

No Known Address
, WA

Title Order Number: 21-6031A



FRONTIER TITLE & ESCROW COMPANY

6921 Crosswind Boulevard
Kennewick, WA 99336
Phone 509-783-8828 / Fax 509-783-6239

TO: Washington State Land For Sale, LLC
P.O. Box 257
Olympia, WA 98507
ATTN: Jesse Ingels



COMMITMENT FOR TITLE INSURANCE
Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

WFG National Title Insurance Company, a South Carolina corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate ninety (90) days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

In Witness Whereof, WFG NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

WFG NATIONAL TITLE INSURANCE COMPANY

By: _____
President

ATTEST: _____
Secretary





Frontier Title & Escrow Company

6921 Crosswind Boulevard
Kennewick, Washington 99336
Telephone No. (509) 783-8828
Fax No. (509) 783-6239

PRELIMINARY COMMITMENT

SCHEDULE A

1. Effective Date: **December 23, 2021 at 8:00 a.m.**

Proposed Insured: **To Be Determined**

Proposed Lender: **To Be Determined**

2. Policy/Policies to be issued:	Amount	Premium	Tax
Standard Owners Coverage	\$ TBD	\$ TBD	\$ TBD
Extended Mortgagee's Coverage	\$ TBD	\$ TBD	\$ TBD

3. The estate or interest in the land described or referred to in Schedule C and covered herein is fee simple and title thereto is at the effective date hereof vested in:

M&M Carlson Family L.L.C., a dissolved Washington limited liability company, as to an undivided 10/24 interest and Catherine M. Irmer, as Surviving Trustee of the Irmer Family Living Trust, dated September 5, 1997, as to an undivided 14/24 interest

Title Officer: Michael Beckmann
Email: Michael@frontiertitle.biz

SCHEDULE B

GENERAL EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

- A. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- B. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- C. Easements, claims of easement or encumbrances, which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
- E. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b) or (c) are shown by the public records; (d) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- F. Any lien, or right to a lien, for services, labor, materials or medical assistance theretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- H. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgages thereon covered by this commitment.

SCHEDULE B – PART I

SPECIAL EXCEPTIONS

1. Rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications, and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future Municipal, County, State or other Governmental or Quasi-Governmental assessments, including LID assessments and utility tap or connection charges, if any.
2. Terms, covenants and conditions contained in application for Current Use Classification, entered into pursuant to R.C.W. 84.34 (including potential liability for future applicable taxes, special benefit assessments levied by local governments, penalties and interest upon breach of, or withdrawal from, said classification); Notice of approval being recorded under Recording Nos. 226903 and 226904.
Classification: Farm and Agricultural Land
3. Unrecorded leaseholds, if any, rights of vendors and security agreements on personal property and rights of tenants and secured parties to remove trade fixtures at the expiration of the term.
4. Terms and Conditions of the Irmer Family Living Trust, under which title is vested.
5. A copy of the trust agreement and any amendments should be submitted prior to closing.
6. According to information disclosed by corporation records in the office of the Secretary of State of the State of Washington, M & M Carlson Family LLC, a dissolved Washington limited liability company, ceased to exist as such on September 3, 2021 for failure to pay its annual corporate license fees for sixty consecutive days and title to the property of such corporation vested, by statute, on that date in the directors thereof for the benefit of its creditors and shareholders. We must be further advised as to the status of said Company.
7. We find no open recorded Deeds of Trust as of our current plant date of December 23, 2021. Please verify by inquiry of seller if we have overlooked something and advise title department accordingly prior to closing.
8. Title is to vest in persons not yet revealed and when so vested will then be subject to matters which may be disclosed by a search of the records against their names.

IMPORTANT NOTICE TO ESCROW

If the intent of the Purchaser is that the property is to remain as “Open Space” Classification, this Company will need the following at least one week prior to closing to comply with the requirements of Adams County:

- 1) Excise Tax Affidavits with attached legal descriptions.**
- 2) 5-Year Plan as to the contemplated use(s).**

END OF SCHEDULE B

SCHEDULE C

The land referred to in this commitment is situated in the State of Washington, County of Adams and is described as follows:

Parcel A:

The West Half of Section 19, Township 20, Range 35, E.W.M., less portion of Tax No. 784 and less road, Adams County, Washington.

Parcel B:

The East Half of the Northeast Quarter of Section 19, Township 20, Range 35, E.W.M., less portion of Tax No. 784 and less road, Adams County, Washington.

SCHEDULE D

REQUIREMENTS

The following are the requirements to be complied with:

- Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

NOTES

- NOTE A: Due to the current COVID-19 situation, many of the Counties are currently only accepting e-recordings. If e-recording, an additional charge of \$5.00 plus \$0.43 tax will be added per recorded document. Please allow an extra day for recording as we may not receive recording numbers until after the wire cutoff time. We are all working together to make sure the work is completed, and everyone stays safe. Please contact us for any additional charges that may apply. This will not show on our final title policy.
- NOTE B: By reason of proximity of the Adams County Courthouse, documents to be recorded must be received by the Title Company 24 Hours prior to the date to be filed. Please send documents to the following address:
- Frontier Title & Escrow
6921 Crosswind Boulevard
Kennewick, WA 99336
Attn – Recording Department
- NOTE C: Common address purported to be:
- No Known Address
- NOTE D: Abbreviated legal description as follows:
- Ptn W2 and E2 NW4 of 19-20-35

NOTE E: Current use taxes for the year 2021 in the amount of \$469.50, which have been paid. The original amount of general taxes for 2021 is \$925.50.

Tax Account No.: 2-035-19-020-0001
Affects: Portion of Parcel A

For more information, please call the Adams County Treasurer at #509-659-3227.

NOTE F: Current use taxes for the year 2021 in the amount of \$652.45, which have been paid. The original amount of general taxes for 2021 is \$1,291.46.

Tax Account No.: 2-035-19-020-0002
Affects: Portion of Parcel A

For more information, please call the Adams County Treasurer at #509-659-3227.

NOTE G: Current use taxes for the year 2021 in the amount of \$94.61, which have been paid. The original amount of general taxes for 2021 is \$176.50.

Tax Account No.: 2-035-19-011-0001
Affects: Portion of Parcel B

For more information, please call the Adams County Treasurer at #509-659-3227.

NOTE H: Current use taxes for the year 2021 in the amount of \$125.49, which have been paid. The original amount of general taxes for 2021 is \$240.94.

Tax Account No.: 2-035-19-011-0002
Affects: Portion of Parcel B

For more information, please call the Adams County Treasurer at #509-659-3227.

NOTE I: During the previous 36 months, the following deeds have been recorded affecting the ownership to the property described in Schedule C:

None

NOTE J: We have made a search of the name(s) To Be Determined, and we find no matters of record against said party as of the date of this commitment unless shown in Schedule B – Part I, Special Exceptions.

NOTE K: In the event this transaction fails to close, a cancellation fee will be charged for services rendered pursuant to the Washington State Insurance Code and filed rate schedule of the Company.

NOTE L: The premium charged for this commitment is based upon the Standard Owners/Extended Loan rate as set forth on the current rate schedule for title insurance.

NOTE M: This file is being underwritten by WFG National Title Insurance Company.

NOTE N: According to the Adams County Assessor's Office, as of December 7, 2021, the Assessed Value of the property is:

Land:	\$ 188,400.00
Improvements:	\$ 0.00
Total Assessed Value:	\$ 188,400.00

For more information, please call the Adams County Assessor.

This information is provided at the request of the Adams County Assessor's Office. The Assessor's Office makes every effort to produce the most current and accurate information as possible, however, parts of this information may not be current or correct. The Assessor and Frontier Title & Escrow makes no warranty, with regards to the accuracy, reliability, or timeliness of information, and shall not be held liable for losses caused by using the information.

NOTE O: The premiums shown in Schedule A reflect final premiums after any applicable discounts based upon the policies listed. However, the Consumer Financial Protection Bureau (CFPB) also requires disclosure of non-discounted premiums. The Closing Disclosure premium breakdown required by CFPB is as follows:

Owners Policy premium:	\$TBD
Owners Policy sales tax:	\$TBD
Loan Policy premium:	\$TBD
Loan Policy sales tax:	\$TBD

Form No. 1755
Commitment, Conditions and Stipulations

COMMITMENT

Conditions and Stipulations

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate of interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the Insuring provisions, exclusion from coverage, and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest or the lien of the insured mortgage covered hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this Commitment.



Frontier Title & Escrow Company of the Tri-Cities, Inc.

PRIVACY POLICY

We are Committed to Safeguarding Customer Information.

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use the information we have obtained from any other source, such as information obtained from the public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information about your transactions with us, our affiliated companies, or others, and
- Information we receive from a consumer reporting agency.

Use of the Information

We request information from you for our own benefit of any nonaffiliated party. Therefore, nonaffiliated parties except: (1) as necessary for us; to provide the product or service you have requested of us, or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

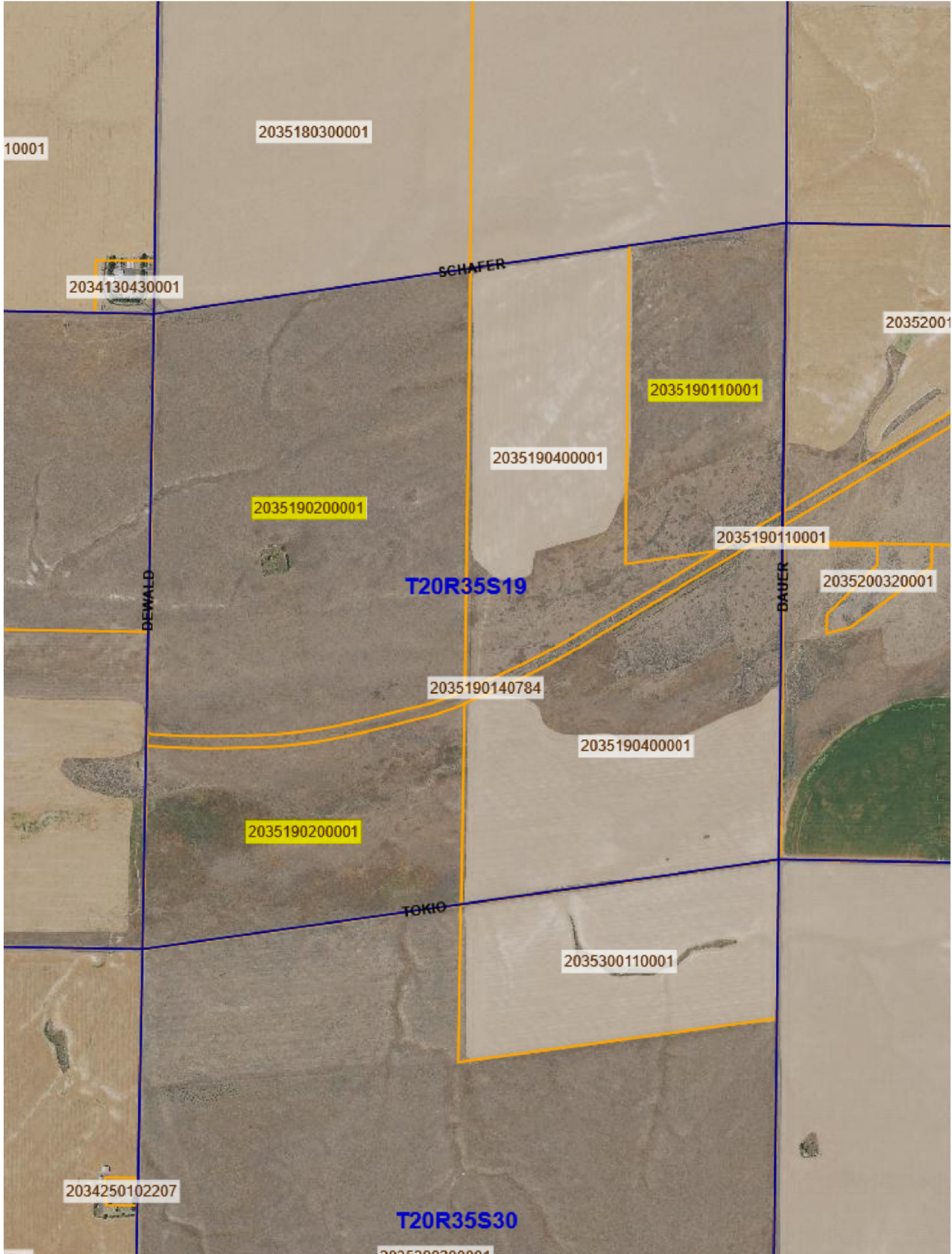
legitimate business purposes and not for the we will not release your information to

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with the federal regulations to guard your nonpublic personal information.



Recording Requested By and
When Recorded, Return To:
CATHERINE M. IRMER
5933 W. MEADOWBROOK AVE.
PHOENIX, ARIZONA 85033

EXCISE TAX	
Rec #	18220
Am't Pd	Exempt
Date	11-12-1999
LAURA DANERAS	
Adams County Treasurer	
By	<i>[Signature]</i>

GRANT DEED

For valuable consideration, the receipt of which is hereby acknowledged, I, **CATHERINE M. IRMER**, a widow, hereby deed and assign to **CATHERINE M. IRMER** as Surviving Trustee of **THE IRMER FAMILY LIVING TRUST, DATED SEPTEMBER 5, 1997**, my undivided seven/twenty-fourths (7/24) right, title and interest in the following real property situated in the County of **ADAMS**, State of **WASHINGTON**.

East 1/2 of the Northeast 1/4; and Gov't. Lots 1, 2, 3, 4 of the East 1/2 of the West 1/2 of Sec. 19, T20N, R35E W.M., Adams Co.

Parcel Nos. 2-035-19-011-0002 & 2-035-19-020-0002

(SEE SCHEDULE "A" FOR COMPLETE DESCRIPTION)

The names and address of the Trustors, Trustees and Beneficiaries of this trust are:

ARTHUR T. J. IRMER and CATHERINE M. IRMER
5933 W. MEADOWBROOK AVENUE
PHOENIX, ARIZONA 85033

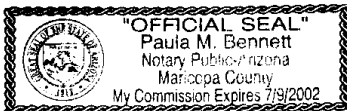
Dated September 5, 1997.

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

Catherine M. Irmer
CATHERINE M. IRMER, a widow

On 10/26/99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CATHERINE M. IRMER, a widow**, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

My Commission Expires: 7/9/2002 WITNESS my hand and official seal.



Paula M. Bennett
Notary Public

SCHEDULE "A"

The following described real property situated in the County of Adams, State of Washington:

An undivided 7/24 interest in the East 1/2 of the Northeast 1/4, less that portion of Tax #784, in Section 19, Township 20 North, Range 35 East of W.M.; and

An undivided 7/24 interest in Government Lots 1, 2, 3, 4 in the East 1/2 of the West 1/2, less that portion of Tax #784, in Section 19, Township 20 North, Range 35 East of W.M., all in Adams County, Washington.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

(Parcel I.D. Nos. 2-035-19-011-0002 and 2-035-19-020-0002, respectively.)



265259

Page: 1 of 5

05/31/2002 04:26P

BROCK CARPENTER MCGUIRE & DEWULF 13.00 Adams Co. Aud.

Filed for Record at the
Request of **BROCK,**
CARPENTER, MCGUIRE, & DEWULF, P.S.
P.O. Box 249
Davenport, Washington 99122

EXCISE TAX	
Rec #	20337
Amt. Pd	Exempt
Date	05 31 2002
LAURA DANEKAS	
Adams County Treasurer	
By	<i>[Signature]</i>

Document Title(s) (or transactions contained therein):

1. STATUTORY WARRANTY DEED

Grantor(s) (Last name first, then first name and initials)

1. CARLSON, MELVIN D.
2. CARLSON, MARILYN M.

☐ Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. M & M CARLSON FAMILY L.L.C.

☐ Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range, qtr./qtr.)

E2SE4 SEC 23, TWP20, R 34; PT NE SEC 26, TWP 20 R 34; PT NE SEC 26, TWP 20, R 34; UNDIVIDED 1/24 PT E2 SEC 19, TWP 20, R 35; UNDIVIDED 1/24 PT W2 SEC 19, TWP 20, R 35.

☐ Additional legal is on page _____ of document.

Reference Number(s) (of Documents assigned or released):

☐ Additional numbers on page _____ of document.

Assessor's Property Tax Parcel/Account Number

2034230410001; 2034260100001; 2034260100002; 2035190110001; 2035190200001.

☐ Property Tax Parcel ID is not yet assigned

☐ Additional parcel numbers on page _____ of document.



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Page: 2 of 5

05/31/2002 04:26P

BROCK CARPENTER MCGUIRE & DEWULF 13.00 Adams Co. Aud.

Filed for Record at the
Request of Brock, Carpenter,
McGuire & DeWulf, P.S.
P.O. Box 249
Davenport, Washington 99122

STATUTORY WARRANTY DEED

THE GRANTOR, MELVIN D. CARLSON and MARILYN M. CARLSON, husband and wife, for and in consideration of contribution into limited liability company, convey and warrant to M & M CARLSON FAMILY L.L.C., a Washington limited liability company, the Grantee, the following-described real property, situate in the County of Adams and State of Washington, to wit:

Per attached Exhibit "A"

DATED this 22 day of May, 2002.

"GRANTOR":

Melvin D. Carlson
Melvin D. Carlson

Marilyn M. Carlson
Marilyn M. Carlson



STATE OF WASHINGTON)
County of Lincoln) ss.

I certify that I know or have satisfactory evidence that Melvin D. Carlson and Marilyn M. Carlson, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 22 day of May, 2002.

(Seal or Stamp)



Christine J. Sloan
NOTARY PUBLIC (Signature)
Christine J. Sloan
(Printed Name)
My commission expires 5/22/02



EXHIBIT "A"

Parcel 1:

The East Half of the Southeast Quarter of Section 23, Township 20, Range 34 E.W.M., situate in the County of Adams, State of Washington; EXCEPT the North 2 Rods thereof.

Parcel 2:

The Northeast Quarter of Section 26, Township 20 North, Range 34 E.W.M., situate in County of Adams, State of Washington, EXCEPT the North 320 feet thereof.

Parcel 3:

The North 320 feet of the Northeast Quarter of Section 26, Township 20, Range 34 E.W.M., situate in the County of Adams, State of Washington; EXCEPT the West 408 feet of the East 893 feet thereof.

Parcel 4:

AN UNDIVIDED 10/24TH INTEREST in the East Half of the Northeast Quarter of Section 19, Township 20 North, Range 35 E.W.M., situate in the County of Adams, State of Washington, EXCEPT those portions conveyed to the Chicago, Milwaukee and Puget Sound Railway Company by Deeds recorded January 12, 1910, and February 20, 1912, in Volumes 32, Page 344, and Volume 41, Page 324, respectively of Deeds.

Parcel 5:

AN UNDIVIDED 10/24TH INTEREST in the West Half of the Northeast Quarter of Section 19, Township 20 North, Range 35 E.W.M., situate in the County of Adams, State of Washington, EXCEPT those portions conveyed to the Chicago, Milwaukee and Puget Sound Railway Company by Deeds recorded January 12, 1910 and February 20, 1912, in Volumes 32, Page 344, and Volume 41, Page 324, respectively of Deeds.

Parcel Nos.	2034230410001	2034260100001
	2034260100002	2035190110001
	2035190200001	

SUBJECT TO: The 2002 real property taxes.

SUBJECT TO: Said lands have been reclassified as open space, for tax purposes. They will be subject to further taxation and interest thereupon as provided by Chapter 84.34 RCW upon withdrawal from such classification or change in use, and in some cases such classification may be withdrawn unless the new owner furnishes the assessor a "Notice of Compliance" within sixty days of a sale or transfer.

SUBJECT TO: rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications, and restrictive and protective covenants, easements and rights-of-



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05/31/2002 04:26P

BROCK CARPENTER MCGUIRE & DEWULF 13.00 Adams Co. Aud.

way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments.



266965
Page: 1 of 2
11/06/2002 12:27P
37 20.00 Adams Co. Aud.

30,000.00
EXCISE TAX
Rec # 20687
Amt Pd \$ 459.00
Date 11-06-2002
LAURA DANEKAS
Adams County Treasurer
By [Signature]

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 14th day of OCTOBER, 2002,
by first party, Grantor, THE THYR FAMILY TRUST, ELMER D. THYR, TRUSTEE
whose post office address is 877 LONGLEAF PL., MINDEN, NV. 89423
to second party, Grantee, IRMER FAMILY TRUST, CATHERINE M. IRMER, TRUSTEE
whose post office address is 5933 W. MEADOWBROOK AVE., PHOENIX, AZ 85033-2123

WITNESSETH, That the said first party, for good consideration and for the sum of
THIRTY THOUSAND + 00/100 Dollars (\$ 30,000.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of ADAMS, State of WASHINGTON to wit:

**An undivided 7/24 interest in the West half of Section
19, Township 20, Range 35, E.W.M., less portion of tax
No. 784 and less road, Adams County, Washington.**

**An undivided 7/24 interest in the East Half of the
Northeast Quarter of Secion 19, Township 20, Range
35, E. W. M. less portion of tax No. 784 and less road,
Adams County, Washington.**

**Parcel No. 2-035-19-020-0003
2-035-19-011-0003**



IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Claude O Marsh
Signature of Witness

Claude O Marsh
Print name of Witness

Frances E Arguello
Signature of Witness

FRANCES E. ARGUELLO
Print name of Witness

Elmer D Thyr
Signature of First Party

ELMER D. THYR
Print name of First Party

Maxine C. Thyr
Signature of First Party

MAXINE C. THYR
Print name of First Party

State of NEVADA

County of DOUGLAS

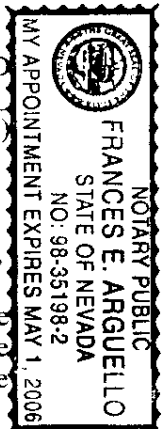
On 14 OCTOBER 2002 before me, FRANCES E. ARGUELLO
appeared MAXINE C THYR

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Frances E Arguello
Signature of Notary

Affiant ☒ Known ☒ Produced ID
Type of ID NDA 0101643258
(Seal)



State of NEVADA

County of DOUGLAS

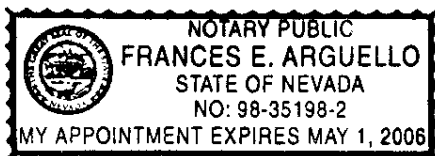
On 14 OCTOBER 2002 before me, FRANCES E. ARGUELLO
appeared ELMER D THYR

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Frances E Arguello
Signature of Notary

Affiant ☒ Known ☒ Produced ID
Type of ID NDA 0101503420
(Seal)



Signature of Preparer

Print Name of Preparer

Address of Preparer

226903

**CURRENT USE APPLICATION
FARM AND AGRICULTURAL CLASSIFICATION
Chapter 84.54 RCW**

FILE WITH COUNTY ASSESSOR

COUNTY

Tax Code <u>22</u> Account Number: <u>2-035-19-011-0003</u> <u>1/2 of 7/2</u> <u>2-035-19-020-0003</u> Applicant(s) Name and Address: <u>Louise M. Thyer</u> <u>Elmer D. Thyer</u> <u>942 E Alamo</u> <u>Orange, CA</u> <u>92666</u>	NOTICE OF APPROVAL OR DENIAL <input type="checkbox"/> Application Approved <input type="checkbox"/> Application Denied <input type="checkbox"/> All of Parcel <input type="checkbox"/> Portion of Parcel Date <u>4-7</u> , 19 <u>92</u> Owner Notified on _____, 19____ Fee Returned <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____, 19____ (Assessor or Deputy Signature) Auditor File Number _____ Date _____, 19____ APPEAL: A denial of an application for classification as farm and agricultural land may be appealed to the Board of County Commissioners or other county legislative authority.
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1. Legal description of land: east half and the east half of the quarter of Section 19
Township 35 Range 35 Sec 19 Twp 35 Rge 35
2. Acreage: Cultivated 107.32 Irrigated acres 0 Dry acres app 112.86
 Grazed 5.54 Is grazing land cultivated? ☐ Yes ☒ No
 Farm woodlots _____
 Total acreage 112.86
3. List the property rented to others which is not affiliated with agricultural use and show the location on the map.
None
4. Is this land subject to a lease or agreement which permits any other use than its present use? ☐ Yes ☒ No
5. Describe the present current use of each parcel of land that is the subject of the application.
about 180 acres in crop and 190 summer fallow
6. Describe the present improvements on this property (buildings, etc.)
None ADAMS COUNTY, WASHINGTON
Filed by Adams Co Assessor
Date April 7 1992 9:10 A.M.
Book of _____ Page _____
7. Attach a map of the property to show an outline of the current use of each area of the property (crops, hay land, pasture, wasteland, woodlots, etc.)
By _____ Deputy
8. To qualify for agricultural classification, an application on land of less than 20 acres must meet certain minimum income standards (see definition of agricultural land (b) and (c)). Please supply the following or any other pertinent data to show that the land will qualify for classification.
- | | 19 <u>91</u> | 19 <u>92</u> | 19 <u>93</u> | 19 <u>94</u> | 19 <u>95</u> | Average |
|---|--------------|--------------|--------------|--------------|--------------|-----------|
| List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.) | <u>33</u> | <u>30</u> | <u>31</u> | <u>31</u> | <u>35</u> | <u>32</u> |
| List the annual gross income per acre for the last five (5) years | _____ | _____ | _____ | _____ | _____ | _____ |
| If rented or leased, list the annual gross rental fee for the last five years | _____ | _____ | _____ | _____ | _____ | _____ |

NOTICE: The assessor may require the owners to submit pertinent data regarding the use of the classified land, productivity of typical crops, income, etc.

BK186PG1 39

FARM AND AGRICULTURAL LAND

(a) Land of any contiguous ownership of less than five acres devoted primarily to the production of livestock or agriculture of commodities for commercial purposes or owned or in the Federal Government's program or its successor administered by the United States Department of Agriculture.

(b) Any parcel of land five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter.

(c) Any parcel of land of less than five acres devoted primarily to agricultural uses which has produced a gross income of one thousand dollars or more per year for three of the five calendar years preceding the date of application for classification under this chapter.

Agricultural lands shall also include any parcel of land of one to five acres, which is not contiguous, but which otherwise constitutes an integral part of farming operations being conducted on land qualifying under this section as "farm and agricultural lands".

Agricultural lands shall also include farm woodland of less than twenty and more than five acres and the land on which apportionments necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.

**STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE
UPON REMOVAL FROM CLASSIFICATION UNDER RCW 84.34**

- Upon removal an additional tax shall be imposed which shall be due and payable to the county treasurer, 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - The difference between the property tax paid as "Farm and Agricultural Land" and the amount of property tax otherwise due and payable for the seven years last past had the land not been so classified; plus
 - Interest upon the amounts of the difference (a), paid at the same statutory rate charged on the delinquent property taxes.
 - A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use, except through compliance with the property owner's request for removal process, or except as a result of those conditions listed in (2) below.
- The additional tax, interest and penalty specified in (1) above shall not be imposed if the removal resulted solely from:
 - Transfer to a government entity in exchange for other land located within the State of Washington.
 - A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - Sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in such land.
 - A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - Official action by an agency of the State of Washington or by the county or city within which the land is located which disallows the present use of such land.
 - Transfer to a church, and such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 84.04.130 (See RCW 84.34.108, 5c).

AFFIRMATION

As owner(s) or contract purchaser(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under provisions of RCW 84.34. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct and complete statement.

Signatures of all owner(s) or contract Purchaser(s)

X *James M. Taylor* _____
 X *Elmer D. Hays* _____

(See WAC 458.20.125)

ASSESSOR: In accordance with the provisions of RCW 84.34.035 "...the assessor shall submit notification of such approval to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property." Prepare in duplicate. If denied, send original to land owner. If approved, file original with auditor and have auditor return original to land owner. Duplicate is to be retained by the assessor.

FOR ASSESSORS USE ONLY

Fee Collected \$ 30.00 TR# 38187 Date April 19, 1991

BK186PG440

**CURRENT USE APPLICATION
FARM AND AGRICULTURAL CLASSIFICATION**
Chapter 84.04 RCW

226904

FILE WITH COUNTY ASSESSOR

COUNTY

Tax Code <u>22</u> Account Number <u>2-035-19-011-0001</u> <u>2-035-19-011-0002</u>	<input checked="" type="checkbox"/> Application Approved <input type="checkbox"/> All of Parcel Date <u>7-15-93</u> Owner Notified on <u>7-15-93</u> Fee Returned <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>7-15-93</u> Auditor File Number _____ Date <u>7-15-93</u> (Assessor or Deputy Signature) <u>[Signature]</u> APPEAL: A denial of an application for classification as farm and agricultural land may be appealed to the Board of County Commissioners or other county legislative authority.
Applicant(s) Name and Address <u>Box 4</u> <u>Lamond, WA 99144</u> <u>1/2 of 7 1/2 interest</u> <u>Irmer, Catherine M and</u> <u>Arthur J J</u> <u>5/12 Carlson, Melvin D and</u> <u>Mary Jo</u>	

1. Legal description of land West half and the East half of the quarter of Section 12 Township 20 Range 35 S.W. Sec 19 Twp 20 Rge 35

2. Acreage: Cultivated 260.68 Irrigated acres 0 Dry acres 274.14
 Grazed 13.46 Is grazing land cultivated? ☐ Yes ☒ No
 Farm woodlots _____
 Total acreage 274.14

3. List the property rented to others which is not affiliated with agricultural use and show the location on the map.
None

4. Is this land subject to a lease or agreement which permits any other use than its present use? ☐ Yes ☒ No

5. Describe the present current use of each parcel of land that is the subject of the application.

About 100 acres in crop and 100 in summer cover

6. Describe the present improvements on this property (buildings, etc.)
None

ADAMS COUNTY, WASHINGTON

Filed by Adams Co. Assessor
Date April 7 1993 9:10 A.M.

7. Attach a map of the property to show an outline of the current use of each area of the property such as: Forest (type), row crops, hay land, pasture, wasteland, woodlots, etc.
 Include on the map, if available, the soil qualities and capabilities. Also indicate the location of buildings.
By [Signature] Deputy

8. To qualify for agricultural classification, an application on land of less than 20 acres must meet certain minimum income standards (see definition of agricultural land (b) and (c)). Please supply the following or any other pertinent data to show that the land will qualify for classification.

Year	1981	1982	1983	1984	1985	Average
List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.)	<u>32</u>	<u>30</u>	<u>31</u>	<u>31</u>	<u>35</u>	<u>32</u>
List the annual gross income per acre for the last five (5) years	_____	_____	_____	_____	_____	_____
If rented or leased, list the annual gross rental fee for the last five years	_____	_____	_____	_____	_____	_____

NOTICE: The assessor may require the owners to submit pertinent data regarding the use or the classified land, productivity of typical crops, income, etc.

BK186PG44

Agricultural lands shall also include farm complexes of less than twenty and more than five acres and the land on which opportunities necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.

BK 186 PG 442