



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

Order No.: 85937

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: Stacia Haskins, Title Officer
For Service on this order call:
(360) 385-2000 (FAX) (360) 385-6967
(Email: stacia@jeffersontitlecompany.com)

LIMITED LIABILITY CERTIFICATE

This is a report as of **June 20, 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 2, Block 9, Tacoma Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, page 81, records of Jefferson County, Washington.

Situate in the County of Jefferson, State of Washington.

VESTED IN:

Gregory Stemler and Olga Stemler, presumptively subject to the community interest of spouses if married on November 30, 1976, date of acquiring title

EXCEPTIONS:

1. Delinquent General Taxes.
Year: 2019
Amount Billed: \$ 74.89
Amount Paid: \$ 0.00
Amount Due: \$ 74.89, plus interest and penalty
Tax Account No.: 998 000 903
Property ID No.: 43081
Assessed Value: \$ 5,225.00

Delinquent General Taxes.

Year: 2018
Amount Billed: \$ 81.04
Amount Paid: \$ 0.00
Amount Due: \$ 81.04, plus interest and penalty
Tax Account No.: 998 000 903
Property ID No.: 43081
Assessed Value: \$ 5,225.00

Delinquent General Taxes.

Year: 2017
Amount Billed: \$ 77.40
Amount Paid: \$ 0.00
Amount Due: \$ 77.40, plus interest and penalty
Tax Account No.: 998 000 903
Property ID No.: 43081
Assessed Value: \$ 5,225.00

Delinquent General Taxes.

Year: 2016
Amount Billed: \$ 1,515.34
Amount Paid: \$ 0.00
Amount Due: \$ 1,515.34, plus interest and penalty
Tax Account No.: 998 000 903
Property ID No.: 43081
Assessed Value: \$ 5,225.00

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. Right, Title and Interest of the spouse of Gregory Stemler, vested owner, on November 30, 1976, the date the vested owner acquired title. The deed conveying title to the vested owner did not disclose his or her marital status. If the vested owner was then unmarried or was married to a spouse who is joining in the execution of the forthcoming instrument, a statement to that effect will be sufficient; otherwise, any interest of the vested owner's spouse on that date must be cleared.
4. Right, Title and Interest of the spouse of Olga Stemler, vested owner, on November 30, 1976, the date the vested owner acquired title. The deed conveying title to the vested owner did not disclose his or her marital status. If the vested owner was then unmarried or was married to a spouse who is joining in the execution of the forthcoming instrument, a statement to that effect will be sufficient; otherwise, any interest of the vested owner's spouse on that date must be cleared.

End of Special Exceptions

KR

RETURN TO:
DENNIS M. MCKAY
BARRISTER & SOLICITOR
4088 SHELBOURNE STREET
VICTORIA, BRITISH COLUMBIA
V8N 4P6

RECORDED IN VOLUME 81
OFFICIAL RECORDS OF
30
PIONEER NATIONAL TITLE INSURANCE CO.

239450

'77 JAN 12 PM 4:13

STATUTORY WARRANTY DEED

FORM L58

THE GRANTOR'S K-DENN ENTERPRISES LTD. ON DATE 7. 11. 1976
OF ACQUIRING TITLE TO THE BELOW PROPERTY.

for and in consideration of the sum of ONE THOUSAND SEVEN HUNDRED FIFTEEN-----
-----(\$1,715.00)---DOLLARS---in hand paid,

conveys and warrants GREGORY STEMLER, FIREMAN, and OLGA STEMLER, BANK TELLER,
AS JOINT TENANTS,-----the following

described real estate, situated in the TACOMA ADDITION-----to the
City of Port Townsend, State of Washington:

LOT 2, BLOCK 9, TACOMA ADDITION, CITY OF PORT TOWNSEND, STATE OF WASHINGTON.

AS PER PLAT RECORDED IN VOLUME 1 of PLATS, ON PAGE 81, RECORDS OF JEFFERSON COUNTY.

Dated this 30 day of November A.D., 1976.

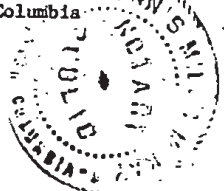
THE CORPORATE SEAL OF K-DENN ENTERPRISES LTD.
was hereunto affixed in the presence of its
fully authorized officers on that behalf:
Lorraine McKay PRES
PROVINCE OF BRITISH COLUMBIA
COUNTY OF VICTORIA



On this day personally appeared before me LORRAINE MCKAY
and WALLACE HUGH MUNRO to me known to be the President and
Secretary respectively of K-DENN ENTERPRISES LTD. 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 purpose therein
mentioned, and on oath stated that they are 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.

[Signature]
Notary Public in and for the Province
of British Columbia, Commissioned for
Life, residing at Victoria, British
Columbia

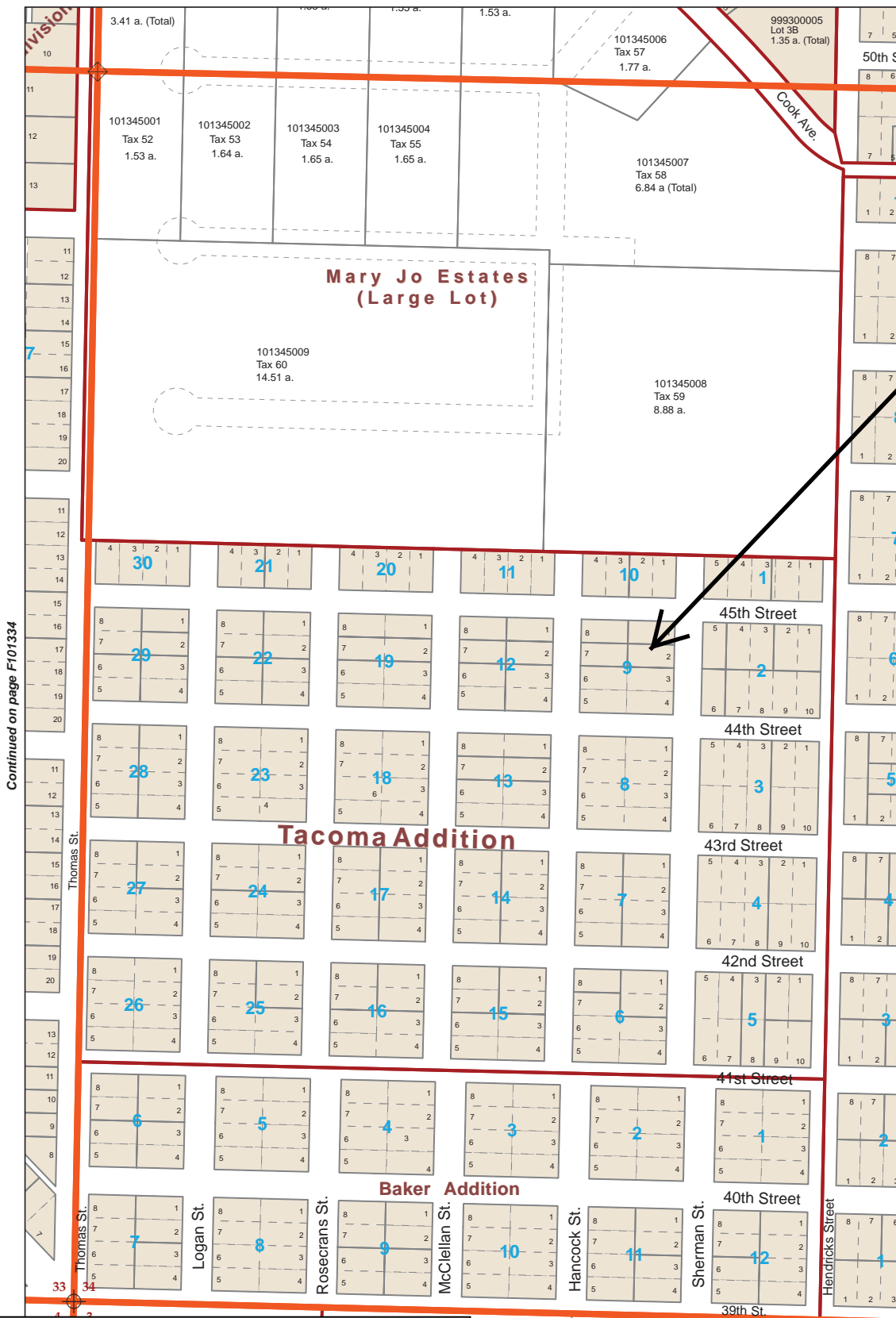


JEFFERSON COUNTY EXCISE TAX
Aff. No. 35061
Date Paid 1/2/77 Amt. 17.15
By M. [Signature]
TREASURER

Jan 12, 1977

VOL 81 30

239450



Continued on page F101334

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.

