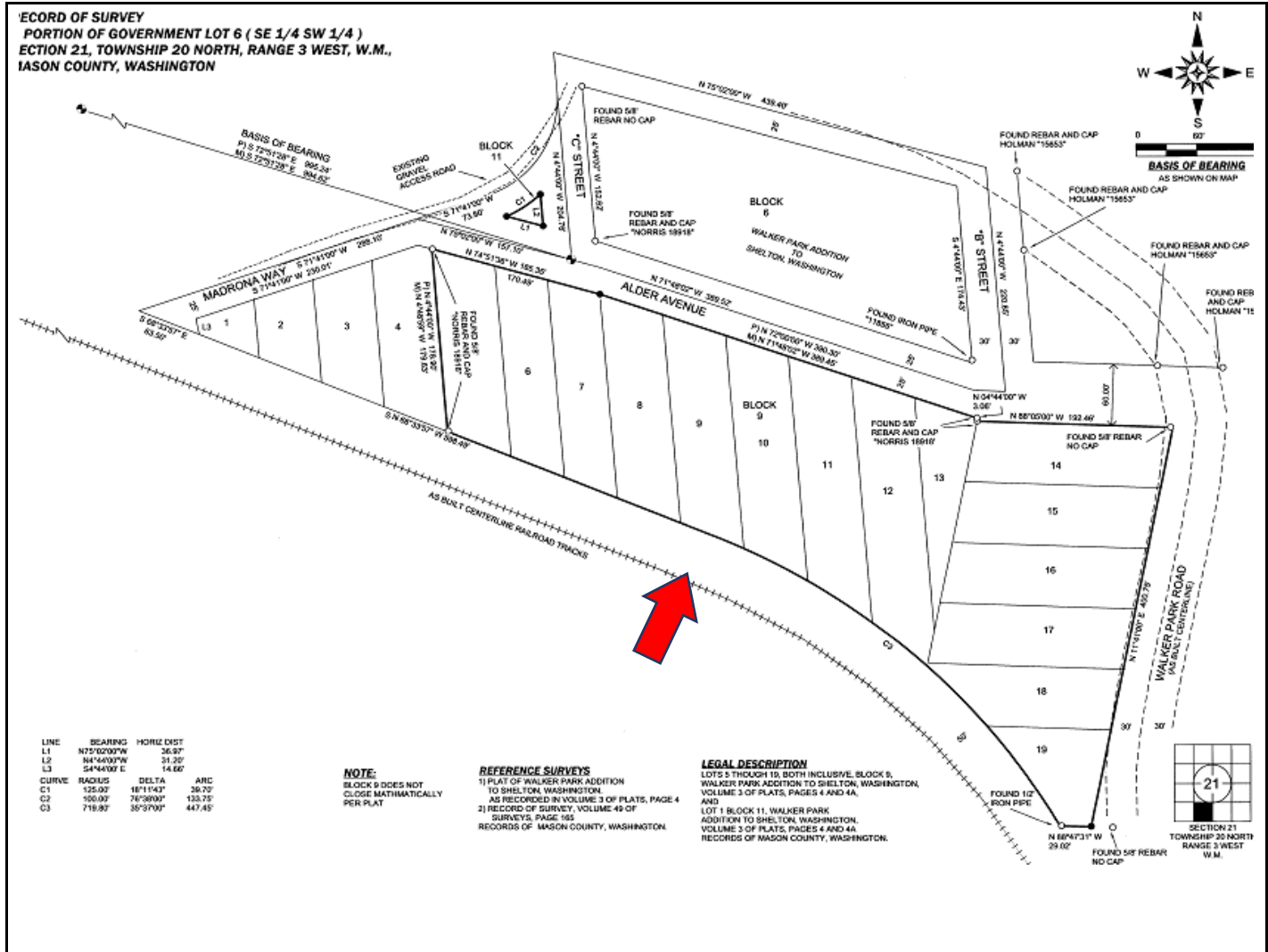


Order Number: 2022-39052-SH

Property Address: XXX Vacant Land, Shelton, WA 98584



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.

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).

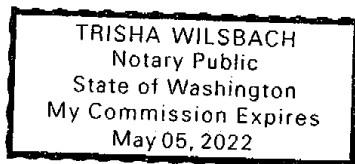


EXHIBIT B

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

(corp Seal)

Puget Mill Company
By W. H. Talbot, Its President
C. E. Helms, Secretary

Attest:

Ack. Dec. 16, 1924 by W. H. Talbot and C. E. Helms, Pres and Sec of the corp that executed that within and foregoing inst and ack the said inst to be the free and vol act and deed of said corp, for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said inst and that the seal affixed is the corp seal of said corp., before James, Mason, N. P. in and for the City and County of San Francisco, State of California. Com Exp. Dec. 24/27.

(Notarial Seal)

Mail V. E. Williams, o/o N. P. Ry Co. Smith Bldg. Seattle

WARRANTY DEED

44235

Dec. 27, 1924 at 12:57 P. M. Vol 45 Deeds, Page
Dec. 10, 1924

The Grantor, Alder Creek Lumber Company, a Washington Corporation, hereinafter referred to as "Lumber Company" does hereby for and in cons of Eight Hundred Fifty dollars (\$850.00) * * convey and warrant to the Northern Pacific Railway Company, a Wisconsin Corporation, hereinafter called "Railway Company" the fol des real estate in the County of Mason and State of Washington, to-wit:

A strip of land one hundred (100) feet in width, being fifty feet wide on each side of the center line of the main track of the Elma Branch Extension of the Railway Company as the same is now located, staked out and to be constructed over and across government lots five (5) six (6) seven (7) and eight (8) of Section Twenty one (21) in Township Twenty (20) North Range three (3) West of the Willamette Meridian, said strip of land containing eight and fifty four hundredths (8.54) acres, more or less.

The Lumber company reserves the right to cross said above des strip of land and track with a private road crossing at grade at or near railroad (crossing-intersecting) survey station Number 1235, the center line of said private crossing intersecting said located main track center line at a point distant nine hundred forty eight and six tenths (948.6) feet, more or less, northwesterly from its point of intersection with the South line of said section Twenty one. The Railway Company shall grade the approaches across said one hundred foot strip and construct a plank crossing between the rails. The Lumber Company also reserved the right to construct two additional private road crossings across said strip of land and track in government Lots seven (7) and eight (8) at points to be mutually agreed upon between the Railway Company and the Lumber Company.

The Lumber company reserves the right to construct tanks, at the sites of any springs on said above des strip of land provided the construction, operation and maintenance of said tanks does not in any way interfere with the construction, operation and maintenance of the Railway.

All merchantable timber on the above des strip of land is reserved by the Lumber Company, and the timber is to be placed on the land by the Railway Company on the northerly side of the above des strip of land, the Lumber Company to designate such logs as are to be saved.

The Railway Company agrees to keep its right of way fenced Said cons also being in full settlement of all claims and demands sustained by reason of the location, construction and maintenance and operation of said railway over and across said land.

(Corp Seal) Alder Creek Lumber Company,
By Gust Carlson, President
(\$1.00 R. S. Attest: Carl Carlson, Secretary
aff and can.)

Ack. Dec. 10, 1924 by Gust Carlson and Carl Carlson
Pres and Sec of the corp that executed the within and
foregoing inst and ack the said inst to be the free
and vol act and deed of said corp, for the uses and
purposes therein mentioned and on oath stated that
they were authorized to execute said inst and that the
seal affixed is the corp seal of said corp., before
P. L. Allen, N. P. in and for the State of Washington
res at Seattle in said State. (Notarial Seal)
Mail V. E. Williams, %/o N. P. Ry Co. Seattle Wn.

DEED COMPARED 44236
Dec. 27, 1924 at 12:58 P. M. Vol 45 Deeds, Page 89
Dec. 15, 1924

This deed, made * * * * by Weyerhaeuser Timber
Company, a corporation of Tacoma, Washington, as the
Grantor, to Northern Pacific Railway Company, a public
service common carrier corporation, doing business in the
State of Washington, as the Grantee, Witnesseth:

That whereas, Weyerhaeuser Timber Company, the Grantor
herein is the owner of the West half of the Northwest
Quarter (W $\frac{1}{2}$ of NW $\frac{1}{4}$), the Southeast Quarter of the North
West Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$) and Lot Two (2) of Section
Seventeen (17) Township Nineteen (19) North, Range Three
(3) West in Mason County, Washington, all of the timber
and forest growth sit thereon, and the Grantee desires
a right of way across a portion thereof for the Elma
Branch Extension;

Now therefore, in cons of the sum of Two Hundred and
no/100 dollars in cash, * * * Weyerhaeuser Timber Company,
the Grantor herein, does hereby grant and convey to said
Northern Pacific Railway Company, the Grantee, the fol
des lands in Mason County, State of Washington, to-wit:

A strip of land on ehundred (100) feet in width being
fifty (50) feet wide on each side of the center line of
the main track of the Elma Branch Extension of said
(Northern Pacific) Railway Company, as the same is
now located, staked out and to be constructed, over and
across the Southeast Quarter of the Northwest Quarter
(SE $\frac{1}{4}$ of NW $\frac{1}{4}$) and over and across government Lot Two (2)
of Section seventeen (17) in Township Nineteen (19) North
of Range three (3) West of the Willamette Meridian, con-
taining Three and sixty eight hundredths (3.68) acres
more or less, as the said right of way herein granted is
marked and shown upon a blue print map designated as Exhibit
"A" and further identification by the signature of Geo. S.
Long, which is now referred to and made and part hereof.

The Grantor expressly saves, excepts and reserves out of
the grant hereby made, unto itself, its successors and
assigns, forever all oils, gases, coal, ores, minerals,
and fossils of ever name, kind or description, and which
may be in or upon said lands above des or any part thereof
and the right to enter and explore the same for such
oil, gases, coal, ores, minerals and fossils, and it also
hereby saves and reserves out of the grant hereby made,
unto itself, its successors * * * forever, all the right
to enter by itself, its agents, attorneys and servants
upon said lands or any part or parts thereof, at any and all
times, for the purpose of opening, developing and working

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WARRANTY DEED 52 Deeds, Page
Mar 9, 1929 at 10:10 A. M.
Mar 9, 1929

150

58251

COMPARED

The Grantors Ferdinand Edler and Ellen M. Edler, h and w,
now and at the time of acquiring title to the within des
real estate, for and in cons of the sum of Ten Dollars
convey and warrant to Harry Edler a bachelor, the fol des
real estate sit in the County of Mason, State of Washington,
to-wit:

The Southwest Quarter of the Northeast Quarter of Section
24 Township 21 North Range Four (4) West W. M.

Ferdinand Edler Ellen M. Edler

Ack. Mar 9, 1929 by Ferdinand Edler and Ellen M. Edler,
h and w, before Alden C. Bayley N. P. in and for the S of W,
res at Shelton, Washington. (Notarial Seal)
Mail to Harry Edler, Shelton, Washington.

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WARRANTY DEED 52 Deeds, Page
Mar 9, 1929 at 10:40 A. M.
Feb. 2, 1929

150

58262

COMPARED

This Indenture made this * * by and between Puget Mill
Company, a corporation, the party of the first part and Alder
Creek Lumber Company, a Wash corp, the party of the second
part: Witnesseth: That the said party of the first part,
for and in cons of the sum of Ten and no/100 Dollars does
grant, bargain, sell and convey unto the party of the
second part, the fol des parcel of land sit lying and being
in the County of Mason, State of Washington, and more par
des as follows, to-wit:

Lot Five(5) Block less that portion deeded to Mason County
for Park and Coun Road and Lot Six Section 21 Township 20
North Range Three (3) West " M. containing (70) acres more
or less.

There are excluded from the warranties of this deed any and
all unpaid taxes and assessments, and any and all liens,
incumbrances, charges and liabilities of whatsoever kind
created, permitted or imposed upon said property from and
after the 3rd day of July 1924.

Puget Mill Company, By A. G. Harms, Its V. Pres
(Corp Seal) By F. L. Dettmann, Its Secretary.

Ack. Feb. 8, 1929 by A. G. Harms and F. L. Dettmann,
Vice Pres and Sec resp of the corp (corp ack) before Minnie
V. Collins, N. P. in and for the S of California, res at
(Notarial Seal)

Mail to Alder Creek Lumber Co, Tacoma Washington.

180877

QUIT CLAIM DEED

POPE & TALBOT, INC., a corporation, hereby conveys and quit claims to the present record owners of the individual lots contained in Blocks 1 through 11 inclusive of the plat of Walker Park Addition, Volume 3 of Plats, page 4, records of Mason County, Washington, the following described interest, to-wit:

"The minerals as reserved in the original conveyance to Alder Creek Lumber Company, the predecessor in interest of the present owners of the property included in said plat of Walker Park Addition, which original conveyance was recorded in Volume 52 of Deeds, page 150, records of the office of the Auditor of Mason County, Washington."

This conveyance is executed and delivered for the sole purpose of the releasing the mineral reservation contained in the deed from Puget Mill Company to Alder Creek Lumber Company in Volume 52 of Deeds, page 150, records of Mason County, which deed conveyed Government Lots 5 and 6 of Section 21, Township 20 North, Range 3 West, W.M., Mason County, Washington, a portion of which has since been platted as Plat of Walker Park Addition, and this conveyance is not to be deemed a modification of any other condition, restriction, or reservation made or imposed with reference to said property.

Dated this 31st day of July, 1959.

Mr. Real Estate Excise Tax

NOT PAYABLE

OCT 14 1959

John B. Cole
Treasurer, Mason County

POPE & TALBOT, INC.

By

E. W. H. Smith
Executive Vice President

James H. Smith
Assistant Secretary

NOTE: This instrument was obtained By C. Nolan Mason because the Shelton Title Co. had left this reservation out of their policy to G.G. Grove, but releases "minerals" only

VOL 195 PAGE 311

180811

STATE OF CALIFORNIA)
) SS
CITY & COUNTY OF SAN FRANCISCO)

On this 31st day of July, 1959, before me, the undersigned Notary Public, personally appeared

E. N. W. Hunter and J. Ressegui
to me known to be the EXEC. VICE President and Ass't. Secretary, respectively, of POPE & TALBOT, INC., 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 they were 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.

Gene M. Wood
Notary Public in and for the State of California, residing at San Francisco.

My Commission expires June 23, 1962

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No 2ed

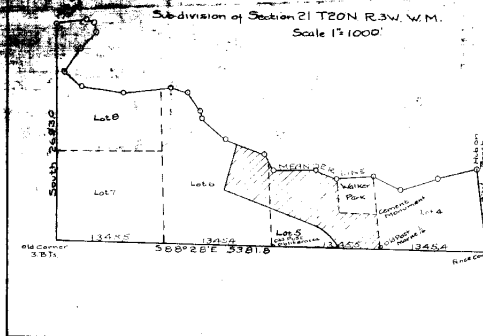
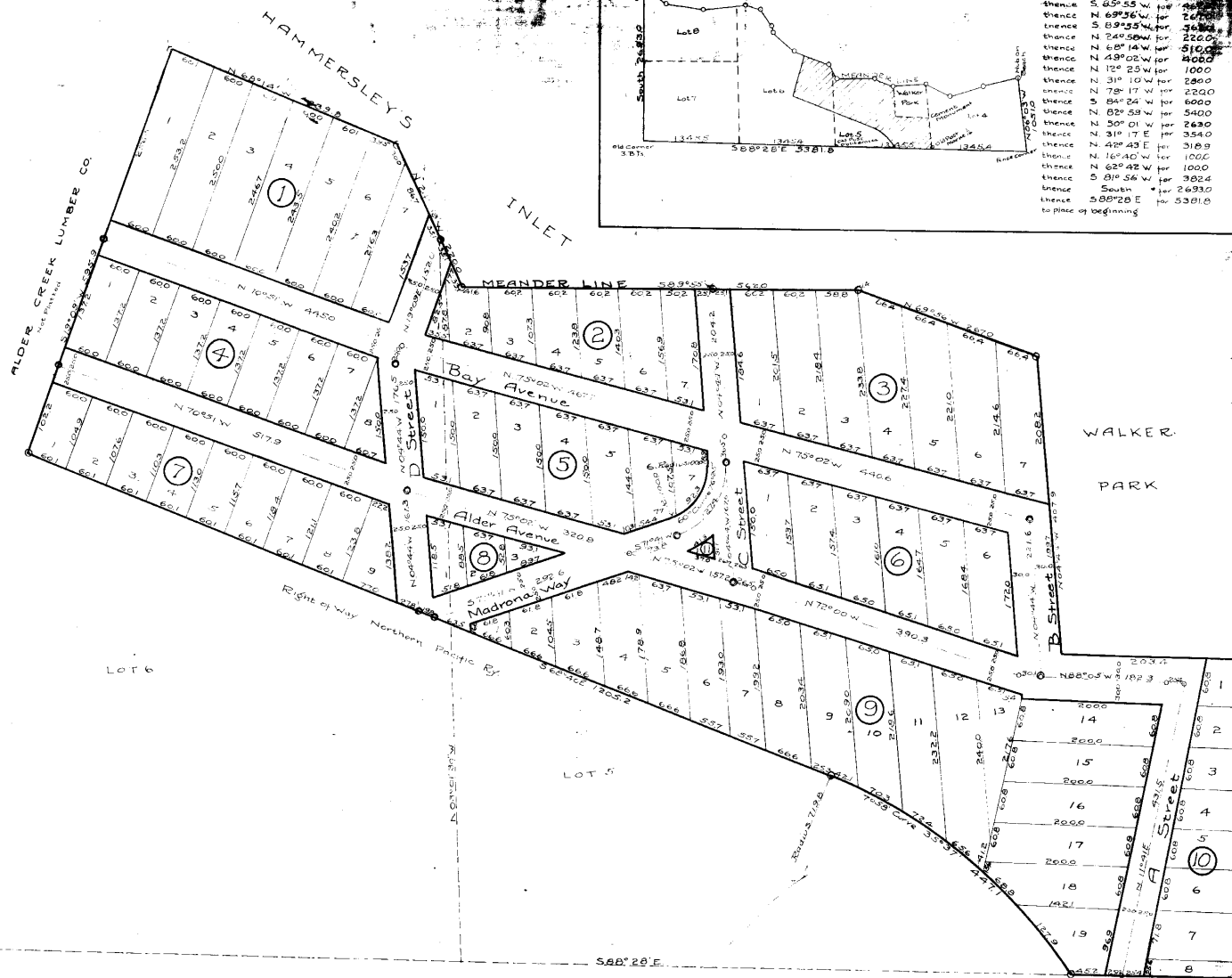
RECORDED
INDEXED
FILED
OCT 14 3 29 PM '59
C. Nolan Mason
MASON COUNTY AUDITOR

RECORDED
INDEXED
FILED
OCT 14 3 29 PM '59
C. Nolan Mason
MASON COUNTY AUDITOR

SHELTON TITLE COMPANY.

Mail to:

Shelton Title Company
415 Railroad Avenue
Shelton, Wash.



Beginning at S.E. Corner
thence N 06°00' W for 1000
thence S 74°09' W for 500
thence N 65°52' W for 300
thence S 65°55' W for 400
thence N 69°35' W for 200
thence S 89°55' W for 200
thence N 74°50' W for 220
thence N 68°14' W for 510
thence N 49°05' W for 400
thence N 12°25' W for 1000
thence N 31°10' W for 200
thence N 78°17' W for 220
thence S 84°04' W for 600
thence N 89°53' W for 540
thence N 50°01' W for 260
thence N 31°17' E for 354
thence N 42°43' E for 318
thence N 161°40' W for 1000
thence N 62°42' W for 1000
thence S 81°56' W for 382
thence S 88°28' E for 2630
to place of beginning

Sheet No 1
WALKER PARK ADDITION
SHELTON WASH
Scale 1"=100' Cement Monument

DESCRIPTION

This plat of WALKER PARK ADDITION to SHELTON WASHINGTON embraces the following described property in Lots 5 and 6 of Section 21 Township 20 North Range 3 West of the Willamette Meridian.

Beginning at the Southeast corner of Lot 5. Thence N 04°33' W along the east boundary of Lot 5, 435.7 feet; Thence N 88°05' W along the South boundary of Walker Park 470.7 feet; Thence N 04°44' W along the West boundary of Walker Park 407.9 feet to the meander line; Thence N 69°56' W along the meander line 267.0 feet; Thence S 89°55' W along the meander line 562.0 feet; Thence N 24°58' W along the meander line 220.0 feet; Thence N 68°14' W along the meander line 339.8 feet; Thence S 19°09' W 595.9 feet; Thence S 68°40' E along the North boundary of the Northern Pacific Railway right of way 1205.2 feet; Thence along the boundary of the Northern Pacific Railway right of way on the arc of a 7°58' curve to the right 447.1 feet, said curve having a radius of 7198 feet and a central angle of 35°37'; Thence S 88°28' E 495.7 feet to the point of beginning.

DEDICATION

Know all men by these presents that the Alder Creek Lumber Co, a corporation through Gust Carlson, its president, and Carl Carlson, its secretary owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets, avenues, alleys, places and sewer easements or whatever public property there is shown on plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all streets, avenues, places, etc. shown hereon.

In witness whereof we have set our hands and the corporate seal this 18th day of March 1929 A.D.

Signed and sealed
in the presence of

ALDER CREEK LUMBER CO.

By Gust Carlson
President
Carl Carlson
Secretary

ACKNOWLEDGMENT.
STATE OF WASHINGTON } ss.
COUNTY OF MASON }

This is to certify that on this 18th day of March 1929 before me the undersigned, a notary public, personally appeared Gust Carlson and Carl Carlson, known to me to be the the president and Secretary respectively of Alder Creek Lumber Co, a corporation, which executed the foregoing dedication and acknowledged to me that they signed and sealed the same as of said Corporation of said Corporation as free and voluntary act and deed for uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal this 18th day of March 1929.

Paul Wolcott
Notary Public in and for the
State of Washington residing at Thurston

CERTIFICATE OF ENGINEER.

I hereby certify that this plat is based upon an actual survey and subdivision of Section 21 Tn 20N. Rg 3 W. M.; that the dimensions and corners shown thereon are correctly that the monuments were seen set and all lot and block corners staked on the ground.

David Lee
Engineer

Examined and approved this 18th day of March A.D. 1929

W. O. Watson
County Engineer

Examined and approved this 18th day of March, A.D. 1929.

W. M. Donald
Chairman, Board of County Commissioners

No. 58324

Filed for record at the request of Carl Carlson Secretary of the Alder Creek Lumber Co. on March 18, A.D. 1929 at 4:55 minutes past 11 o'clock A.M. and recorded in Vol 3 of Plats, Records of Mason County, Page 4.

Paul R. Loughman
County Auditor

≡ Certificate of County Treasurer. ≡
I hereby certify that all taxes have been paid on the property herein platted as Walker Park Addition, up to, and including the year 1929.

Walter C. Schumacher
Treasurer, Mason County, Wash.

Sheet No 2
WALKER PARK ADDITION
SHELTON WASH.
Scale 1"=100' of Cement Monuments

