



Property Information

Lorraine Musson
XXX SE Walker Park Rd
Shelton, WA 98584

Assessors Parcel No:
32021-50-09005 &
32021-50-11001

Prepared Especially For:

David Dagnen
Windermere Re/Aberdeen
101 S Broadway
Aberdeen, WA 98520

WE ARE PLEASED TO PROVIDE THE ENCLOSED INFORMATION FOR YOUR CONSIDERATION
AND LOOK FORWARD TO BEING OF SERVICE IN THE CLOSING OF YOUR TRANSACTION.
NO LIABILITY IS ASSUMED FOR THE MATERIAL CONTAINED HEREIN.

Sales Representative: Tara Phillips

Phone: 360-522-3622

Customer Service
Market Research

Phone: 360-545-4500
Email: CustomerService@agltg.com

Property Detail Report

WA

APN: 32021-50-09005

Mason County Data as of: 04/13/2022

Owner Information

Owner Name:	Musson Lorraine		
Vesting:	Unmarried Woman		
Mailing Address:	2103 Harrison Ave NW #2, Olympia, WA 98502-2607	Occupancy:	Unknown

Location Information

Legal Description:	Walker Park Add, Block 9	County:	Mason, WA
APN:	32021-50-09005	Census Tract / Block:	
Munic / Twnshp:		Legal Lot / Block:	5 19 / 9
Subdivision:	Walker Park Add	Legal Book / Page:	
Neighborhood:			
Elementary School:	Southside Elementa...	School District:	Southside School District
Latitude:	47.20114	Middle School:	Southside Elementa...
		High School:	
		Longitude:	-123.06304

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	03/03/2021 / 03/08/2021	Price:	\$80,000	Transfer Doc #:	2151861
Buyer Name:	Musson Lorraine	Seller Name:	Himlie Vincent L	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:	03/03/2021 / 03/08/2021	Sale Price / Type:	\$80,000 /	Deed Type:	General Warranty Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
Seller Name:	Himlie Vincent L				

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
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Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant Land (NEC)	Lot Area:	165,092 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	91 - Undeveloped - Land	Usable Lot:		Res / Comm Units:	
Site Influence:	Road	Acres:	3.79	Water / Sewer Type:	

Tax Information

Assessed Year:	2022	Assessed Value:	\$56,600	Market Total Value:	\$56,600
Tax Year:	2022	Land Value:	\$56,600	Market Land Value:	\$56,600
Tax Area:	0070	Improvement Value:		Market Imprv Value:	
Property Tax:	\$590.57	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			



Elisabeth Frazier
Mason County Treasurer 411 N 5th Street, Building 1 Shelton, WA 98584

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

[Interest Calculator](#)

Statement Details

TAXPAYER: MUSSON, LORRAINE

	Type	Statement Number	Taxes	Assessments	Fees	Total
	Real Property	2022-320215009005	\$585.51	\$5.06	\$0.00	\$590.57
District	Total Levy Rate	Next Due Date	1 st Half Taxes	2 nd Half Taxes	Taxes/Fees Paid	Balance Due
0070	10.34466570000	4/30/2022	\$295.29	\$295.28	\$0.00	\$590.57
Line Item Description				Type	Amount	
County				TAX	\$60.28	
EMS				TAX	\$18.66	
Fire				TAX	\$54.94	
Hospital 1 Admin				TAX	\$15.55	
Library				TAX	\$16.30	
Port				TAX	\$14.14	
Road				TAX	\$51.74	
Road Diversion - Current Expense				TAX	\$6.09	
School				TAX	\$186.23	
State				TAX	\$105.01	
State School PT 2				TAX	\$56.58	
Clean Water Tax				ASSESSMENT	\$5.06	
NOTE: Interest is not included in the amounts listed here. Line Item Values are approximate, rounding may occur.						



Patti McLean
Mason County Assessor 411 N 5TH ST Shelton, WA 98584

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 32021-50-09005 **Owner Name:** MUSSON, LORRAINE
DOR Code: 91 - Undeveloped - Land **Address1:** 2103 HARRISON AVENUE NW, 2-881
Situs: **Address2:**
Map Number: **City, State:** OLYMPIA WA
Status: **Zip:** 98502
Description: WALKER PARK ADD BLK: 9 LOTS: 5-19 S 50/230
Comment:

2022 Market Value

Land:	\$56,600
Improvements:	\$0
Permanent Crop:	\$0
Total	\$56,600

2022 Taxable Value

Land:	\$56,600
Improvements:	\$0
Permanent Crop:	\$0
Total	\$56,600

2022 Assessment Data

District:	0070 - Tax District 0070
Current Use/DFL:	No
Total Acres:	3.79000

Ownership

Owner's Name	Ownership %	Owner Type
MUSSON, LORRAINE	100%	Title Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/08/21	2151861	2	21-48472	HIMLIE, VINCENT L	MUSSON, LORRAINE	\$80,000
05/26/16	2056865	4		HIMLIE, VINCENT L		\$0
05/26/16	2056866	4		HIMLIE, VINCENT L	HIMLIE, VINCENT L	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	MUSSON, LORRAINE	\$56,600	\$0	\$0	\$56,600	\$0	\$56,600
2021	MUSSON, LORRAINE	\$61,525	\$0	\$0	\$61,525	\$0	\$61,525
2020	HIMLIE, VINCENT L	\$61,525	\$0	\$0	\$61,525	\$0	\$61,525
2019	HIMLIE, VINCENT L	\$36,450	\$0	\$0	\$36,450	\$0	\$36,450
2018	HIMLIE, VINCENT L	\$38,700	\$0	\$0	\$38,700	\$0	\$38,700

[View Taxes](#)

Parcel Comments



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Parcel

Parcel#: 32021-50-09005 **Owner Name:** MUSSON, LORRAINE
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Situs: **Address2:**
Map Number: **City, State:** OLYMPIA WA
Status: **Zip:** 98502
Description: WALKER PARK ADD BLK: 9 LOTS: 5-19 S 50/230
Comment:

Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	MUSSON, LORRAINE	2022-320215009005	\$585.51	\$0.00	\$585.51	\$5.06	\$590.57

Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	☐
Real Property	MUSSON, LORRAINE	2022-320215009005	\$590.57	\$0.00	\$0.00	\$590.57	☐

[Add Selected to Cart](#)

* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2022-320215009005	\$585.51	\$5.06	\$0.00	\$590.57
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2021-320215009005	\$703.45	\$0.00	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	1138434-06/17/21-Araceli	06/17/2021	\$351.73	\$0.00	\$351.73
	1147309-10/19/21-Heather	10/19/2021	\$351.72	\$0.00	\$351.72
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2020-320215009005	\$743.91	\$0.00	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	1037970-05/07/20-Teri	05/07/2020	\$371.96	\$0.00	\$371.96
	1078221-11/04/20-Paige	11/04/2020	\$371.95	\$3.72	\$375.67
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2019-320215009005	\$387.96	\$0.00	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid



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Parcel

Parcel#:	32021-50-09005	Owner Name:	MUSSON, LORRAINE
DOR Code:	91 - Undeveloped - Land	Address1:	2103 HARRISON AVENUE NW, 2-881
Situs:		Address2:	
Map Number:		City, State:	OLYMPIA WA
Status:		Zip:	98502
Description:	WALKER PARK ADD BLK: 9 LOTS: 5-19 S 50/230		
Comment:			

Land - Land

Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
A2 N7 LMTD VIEW	Acres	3.79000000			

Property Images

No images found.

Property Detail Report

WA

APN: 32021-50-11001

Mason County Data as of: 04/13/2022

Owner Information

Owner Name:	Musson Lorraine		
Vesting:	Unmarried Woman		
Mailing Address:	2103 Harrison Ave NW #2, Olympia, WA 98502-2607	Occupancy:	Unknown

Location Information

Legal Description:	Walker Park Add Blk: 11 Lot: 1	County:	Mason, WA
APN:	32021-50-11001	Alternate APN:	
Munic / Twnshp:		Twtnshp-Rng-Sec:	20-03-21
Subdivision:	Walker Park Add	Tract #:	
Neighborhood:		School District:	Southside School District
Elementary School:	Southside Elementa...	Middle School:	Southside Elementa...
Latitude:	47.20192	Longitude:	-123.06423
		High School:	

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	03/03/2021 / 03/08/2021	Price:	\$80,000	Transfer Doc #:	2151861
Buyer Name:	Musson Lorraine	Seller Name:	Himlie Vincent L	Deed Type:	General Warranty Deed

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Sale / Rec Date:	03/03/2021 / 03/08/2021	Sale Price / Type:	\$80,000 /	Deed Type:	General Warranty Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
Seller Name:	Himlie Vincent L				

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
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Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant Land (NEC)	Lot Area:	871 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	91 - Undeveloped - Land	Usable Lot:		Res / Comm Units:	
Site Influence:	Road	Acres:	0.02	Water / Sewer Type:	

Tax Information

Assessed Year:	2022	Assessed Value:	\$20	Market Total Value:	\$20
Tax Year:	2022	Land Value:	\$20	Market Land Value:	\$20
Tax Area:	0070	Improvement Value:		Market Imprv Value:	
Property Tax:		Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			



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[Interest Calculator](#)

Statement Details

TAXPAYER: MUSSON, LORRAINE

	Type	Statement Number	Taxes	Assessments	Fees	Total
	Real Property	2022-320215011001	\$0.00	\$0.00	\$0.00	\$0.00
District	Total Levy Rate	Next Due Date	1 st Half Taxes	2 nd Half Taxes	Taxes/Fees Paid	Balance Due
0070	10.34466570000	N/A	\$0.00	\$0.00	\$0.00	\$0.00



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Parcel

Parcel#: 32021-50-11001 **Owner Name:** MUSSON, LORRAINE
DOR Code: 91 - Undeveloped - Land **Address1:** 2103 HARRISON AVENUE NW, 2-881
Situs: **Address2:**
Map Number: **City, State:** OLYMPIA WA
Status: EXEMPT FULL YEAR **Zip:** 98502
Description: WALKER PARK ADD BLK: 11 LOT: 1
Comment:

2022 Market Value

Land:	\$20
Improvements:	\$0
Permanent Crop:	\$0
Total	\$20

2022 Taxable Value

Land:	\$0
Improvements:	\$0
Permanent Crop:	\$0
Total	\$0

2022 Assessment Data

District:	0070 - Tax District 0070
Current Use/DFL:	No
Total Acres:	0.02000

Ownership

Owner's Name	Ownership %	Owner Type
MUSSON, LORRAINE	100%	Title Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/08/21	2151861	2	21-48472	HIMLIE, VINCENT L	MUSSON, LORRAINE	\$80,000
05/26/16	2056865	4		HIMLIE, VINCENT L		\$0
05/26/16	2056866	4		HIMLIE, VINCENT L	HIMLIE, VINCENT L	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	MUSSON, LORRAINE	\$20	\$0	\$0	\$20	\$20	\$0
2021	MUSSON, LORRAINE	\$20	\$0	\$0	\$20	\$20	\$0
2020	HIMLIE, VINCENT L	\$20	\$0	\$0	\$20	\$20	\$0
2019	HIMLIE, VINCENT L	\$20	\$0	\$0	\$20	\$20	\$0
2018	HIMLIE, VINCENT L	\$20	\$0	\$0	\$20	\$20	\$0

[View Taxes](#)

Parcel Comments



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Parcel

Parcel#:	32021-50-11001	Owner Name:	MUSSON, LORRAINE
DOR Code:	91 - Undeveloped - Land	Address1:	2103 HARRISON AVENUE NW, 2-881
Situs:		Address2:	
Map Number:		City, State:	OLYMPIA WA
Status:	EXEMPT FULL YEAR	Zip:	98502
Description:	WALKER PARK ADD BLK: 11 LOT: 1		
Comment:			

Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	MUSSON, LORRAINE	2022-320215011001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Balances Due

5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2022-320215011001	\$0.00	\$0.00	\$0.00	\$0.00
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2021-320215011001	\$0.00	\$0.00	\$0.00	\$0.00
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2020-320215011001	\$0.00	\$0.00	\$0.00	\$0.00
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2019-320215011001	\$0.00	\$0.00	\$0.00	\$0.00
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2018-320215011001	\$0.00	\$0.00	\$0.00	\$0.00
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2017-320215011001	\$0.00	\$0.00	\$0.00	\$0.00

Property Images

No images found.

	942861-04/30/19-Lisa	04/30/2019	\$193.98	\$0.00	\$193.98
	984131-10/31/19-Teri	10/31/2019	\$193.98	\$0.00	\$193.98
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2018-320215009005	\$512.80	\$0.00	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	851945-05/01/18-Ronnie	05/01/2018	\$256.40	\$0.00	\$256.40
	893314-10/31/18-Lisa	10/31/2018	\$256.40	\$0.00	\$256.40
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2017-320215009005	\$451.56	\$0.00	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	761551-05/02/17-Barb	05/02/2017	\$225.78	\$0.00	\$225.78
	801660-11/01/17-Tracey	11/01/2017	\$225.78	\$0.00	\$225.78

Property Images

No images found.



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Mason County Assessor 411 N 5TH ST Shelton, WA 98584

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#:	32021-50-11001	Owner Name:	MUSSON, LORRAINE
DOR Code:	91 - Undeveloped - Land	Address1:	2103 HARRISON AVENUE NW, 2-881
Situs:		Address2:	
Map Number:		City, State:	OLYMPIA WA
Status:	EXEMPT FULL YEAR	Zip:	98502
Description:	WALKER PARK ADD BLK: 11 LOT: 1		
Comment:			

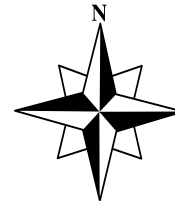
Land - Land

Land

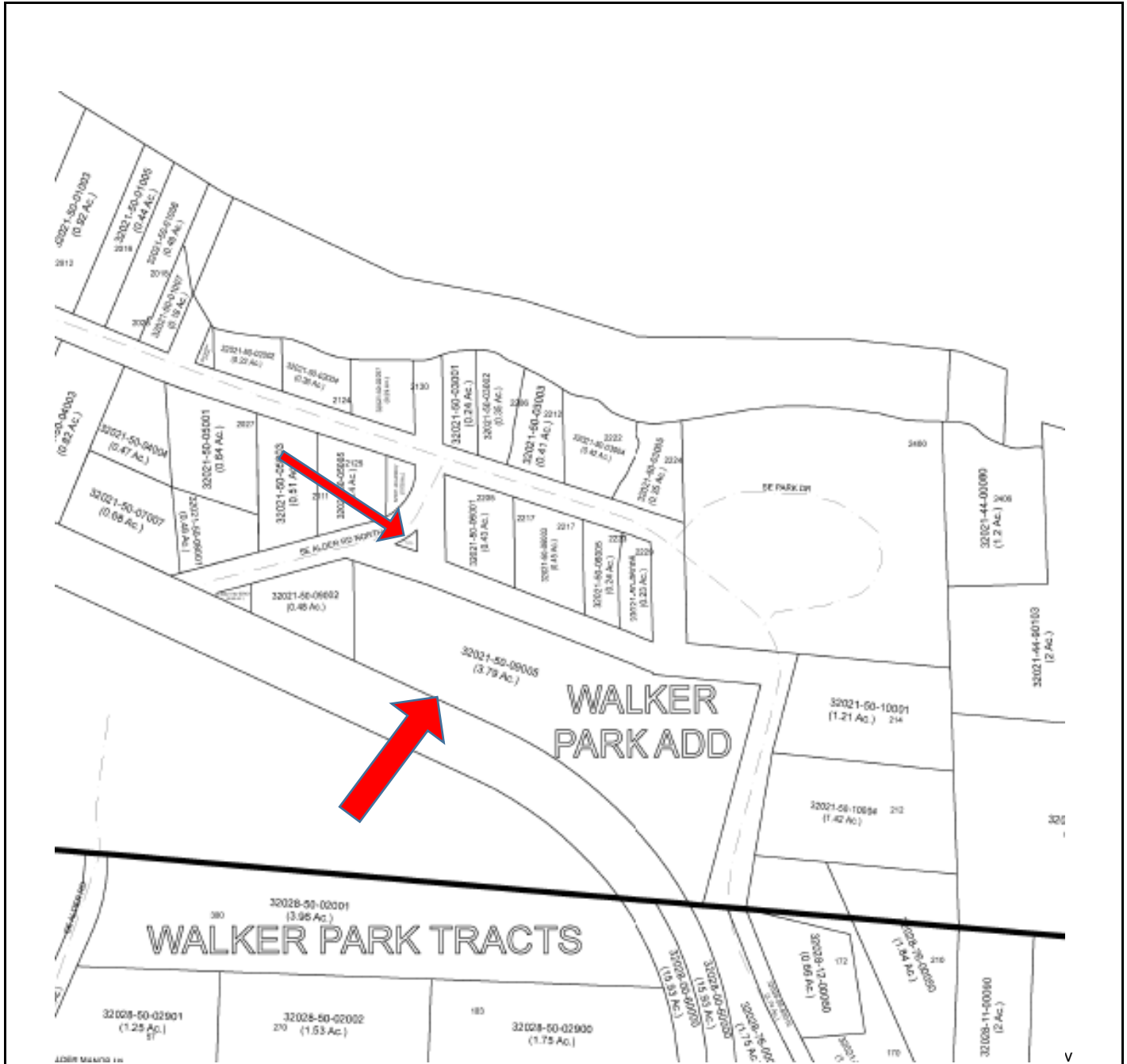
Land Code	Unit Type	Units	Land Shape	Width	Depth
A2 N7 Acres	Acres	0.02000000			

Property Images

No images found.



- Order No.: 2022-39052-SH
- XXX SE Walker Park Rd, Shelton, WA 98584 (vacant land, 2 lots)
- Lots 5-19, Blk 9 & Lot 1, Blk 11, Walker Park Addn.



This is not a survey. It is provided as a convenience to locate the land indicated hereon with reference to streets and other land. It is not intended to show all matter related to the property including, but not limited to, areas, dimensions, assessments, encroachments, or location boundaries. It is not a part of, nor does it modify the commitment or policy to which it is attached. The company assumes no liability for any matter related to this sketch. Reference should be made to an accurate survey for further information.

32021-50-020

32021-50-02007

32021-50-03002

32021-50-03003

Walker Park

32021-50-03005

SE Walker Park Rd

32021-50-05003

-50-05005

32021-50-06001

32021-50-06005

32021-43-60040

32021-50-090

32021-50-09005

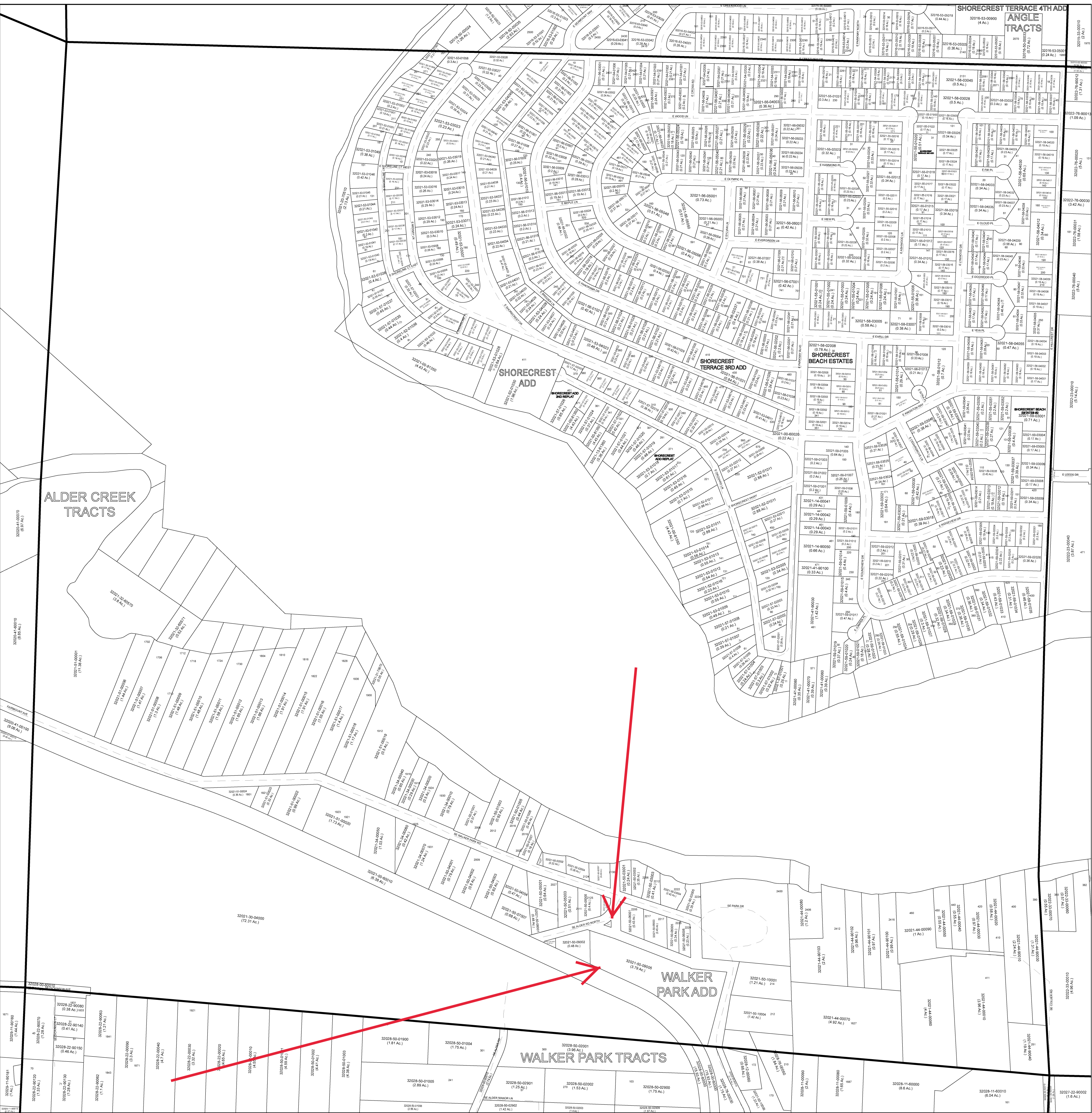
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32021-5

2028-50-02001

SE

Date: 12-28-2021

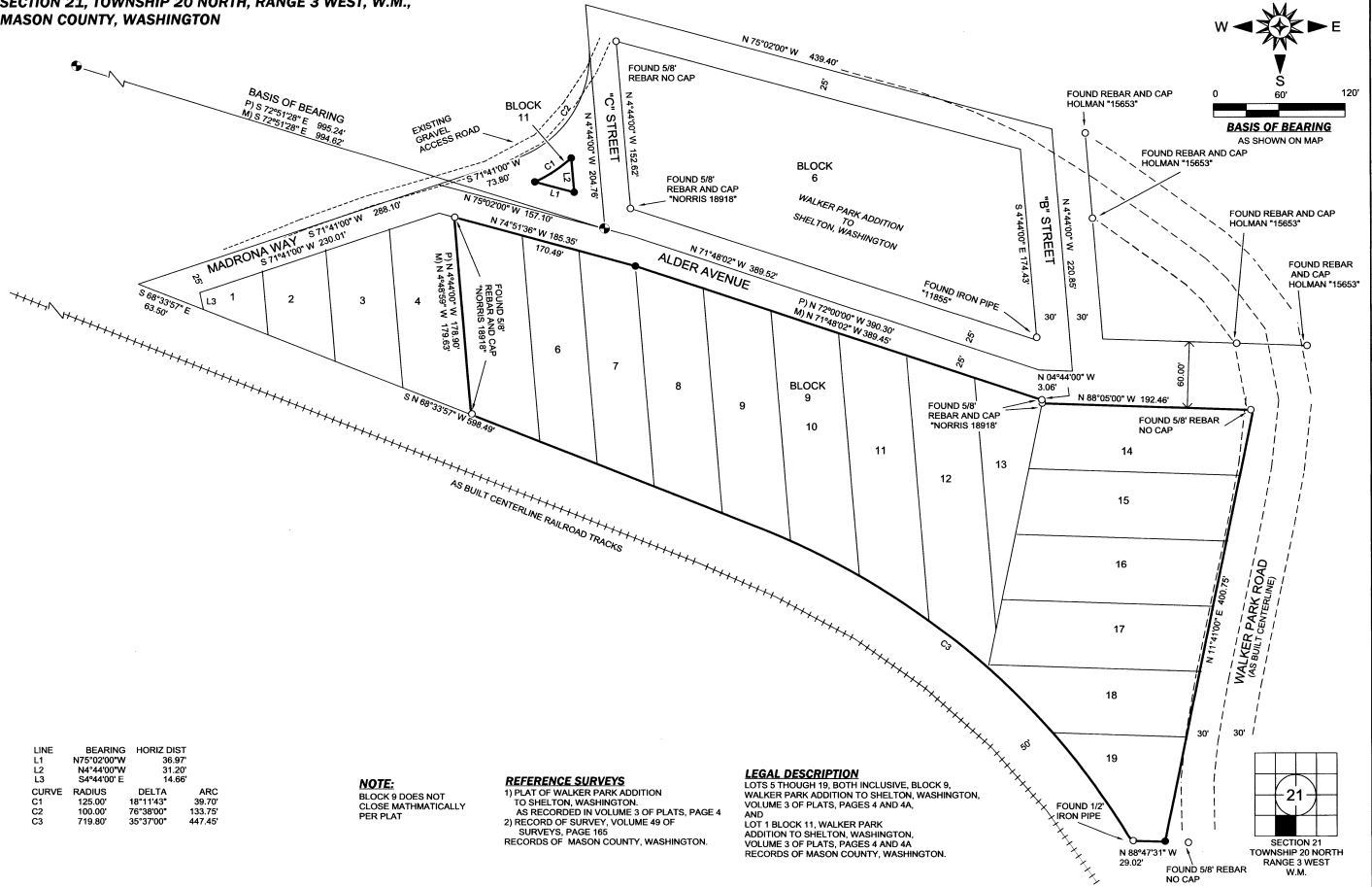


AF# 2174932 VOL. 50 PG. 230

2174932 MASON CO WA



RECORD OF SURVEY
A PORTION OF GOVERNMENT LOT 6 (SE 1/4 SW 1/4)
SECTION 21, TOWNSHIP 20 NORTH, RANGE 3 WEST, W.M.,
MASON COUNTY, WASHINGTON



LINE	BEARING	HORIZ DIST	
L1	N75°02'00\"W	36.97'	
L2	N4°44'00\"W	31.20'	
L3	S4°44'00\" E	14.66'	
CURVE	RADIUS	DELTA	ARC
C1	125.00'	18°11'43\"	39.70'
C2	100.00'	76°38'00\"	133.75'
C3	719.80'	35°37'00\"	447.45'

NOTE:
BLOCK 9 DOES NOT
CLOSE MATHEMATICALLY
PER PLAT

REFERENCE SURVEYS
1) PLAT OF WALKER PARK ADDITION
TO SHELTON, WASHINGTON,
AS RECORDED IN VOLUME 3 OF PLATS, PAGE 4
2) RECORD OF SURVEY, VOLUME 49 OF
SURVEYS, PAGE 165
RECORDS OF MASON COUNTY, WASHINGTON.

LEGAL DESCRIPTION
LOTS 5 THROUGH 19, BOTH INCLUSIVE, BLOCK 9,
WALKER PARK ADDITION TO SHELTON, WASHINGTON,
VOLUME 3 OF PLATS, PAGES 4 AND 4A,
AND
LOT 1 BLOCK 11, WALKER PARK
ADDITION TO SHELTON, WASHINGTON,
VOLUME 3 OF PLATS, PAGES 4 AND 4A,
RECORDS OF MASON COUNTY, WASHINGTON.

LEGEND	
○	FOUND AS NOTED
●	SET 5/8\" REBAR WITH PLASTIC CAP STAMPED \"ROSE 44645\"
✦	FOUND 8\"X8\" CONCRETE MONUMENT PER PLAT
P)	PLAT BEARING AND DIMENSION
M)	MEASURED BEARING AND DIMENSION
---	ROAD AS BUILT

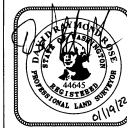
EQUIPMENT PROCEDURES
NIKON DTM 322, 3 SECOND TOTAL STATION AND
CONVENTIONAL FIELD TRAVERSE
NOTE:
THIS SURVEY MEETS OR EXCEEDS THE ACCURACY
STANDARDS SET FORTH IN W.A.C. 332-130-090
NOTE:
THIS SURVEY DOES NOT INTEND TO SHOW ALL EASEMENTS
WHICH MAY OR MAY NOT BE OF RECORD. CHEHALIS VALLEY
ASSOCIATES LLC MAKES NO WARRANTIES AS TO WHERE
EASEMENTS MAY AFFECT PROPERTY

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 21ST DAY OF Jan., 2022 AT
2:23 PM, IN BOOK 50 OF SURVEYS AT PAGE 230
AT THE REQUEST OF DAVID RAYMOND ROSE
COUNTY AUDITOR

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 LORRAINE MESSON
IN JANUARY, 2022
DAVID RAYMOND ROSE - LICENSE NO. 44645



CHEHALIS VALLEY ASSOCIATES, LLC		PROFESSIONAL LAND SURVEYING	
222 SE SNIDER RD SHELTON, WA. 98584 (360) 421-8392		ASSOCIATES, LLC. drosurveying@yahoo.com	
DRAWN BY: JLVO	DATE: 1-19-2022	JOB NO. 2021-100	
CHECKED BY: D. ROSE	SCALE: 1\"=60'	SHEET 1 OF 1	
SE 1/4 OF SW 1/4	SECTION 21	TOWNSHIP 20 NORTH	RANGE 3 WEST

2151861 Mason County WA

03/08/2021 10:04:01 AM SWD

eRecorded #153587 RecFee: \$105.50 Pages: 3

AEGIS LAND TITLE GROUP

When recorded return to:
Lorraine Musson
2103 Harrison Ave NW 2-881
Olympia, WA 98502

AFFIDAVIT
No 48472
WA R.E. EXCISE TAX
Mar 08 2021
PAID \$1,280.00
LISA FRAZIER
Treasurer Mason County

Escrow Number: 2021-24269-SH

Filed for Record at the request of: Aegis Land Title Group

STATUTORY WARRANTY DEED

THE GRANTOR(S), Vincent L. Himlie, as his separate estate, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Lorraine Musson, an unmarried woman the following described real estate, situated in Mason County, State of Washington:

Parcel 1:

Lots 5 through 19, both inclusive, Block 9, Walker Park Addition to Shelton, Washington, Volume 3 of Plats, pages 4 and 4A, records of Mason County, Washington.

Parcel 2:

Lot 1, Block 11, Walker Park Addition to Shelton, Washington, Volume 3 of Plats, pages 4 and 4A, records of Mason County, Washington.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey, and including the attached **Exhibit "B"**

Abbreviated Legal: Lots 5-19, BLK 9 & Lot 1, BLK 11, Walker Park
Addn.

Tax Parcel Numbers: 32021-50-09005, 32021-50-11001

Dated: March 3, 2021

LPB 10-05(i)

Page 1 of 3

Vincent L Himlie

Vincent L. Himlie

STATE OF WASHINGTON
COUNTY OF MASON

I certify that I know or have satisfactory evidence that Vincent L. Himlie is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3 day of March, 2021

Trisha Wilsbach

Signature

Notary

Title

My appointment expires: May 05, 2022

☐ This notarial act involved the use of communication technology (check box if applicable).

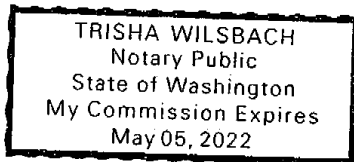


EXHIBIT B

1. Subject to provisions set forth in Warranty Deed recorded December 27, 1924, Auditor's File No. 44235, as follows:

"Said consideration also being in full settlement of all claims and demands for damages sustained by reason of the location, construction and maintenance and operation of said railway over and across said described land."

2. MINERAL RESERVATIONS.

Reserved By: Puget Mill Company, a corporation

Recorded: March 9, 1929

Auditor's File No.: 58262

Reserving all oils, gases, coal, ores, minerals and fossil, forever, together with the right to take, mine and remove the same, provided that reasonable compensation shall be made for all damage done to the surface of said land and the improvements thereon in carrying on any such operation.

Said reservation may be relinquished in part in Quit Claim Deed recorded October 14, 1959, Auditor's File No. 180877.

3. Provisions set forth on the plat of Walker Park Addition to Shelton, Washington, Volume 3 of Plats, pages 4 and 4A, records of Mason County, Washington, including DEDICATION.

4. General taxes: First half due on or before April 30; Second half due on or before October 31:

Year: 2021

Amount Billed: \$703.45

Amount Paid: \$0.00

Amount Due: \$703.45, plus interest and penalty if delinquent

Tax Account No.: 32021-50-09005

Property Code: 91

Total Assessed Value : \$61,525.00

5. General taxes: First half due on or before April 30; Second half due on or before October 31:

Year: 2021

Amount Billed: \$0.00

Amount Paid: \$0.00

Amount Due: \$0.00, plus interest and penalty if delinquent

Tax Account No.: 32021-50-11001

Property Code: 91

Total Assessed Value : \$20.00

LPB 10-05(i)

Page 3 of 3

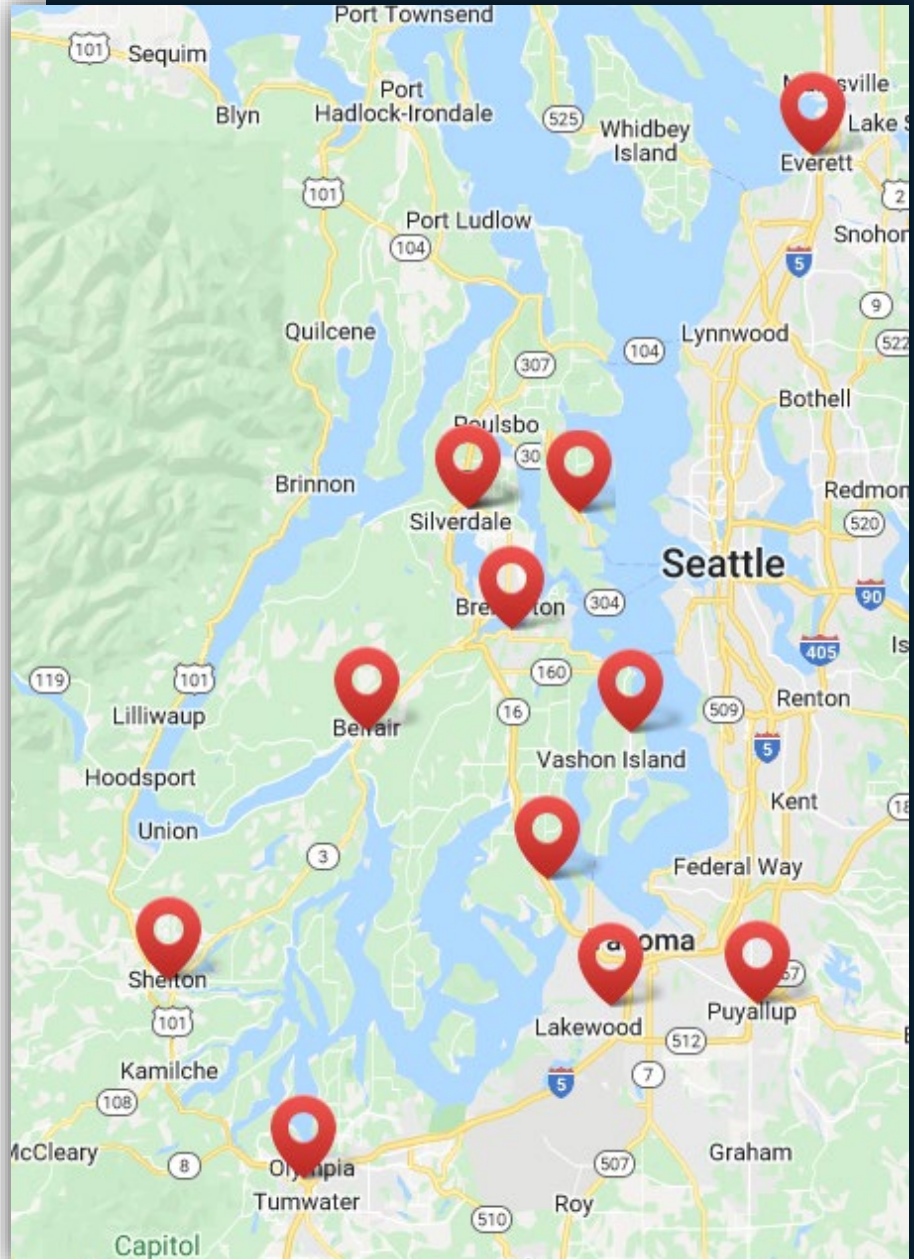


AEGIS LAND TITLE GROUP

11 Office Locations

*Signings * Deposit Earnest Money * Customer Service*

- **Bainbridge Island**
9415 Coppertop Loop, Ste 101
Bainbridge Island, WA 98110
O 206-451-8013 • F 206-973-8598
- **Belfair**
23554 NE State Rte. 3 Ste 2
Belfair, WA 98528
O 360-275-9160 • F 360-275-8588
- **Everett**
2520 Colby Ave, Ste 110
Everett, WA 98201
O 425-609-4500 • F 425-609-4506
- **Gig Harbor**
5775 Soundview Dr, Ste 201C
Gig Harbor, WA 98335
O 253-534-8221 • F 253-534-8303
- **Olympia**
921 Lakeridge Way SW, Ste 100
Olympia, WA 98502
O 360-329-6933 • F 360-329-7890
- **Port Orchard**
1590 Bay St
Port Orchard, WA 98366
O 360-874-2100 • F 360-874-2160
- **Puyallup**
510 E Main, Ste G
Puyallup, WA 98372
O 253-284-3800 • F 253-284-3801
- **Shelton**
124 N 2nd St
Shelton, WA 98584
O 360-427-8088 • F 360-427-7179
- **Silverdale**
10356 Silverdale Way NW Ste 100
Silverdale, WA 98383
O 360-337-2000 • F 360-337-5888
- **Tacoma**
3906A S 74th St Ste 204
Tacoma, WA 98409
O 253-284-4440 • F 253-474-5479
- **Vashon Island**
9929 SW Bank Rd, Ste 204
Vashon, WA 98070
O 206-463-3137 • F 206-463-9122



Contact Your Sales Representative
for More Information!



Scan here to get
maps to our
locations

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