions contained therein:
Recorded: September 1, 1977
Recording No.: 244411
For: Ingress, egress and utilities
Said instrument is a re-recording of document recorded under Recording No. 243316
3. A record of survey and matters relating thereto:
Recording No.: 606151

379 40
THIS SPACE PROVIDED FOR RECORDER'S USE:
Jefferson County Public Works
JUN MAR -3 PM 1:17
RECEIVED BY TELEPHONE
3. Jonovello, DEPUTY

FILED FOR RECORD AT REQUEST OF

320154

WHEN RECORDED RETURN TO

Name Jefferson County Department of Public Works
Address P.O. Box 1220
City, State, Zip Port Townsend, WA 98368

Statutory Warranty Deed

THE GRANTOR Carl A. Willrich and Mavis Y. Willrich, husband and wife.

for and in consideration of Ten Dollars and other valuable considerations
in hand paid, conveys and warrants to County of Jefferson
the following described real estate, situated in the County of Jefferson, State of Washington:

The Southwest quarter of the Northwest quarter of Section 23, Township 27 North, Range 2 West, W.M. EXCEPT 30' wide strip along the East side of a portion thereof conveyed to Jefferson County by deed dated February 3, 1930 and recorded in volume 98 of Deeds on page 171, and EXCEPT portion conveyed to the State of Washington for State Highway by deed dated April 24, 1935 and recorded under Auditor's File No. 74051, and EXCEPT 60' wide strip of land conveyed to Jefferson County for county road (old state highway) by instrument recorded May 10, 1909 in Volume 1 of Road Waivers on page 4a records of Jefferson County.

EXCEPTING there from that portion of premise lying southeasterly margin of State Road No. 9

JEFFERSON COUNTY EXCISE TAX
Aff. No. 58408
Date Paid 338 June 6
By R. Shahan, deputy

Dated Feb 22, 1989
Carl A. Willrich
Mavis Y. Willrich

STATE OF WASHINGTON
COUNTY OF Thurston
On this day personally appeared before me
Carl A. & Mavis Y. Willrich
to me known to be the individual described in and
who executed the within and foregoing instrument,
and acknowledged that they signed the same
as their free and voluntary act and deed,
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
22 day of February, 1989
John L. ...
Notary Public in and for the State of Wash-
ington, residing at ...

STATE OF WASHINGTON
COUNTY OF _____
On this _____ day of _____, 19____
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared _____
and _____
to me known to be the _____ President and _____ Secretary,
respectively, of _____
the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corpora-
tion, for the uses and purposes therein mentioned, and on oath stated that
_____ authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.
Witness my hand and official seal hereto affixed the day and year first
above written.

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

In the Matter of State Road No. 9, Big Quilcene River Bridge & Approaches

Clyde McCrait and Irene McCrait his wife, of the County of Jefferson in the State of Washington,
to
the State of Washington.

STATE DEED. Dated April 24th, 1935. Cons. of the benefits and other valuable considerations and the sum of \$15.00

Have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the State of Washington, the following described parcel of land situated in Jefferson County, in the State of Washington, to-wit:

✓ A strip of land 100 feet wide (except as may be hereinafter specified), being 50 feet wide on the northwestward side and 50 feet wide on the southeastward side of the center line of said road as surveyed over and across the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 27 North, Range 2 West of the Willamette Meridian, extending from the south line of said subdivision in a northeastward direction to Engineering Survey Station 51 plus 82.8, except right of way of existing State Road No. 9 the specific details concerning all of

which are to be found within that certain map of definite location now of record and on file in the office of the Director of Highways at Olympia and bearing date of approval April 16th, 1935.

TO HAVE AND TO HOLD the same, unto the State of Washington forever.

It is understood and agreed that the delivery of this deed is hereby tendered and such tender kept good until revoked but that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Highways, by the Right of Way Engineer.

Dated this 24th day of April, 1935.

Accepted and approved this 27th day of April, 1935.

State of Washington

Clyde McCrait

Department of Highways,

Irene McCrait

By H. W. Pierong

Right of Way Engineer.

Acknowledged on April 24th, 1935, in the State of Washington County of Jefferson, before P. L. Allen Notary Public in and for the State of Washington, residing at Seattle, Wash., by Clyde McCrait.
(Seal)

Acknowledged on April 25th, 1935, in the State of Washington, County of Jefferson, before P. L. Allen, Notary Public in and for the State of Washington, residing at Seattle, by Irene McCrait.
(Seal)

98-171

DEEDS

Clyde McCrait,
to
JeffersonCounty.

QCD. Feb 3, 1930. Feb 21, 1930.

✓ A strip of land 30 feet wide along the east side of that portion of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 23 in T 27 N.R. 2 West, in Jeff Co.

1-4 a

E. J. McCrait
to
Jefferson County

Waiver May 10, 1909

- ✓ A right of way 60 ft. wide over the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 23,
- ✓ and SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 22, T. 27 N., R. 2 W.

244411

243316

EASEMENT

RECORDED IN VOLUME 88
 OF OFFICIAL RECORDS OF
 PAGE 266 OF
 TRANSFER TITLE INSURANCE CO.
 '77 JUL 13 PM 4:27

John P. Yarr and Clarice S. Yarr, his wife, for a valuable consideration the receipt of which is hereby acknowledged does hereby grant and convey unto Richard F. Hughes and Connie J. *Hartfield* Hughes, his wife, and unto their heirs, successors, and assigns a permanent non-exclusive easement for the purpose of ingress, egress and utilities over, upon, across, under and through the East 30 feet in width of the following described tract:

That portion of the West 30 acres of the South Half of the Northwest Quarter of Section 23 in Township 27 North, Range 2 W.W.M., described as follows, to-wit:

Commencing at the Section corner between Sections 13, 14, 23 and 24 of Township 27 North, Range 2 W.W.M.; thence South 0° 11' East along the East line of said Section 23, a distance of 1302.3 feet, more or less, to the North line of the South Half of the Northeast Quarter of said Section 23; thence North 88° 40' West along the said North line a distance of 1950.45 feet, more or less, to the center section line of said Section 23, being the True Starting Point for this Description; thence South 88° 40' East along the North line of the South Half of the Northeast Quarter of said Section, a distance of 308.79 feet; thence South 0° 11' East to the Northerly right-of-way line of State Road No. 9 (also known as the Olympic Highway); thence Southwesterly along the Northerly right-of-way line of said State Road No. 9 to where said right-of-way line intersects the center section line of said Section 23; thence North 3° 01' East along the center section line of said Section 23 to the place of beginning; (Being known as Tax 7); All situate in the County of Jefferson, State of Washington.

Seattle-First National Bank, formerly First American National Bank, mortgagee under mortgages dated September 21, 1973 and March 1, 1976, and recorded under Auditor's File Nos.: 220220 and 233308, does hereby join herein in affirmation of the easement herein granted.

Dated this 2nd day of July, 1977.

SEATTLE-FIRST NATIONAL BANK

John P. Yarr
 John P. Yarr

By *Clarice S. Yarr*
 Clarice S. Yarr

Attest *Notary Public, Quilicura*



Port Townsend Branch
 SEATTLE-FIRST NATIONAL BANK
 formerly First American National Bank
 of Port Townsend

by: *R. F. Bergstrom*
 R. F. Bergstrom
 Vice President & Manager

STATE OF WASHINGTON) ss.
 COUNTY OF JEFFERSON)

On this 6th day of July, 1977, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared R. F. Bergstrom to me known to be the Vice President and Manager of Seattle-First National Bank, Port Townsend Branch, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.
 Witness my hand and official seal hereto affixed the day and year first above written.

STATE OF WASHINGTON)
COUNTY OF JEFFERSON) ss.

On this day personally appeared before me JOHN P. YARR and CLARICE S. YARR, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 2nd day of July, 1977.



Marita M. Streit
Notary Public in and for the State of
Washington, residing at Quilicura.

RECORDED IN VOLUME 90
OF OFFICIAL RECORDS OF
PAGE 40-411 COUNTY OF JEFFERSON
TRANSCAMERICA TITLE INSURANCE CO.
77 SEP 1 PM 3:27

PETTY J. TEMPLE
JEFFERSON COUNTY AUDITOR
BY A. Shogren
RECORDED - INDEXED - POSTED

[N17] SECTION CORNER OF SECTIONS 14, 15, 22, AND 23

ACCEPTED CORNER
EVIDENCE FOUND:
-2 1/2" DNR BRASS CAP ON IRON PIPE
-EXISTING REFERENCES
HISTORY:
-1877 GLO SURVEY BY U.S. DEPUTY SURVEYOR, WILLIAM JAMESON, SET POST.
BTS-16" ALDER AT N 20° W - 50 LKS. (33.0')
-6" ALDER AT N 20° E - 35 LKS. (23.1')
-20" ALDER AT S 35° E - 38 LKS. (25.1')
-6" ONE MAPLE AT S 10° W - 25 LKS. (16.5')
-1984 SURVEY BY M. KINNAMAN, PLS 11977, SET THE EXISTING MONUMENT. SEE LOR IN BOOK 1 OF MONUMENTS PAGE 871-872. SEE ALSO DNR FINAL MAP #484 IN VOL.7, PG.20 OF SURVEYS.
-1988 DNR SURVEY BY BRADLEY R. LYMANROVER, PLS 28071, ACCEPTED THE KINNAMAN MONUMENT. SEE DNR FINAL MAP 1114, ALSO IN VOL.20, PG.130 OF SURVEYS.
NOTES:
-THE FOUND DNR MONUMENT IS ACCEPTED AS THE CORNER.
REFERENCES:
-NO NEW REFERENCE POINTS SET AT THE TIME OF THIS SURVEY. SEE PREVIOUSLY STATED DNR SURVEYS FOR REFERENCE INFORMATION. FB.6118, PG.X 8/16/2016

[P17] 1/4 SECTION CORNER OF SECTIONS 22 AND 23

ACCEPTED CORNER
EVIDENCE FOUND:
-SANDSTONE MONUMENT WITH LEAD PLUG IN MONUMENT CASING BELOW PENNEY CREEK ROAD. SET BY UNKNOWN PARTY.
-NO REMAINING EVIDENCE OF THE ORIGINAL GLO CALLS.
HISTORY:
-1877 GLO SURVEY BY U.S. DEPUTY SURVEYOR, WILLIAM JAMESON, SET POST.
BTS-16" FIR AT N 30° E - 58 LKS. (38.3 FT.)
-3" FIR AT N 50° W - 55 LKS. (36.3 FT.)
-1988 DNR SURVEY BY BRADLEY R. LYMANROVER, PLS 28071, ACCEPTED THE FOUND SANDSTONE MONUMENT. SEE DNR FINAL MAP 1114, ALSO IN VOL.20, PG.130 OF SURVEYS.
NOTES:
-FOUND MONUMENT ACCEPTED AS THE CORNER.
REFERENCES:
-NO NEW REFERENCE POINTS SET AT THE TIME OF THIS SURVEY. SEE DNR SURVEY NOTED ABOVE FOR REFERENCE INFORMATION. FB.6118, PG.X 8/16/2016

[N17]

PARCEL NO. 702232015
285 PETE BECK ROAD
QUILCENE, WA
CLEARED AREA
11,700 SQ. FEET
(0.3 ACRES)
FENCE
17,300 SQ. FEET
(0.4 ACRES)
FENCE
11,700 SQ. FEET
(0.3 ACRES)
FENCE
REBAR & CAP
A. WOOD LS 23911
FND 8/16/16
S 02°53'17" E 2082.15'
E 2082.15'

PARCEL NO. 702232011
194 PETE BECK ROAD
QUILCENE, WA

PARCEL NO. 702232001
123 PETE BECK ROAD
QUILCENE, WA

STATE

CALC. 1/16 COR.

REBAR & CAP
A. WOOD LS 23911
FND 8/16/16

PRIVATE

LEGEND



FOUND MONUMENT



CALCULATED CORNER



FOUND MONUMENT

NOTE:

THE STATE PROPERTY LINE WAS POSTED FROM THE 1/16TH CORNER TO THE NE CORNER OF SECTION 22 AT IRREGULAR INTERVALS WITH ORANGE CARSONITE WITNESS POSTS SET WITHIN 1 FOOT OF THE ACTUAL LINE.

SURVEY NARRATIVE

-THIS SURVEY WAS CONDUCTED IN SECTION 22, TOWNSHIP 27 NORTH, RANGE 2 WEST, W.M. IN ORDER TO DELINEATE STATE OWNERSHIP BOUNDARIES IN SAID SECTION, FOR THE PURPOSE OF FOREST LAND MANAGEMENT ACTIVITIES.
-1984 SURVEY BY M. KINNAMAN, PLS 11977, SEE LOR IN BOOK 1 OF MONUMENTS PAGE 871-872. SEE ALSO DNR FINAL MAP #484 IN VOL.7, PG.20 OF SURVEYS.
-1988 DNR SURVEY BY BRADLEY R. LYMANROVER, PLS 28071, SEE DNR FINAL MAP 1114, ALSO IN VOL.20, PG.130 OF SURVEYS.
-SURVEYS OF RECORD FOUND HEREIN CAN BE FOUND AT THE PUBLIC LAND SURVEY OFFICE IN TUMWATER, WA, OR AT THE JEFFERSON COUNTY AUDITOR'S OFFICE IN PORT TOWNSEND, WA.
-SEE MAP AND INDIVIDUAL CORNER NOTES FOR FURTHER DETAILS.

GLO HISTORY

-SURVEY OF A PORTION OF TOWNSHIP 27 NORTH RANGE 2 WEST WAS PERFORMED BY DEPUTY SURVEYOR, WILLIAM JAMESON, UNDER CONTRACT NO. 234, DATED AUGUST 4, 1877. SURVEY COMMENCED AUGUST 25, 1877 AND WAS COMPLETED SEPTEMBER 8, 1877.
-DURING THE COURSE OF HIS SURVEY JAMESON SET ALL THE EXTERIOR CORNERS OF SECTION 22.

BASIS OF BEARINGS AND DISTANCES

-BEARINGS SHOWN HEREON ARE RELATED TO THE (CORS2011)-EPOCH2011.00 ADJUSTMENT OF THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE, DATUM OF 1983 (WCS GRID).
MEAN ELEV= 140.0 FT.
CONVERGENCE= -1° 32' 30" AT 1/4 SECTION CORNER OF SECTIONS 22 AND 23.
-THE AREAS AND DISTANCES SHOWN ARE GRID. DIVIDE THE GRID DISTANCES BY THE COMBINED SCALE FACTOR OF 0.99995196 TO OBTAIN THE GROUND DISTANCE. THE COMBINED SCALE FACTOR IS DERIVED FROM THE ELEVATION SCALE FACTOR OF 0.9999645 AND GRID SCALE FACTOR OF 0.99995551 BASED ON PROJECT AVERAGES.

CONTROL SPECIFICATIONS, METHOD OF SURVEY, EQUIPMENT USED AND ACCURACY

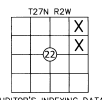
-THE GPS CONTROL PORTION OF THIS SURVEY WAS PERFORMED BY A MINIMUM OF TWO SESSIONS SEPARATED BY A MINIMUM OF ONE HOUR. THE DATA COLLECTED IS UPLOADED TO THE TRIMBLE GPS UTILITIES WEBSITE FOR SOLUTIONS WITHIN 24 HOURS.
-CONTROL TRAVERSES WERE RUN USING CONVENTIONAL FIELD METHODS. THESE TRAVERSES WERE EITHER CLOSED LOOPS OR CLOSED ON PREVIOUSLY KNOWN POSITIONS AND HAVE MET OR EXCEEDED THE STANDARDS ESTABLISHED IN WAC 352-130-090/090.
-CONTROL TRAVERSES AND MEASURED DATA ANALYZED USING A COMPREHENSIVE LEAST SQUARES ADJUSTMENT. THE ADJUSTMENT PASSED THE CH SQUARED TEST AT THE 95% CONFIDENCE LEVEL.
-RELATIVE TO FIXED CONTROL THE MEAN STATION COORDINATE SEMI MAJOR ERROR ELLIPSE AT THE 95% CONFIDENCE REGION IS 0.07 OF A FOOT.
-TWO TRIMBLE R8 GNSS GLOBAL POSITIONING SYSTEM RECEIVERS.
-LEICA 1203 SERIES ROBOTIC TOTAL STATION WITH COAXIAL ELECTRONIC DISTANCE METER. EDM EQUIPMENT WAS CALIBRATED IN AUGUST, 2015 AT THE NGS BASELINE AT PORT ANGELES, WASHINGTON.

LEGAL DESCRIPTION

-THE NORTH HALF AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 2 WEST, W.M., ACCORDING TO OFFICIAL U.S. GOVERNMENT SUBDIVISIONAL PROCEDURES, SITUATED IN JEFFERSON COUNTY, WASHINGTON STATE.

SUBJECT TOGETHER WITH

-FOR INFORMATION OF ENCUMBRANCES PLEASE GO TO THE DEPARTMENT OF NATURAL RESOURCES LAND RECORDS OFFICE IN OLYMPIA, WA.



AUDITOR'S INDEXING DATA

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28th DAY OF February, 2017
AT 11:28 A.M. IN BOOK 37 OF SURVEYS AT PAGE 309
AT THE REQUEST OF THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
Jeffrey Shaver
JEFFERSON COUNTY DEPUTY AUDITOR
606151
AUDITOR'S FILE NUMBER

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 THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES IN AUGUST, 2016.
Larry B. Pederson, PLS
38032
CERTIFICATE NUMBER



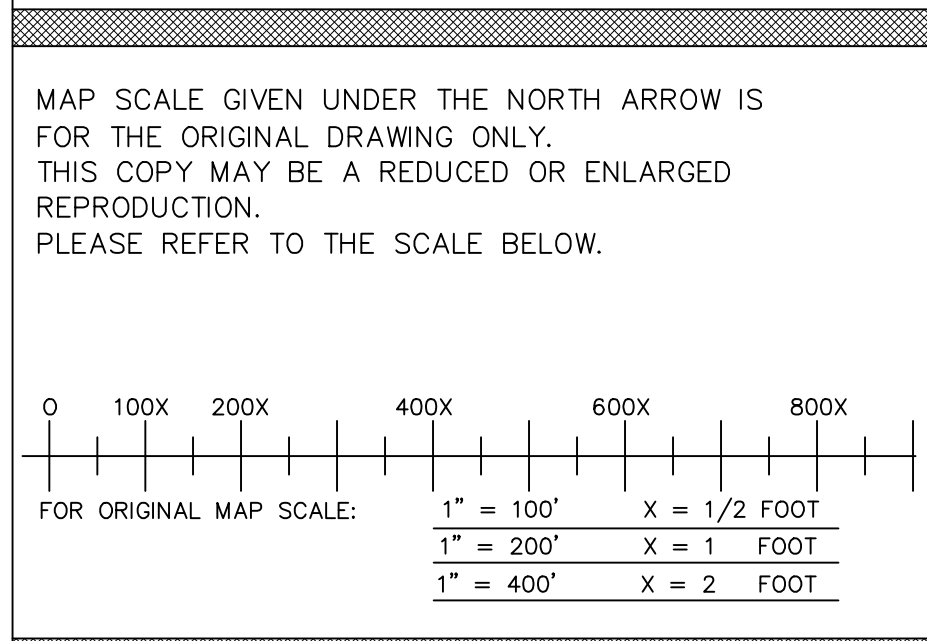
A SURVEY IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 2 WEST, W.M.

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
LAND SURVEY SECTION-P.O. BOX 47030
OLYMPIA, WASHINGTON 98504-7030 (360)902-1206

"PENNEY ALDERWOOD 22" SURVEY
FIELD CREW: R. ANGELO, L.S.T.
L. LYMANROVER, L.S.T.
FIELD BOOK: 6118
8/23/2016
F.M.# 1944
SHEET 1 OF 1

JEFFERSON COUNTY ASSESSOR PARCEL MAP	

This sketch is provided, without a charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment or policy to which is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Referenced should be made to an accurate survey for further information.

[illegible]

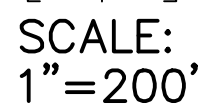
THE ASSESSOR DOES NOT IN ANY WAY GUARANTEE THE ACCURACY OF THE ACREAGE AND PARCEL BOUNDARIES DEPICTED ON THESE MAPS. PARCEL SIZE AND LOCATION IS BASED ON INFORMATION AVAILABLE, INCLUDING RECORDED SURVEYS, LEGAL DESCRIPTIONS, AERIAL PHOTOGRAPHS, AND VARIOUS GOVERNMENT SOURCES. WHERE THIS INFORMATION IS INSUFFICIENT, PARCEL BOUNDARY LOCATIONS ARE ESTIMATED.

PARCEL MAPS ARE UPDATED FREQUENTLY. PLEASE CHECK WITH THE COUNTY ASSESSOR FOR THE LATEST REVISION.

FOR MORE INFORMATION, CONTACT:

JEFFERSON COUNTY ASSESSOR
P.O. BOX 1220
PORT TOWNSEND, WA. 98368

NW1/4
SEC 23
TWP 27N
RGE 2W



SCALE:
1"=200'

REVISIONS

DRWN.
11/6/85 JC

REVISIONS

2/14/92 RW
7/8/92 BB
8/23/93 PP
5/2/01 MF
2/4/02 MF
4/18/08 PP
10/18/12 PP

7022320

