



2205 Washington Street, PO Box 256, Port Townsend, WA 98368  
Phone: (360) 385-2000/Fax: (360) 385-6967  
[www.jeffersontitlecompany.com](http://www.jeffersontitlecompany.com)

Order No.: 85939

Prepared for:  
Jefferson County Treasurer  
PO Box 571  
Port Townsend, WA 98368  
Attn: Sabrina Hathaway

Charge: \$ 1,000.00  
Sales Tax: \$ 90.00  
Total: \$ 1,090.00

RE: Property Address: Vacant Land  
Port Townsend, WA 98368

By: Betsy Trager, Title Officer  
For Service on this order call:  
(360) 385-2000 (FAX) (360) 385-6967  
(Email: [betsy@jeffersontitlecompany.com](mailto:betsy@jeffersontitlecompany.com))

### LIMITED LIABILITY CERTIFICATE

This is a report as of **June 27, 2019**, 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:

Lot 16, of Block 50, First Addition to the Townsite of Oil City, as per map recorded in Volume 3 of Plats, page 15, records of Jefferson County, Washington.

Situate in the County of Jefferson, State of Washington.

#### VESTED IN:

Joanne D. Bray, as her separate estate and Arlis Fox, as her separate estate, as their interests may appear

#### EXCEPTIONS:

1. Delinquent General Taxes.  
Year: 2019  
Amount Billed: \$ 98.29  
Amount Paid: \$ 0.00  
Amount Due: \$ 98.29, plus interest and penalty  
Tax Account No.: 979 505 011  
Property ID No.: 36646  
Assessed Value: \$ 6,875.00

Delinquent General Taxes.  
Year: 2018

Amount Billed: \$ 98.55  
Amount Paid: \$ 0.00  
Amount Due: \$ 98.55, plus interest and penalty  
Tax Account No.: 979 505 011  
Property ID No.: 36646  
Assessed Value: \$ 6,875.00

Delinquent General Taxes.

Year: 2017  
Amount Billed: \$ 91.96  
Amount Paid: \$ 0.00  
Amount Due: \$ 91.96, plus interest and penalty  
Tax Account No.: 979 505 011  
Property ID No.: 36646  
Assessed Value: \$ 6,875.00

Delinquent General Taxes.

Year: 2016  
Amount Billed: \$ 1,532.29  
Amount Paid: \$ 0.00  
Amount Due: \$ 1,532.29, plus interest and penalty  
Tax Account No.: 979 505 011  
Property ID No.: 36646  
Assessed Value: \$ 6,875.00

2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, **whether or not** the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Reservations contained in deed recorded under Recording No. 217830.  
  
Said interest was assigned to the United States of America and its assigns by instrument recorded under Jefferson County Recording No. 217830.
4. Loss or damage by reason that there appears to exist no insurable right of access to and from the land herein described to a public right-of-way.

**End of Special Exceptions**

# Special Warranty Deed

St. Helens Oil Company, A Washington Corporation,

for and in consideration

of the Sum of Ten (\$10.00) Dollars and other valuable consideration, receipt of which is hereby acknowledged bargain, sell and convey to, Orval C. Bray and Jeanne D. Bray, his wife,

the following described real estate in Jefferson County,

Washington, to-wit: Lots Fifteen (15) and Sixteen (16) of Block Fifty (50),

First Addition to the Townsite of Oil City as per map recorded in Volume 3 of Plats, Page 15, Records of Jefferson County, Washington.

Reserving and excepting from this conveyance those reservations of record, as set forth in that Special Warranty Deed from William J. Wineberg dated November 18th, 1953, and recorded in Volume 137 Page 56 Records of Jefferson County, Washington.

Dated this 28th of September, 1961.

St. Helens Oil Co.

*Handwritten signature*  
Resident

Attorney-in-fact.

SALES TAX PAID ON  
AFFIDAVIT No. 7808  
COUNTY TREASURER

*Handwritten signature*  
Deputy

(CORPORATE ACKNOWLEDGMENT)



STATE OF WASHINGTON,  
County of Grays Harbor

ss.

On this 28th day of September, 1961,

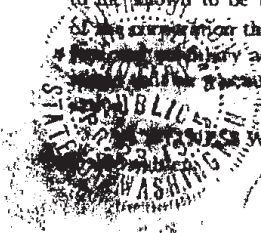
before me personally appeared H. M. Kincaid,

to me known to be the Attorney-in-fact

of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WHEREOF I have hereunto set my hand and affixed my official seal the day and year first

Notary Public in and for the State of Washington, residing at Aberdeen in said County.



*Handwritten signature: Elwin T. Tolson*

Vol. 156 Records page 331

170014

Filed Oct. 17, 1961



549 672

THIS SPACE PROVIDED FOR RECORDER'S USE

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
OF OFFICIAL RECORDS  
REQUEST OF  
**JEFFERSON TITLE COMPANY**  
96 APR 23 AM 11:23

DONNA M. ELDRIDGE  
JEFFERSON COUNTY AUDITOR

*[Signature]* DEPUTY

Filed for Record at Request of 315

When Recorded Return to: 390462

NAME Wallace & Anderson, Attorneys

ADDRESS 423 Pacific Avenue, No. 304

CITY, STATE, ZIP Bremerton, WA 98337

**EXECUTOR'S  
STATUTORY WARRANTY DEED**

THE GRANTOR, Craig Luethe, as Executor of the Estate of Myrtle L. Jarvey, deceased, formerly known as Myrtle L. Winslow, deceased for and in consideration of settlement of the estate and the provisions of the Last Will and Testament of Myrtle L. Jarvey, deceased, in hand paid, conveys and warrants to Arlis Fox, a married woman as her separate estate,

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

Lot 16 of Block 50, First Addition to the Townsite of Oil City, as per map recorded in Volume 3 of Plats, Page 15, records of Jefferson County, Washington.

Estate Provisions: Myrtle L. Jarvey, formerly known as Myrtle L. Winslow, died testate on July 12, 1993, and Craig Luethe is the duly appointed and serving Executor of the Estate of Myrtle L. Jarvey, appointed such by order of the Kitsap County Superior Court in probate number 93-4-00428-1. The aforesaid probate Court approved an order on July 16, 1993, which granted non-intervention authority to the aforesaid Executor to convey all of the real and personal property of the estate.

**JEFFERSON COUNTY EXCISE TAX**  
Aff. No. 79300  
Date Paid 4/23/96 Amt. 0  
By S. Hawthorne Deputy  
TREASURER

Dated March 29, 1996  
Craig Luethe Executor  
Craig Luethe  
Executor of the  
Estate of Myrtle L. Jarvey

By \_\_\_\_\_  
By \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF KITSAP }

STATE OF WASHINGTON }  
COUNTY OF }

On this day personally appeared before me Craig Luethe, Executor of the Estate of Myrtle L. Jarvey to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, 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 corporation, 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.

GIVE UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ 1996

Notary Public in and for the State of Washington, residing at \_\_\_\_\_ My Commission Expires: April 10, 1999.

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

137-56 and 57

DEEDS

140095

Filed December 17, 1953.

The grantors, William J. Wineberg and Janet R. Wineberg, husband and wife,  
to  
Stephen C. West and Helen C. West, husband and wife.

SPECIAL WARRANTY DEED. Dated November 18, 1953. Cons. \$10.00.  
(I. R. S. \$2.20 and State Doc. Stamps \$2.00, cancelled.)  
(Excise Tax \$16.10 paid.)

The grantors, \* \* \* bargain, sell and convey to Stephen C. West and Helen C. West, husband and wife, 4841 Fulton Avenue, Sherman Oaks, California, the following described real estate situated in Jefferson County, Washington, to-wit:

✓ (Same description as File #139260, Except Lots 1 to 10, Block 74).

Reserving to the grantors perpetually, and there is excepted from this conveyance, however, the following:

1. Two and one-half (2½%) percent of the oil, gas and mineral rights in and to the above described real estate; and
2. All of the down and standing trees, timber and logs upon the above described real estate, together with the right to enter and re-enter upon said real estate and use and build such roads as may be necessary to cut, log, store and remove such trees, timber and logs.

(Ack. OK. Donald Simpson, NP. Clark Co., Wash.)

217830

WARRANTY DEED  
Olympic Tracts 21-118, etal

The Grantor, William J. Wineberg, individually and as Executor of the Estate of Janet R. Wineberg, deceased, for and in consideration of the sum of TWENTY-ONE THOUSAND TWO HUNDRED (\$21,200.00) DOLLARS to me in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the UNITED STATES OF AMERICA and its assigns, the following described land, together with all improvements thereon, situated in the County of Jefferson, State of Washington:

Tracts 21-118, 21-136, 21-142, 21-157, 21-159 and 23-195

Lot 17, Block 14; Lots 6 and S416, Block 17; Lots 1, S47, S48, S49 and S410, Block 20; Lots 1 thru 10, Block 74, all in the First Addition to Oil City, according to the plat recorded in Volume 3 of Plats, page 15, containing 0.85 acres, more or less.

Tracts 21-182, 22-196 and 23-198

Together with The Grantor's perpetually interest of:

1. Two and one-half (2½%) percent of the oil, gas and mineral rights in and to the following described real estate; and
2. All of the down and standing trees, timber and logs upon the following described real estate, together with the right to enter and re-enter upon said real estate and use and build such roads as may be necessary to cut, log, store, and remove such trees, timber and logs on the following described real property:

Lots 1 to 20 in Block 1; Lots 2, 4 to 10, and 13 to 18 in Block 2; Lots 1 to 9 and 12 to 20 in Block 3; Lots 2 to 12 in Block 4; Lots 1, 2, 3, 5, 10, 11 and 15 to 20 in Block 5; Lots 1 to 10, 14, 15, 17, 19, and 20 in Block 6; Lots 3 to 15 and 17 to 20 in Block 7; Lot 9 in Block 8; Lots 1, 2, 4 to 10, 12, 13, 14 and 16 to 20 in Block 9; Lots 11 and 17 in Block 10; Lots 5, 6, 11, 12 and 14 in Block 11; Lots 1 to 8 and 10 to 12 in Block 12; Lots 1, 2, 4, 10, 11, 14, 15, 18 and 19 in Block 13; Lots 2 to 9, 12, 15, 16, 18 and 19 in Block 14; Lots 1, 2, 9, 11, 12, 15 and 16 in Block 15; Lots 3, 4 and 9 in Block 16; Lots 3, 7, S413, S419 and S420 in Block 17; Lots 1 to 10, S411, S413, S414, S415, S419 and S420 in Block 18; Lots 1, 2, 4 to 8, S412, S413, S414, S415, S419 and S420 in Block 19; Lot 4 in Block 20; Lots 1 to 3, 5 to 9 and 11 to 14 in Block 21; Lot 13 in Block 22; Lots 1 to 10 in Block 61; Lots 1 to 20 in Block 62; Lots 1 to 20 in Block 63; Lots 1 to 20 in Block 64; Lots 1 to 20 in Block 66; Lots 1 to 20 in Block 67; Lots 1 to 20 in Block 68; Lots 1 to 6 in Block 69; Lots 1 to 10 in Block 70; Lots 1 to 10 in Block 73; Lots 1 to 4 in Block A; Lots 1 to 6 in Block B; according to the plat recorded in Volume 3 of Plats, page 15, all in the First Addition to Oil City.

(The word "to" where used between lot numbers herein means to and including)

JEFFERSON COUNTY EXCISE TAX

Am. No. 24060

Date Paid 7/1/73 Amt. \$1000

By William Wineberg  
TREASURER

VOL 41, 14, 183

14905

May 11, 1973

This property is being acquired by the Department of the Interior for the National Park Service.

SUBJECT to existing easements of record for public roads and highways, public utilities, railroads, pipelines, ditches and canals.

The Grantor further releases, releases, and forever quitclaims to the UNITED STATES OF AMERICA and its assigns all right, title, and interest which the Grantor may have in the banks, beds and waters of any streams bordering the said land herein conveyed, and all interest in any alleys, roads, streets, ways, strips, gores, or rights of way abutting or adjoining said land, and in any means of ingress or egress appurtenant thereto.

And said Grantor for himself and his heirs, executors, administrators and assigns does hereby covenant with the UNITED STATES OF AMERICA that he is now seized in fee simple of the property hereby granted; that the said UNITED STATES OF AMERICA shall enjoy the same without any lawful disturbances; that title to the property hereby conveyed is free from any encumbrances, and said Grantor does hereby warrant the title against any lawful claims and demands that may be made hereafter.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand this 28<sup>th</sup> day of April, 1973.

*William J. Winberg*  
William J. Winberg, individually and as  
Executor of the Estate of Janet R.  
Winberg, deceased.

State of Washington )  
County of Clark ) ss.

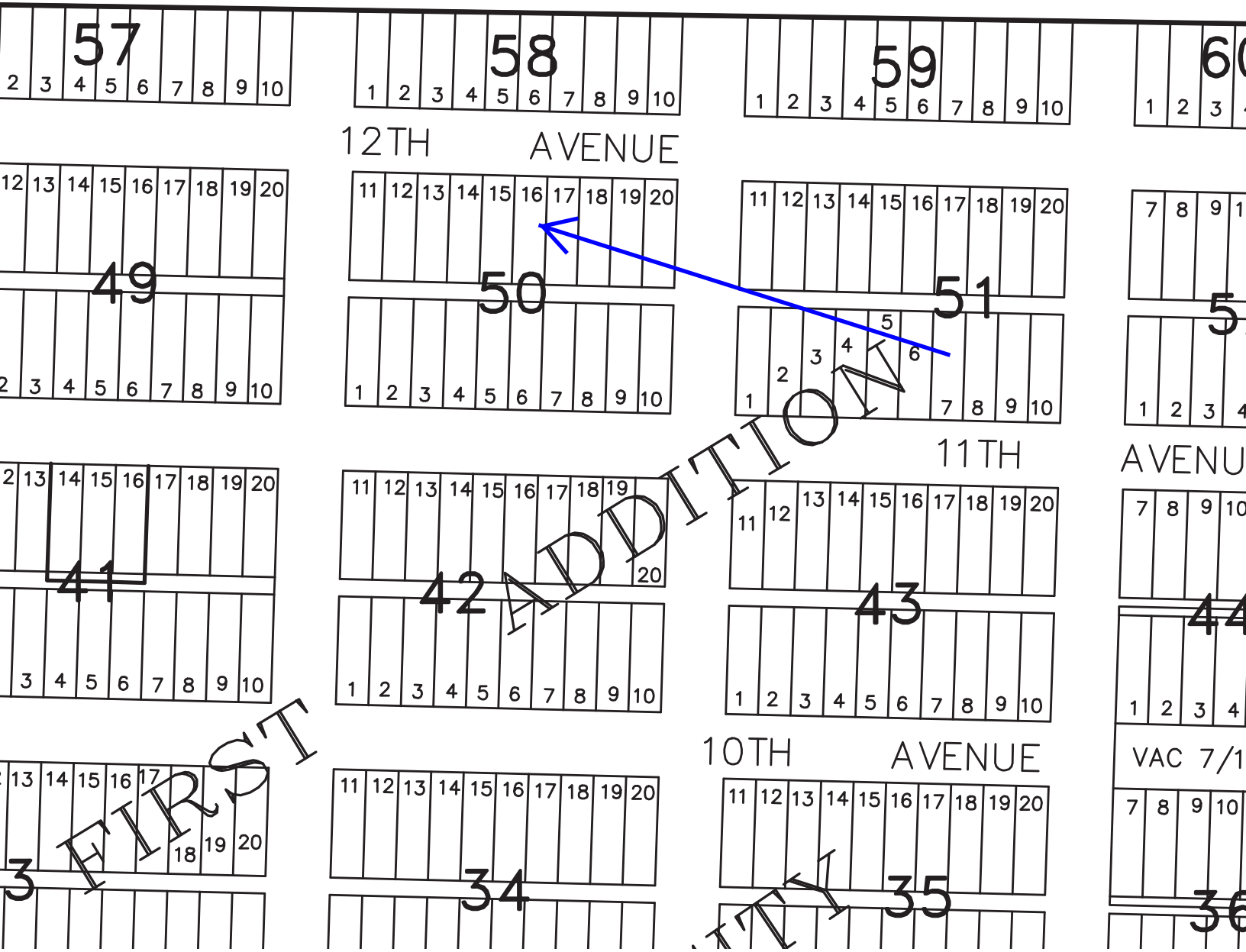
On this 28<sup>th</sup> day of April, 1973, before me, *Wm. E. Stein*, the undersigned officer, personally appeared William J. Winberg, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free and voluntary act and deed for the purposes therein contained.



\_\_\_\_\_ of I hereunto set my hand and official seal in VOLUME # \_\_\_\_\_ OF OFFICIAL RECORDS \_\_\_\_\_ OF \_\_\_\_\_  
(Signature) *Wm. E. Stein* MEMBER NATIONAL TITLE INSURANCE CO.  
*Paul M. ...* MAY 11 PM 4:19  
(Title)

BETTY J. TEMPLE,  
JEFFERSON COUNTY AUDITOR  
BY *D. ...*  
RECORDED IN 1973, PAGE # 20





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.