ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

Acting Countersignature

Stevens County Title Company
Company Name

Colville, WA
City, State

470067
Agent ID

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: ALTA Commitment For Title Insurance 8-1-16
Page 1 of 3
1. **DEFINITIONS**

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;

(b) the Commitment to Issue Policy;

(c) the Commitment Conditions;

(d) Schedule A;

(e) Schedule B, Part I - Requirements;

(f) Schedule B, Part II - Exceptions; and

(g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

   (i) comply with the Schedule B, Part I - Requirements;

   (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or

   (iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

5. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT
(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.
COMMITMENT FOR TITLE INSURANCE

PREPARED FOR: Jesse Ingels
Land and Wildlife
(509)367-8495
jesse@landandwildlife.com

Effective Date: August 20, 2019 at 08:00 AM
File No: 132262
Special Rate:
Reference: Cosner

SCHEDULE A

1. Policy or policies to be issued:

   ALTA Owners Policy (6-17-06)
   STANDARD COVERAGE

   PROPOSED INSURED:

   TO COME

2. The estate or interest in the land described or referred to in this commitment and covered herein is:

   FEE SIMPLE ESTATE

3. Title to said estate or interest in said land is at the effective date hereof vested in:

   GAYNOR L. COSNER II, an unmarried person

4. The land referred to in this commitment is described as follows:

   PARCEL A: 2213295
   The NW1/4 of the NW1/4 of Section 29, Township 34 North, Range 39 East, W.M., in Stevens County, Washington.

   PARCEL B: 2213600
   The NE1/4 of the NE1/4 of Section 30, Township 34 North, Range 39 East, W.M., in Stevens County, Washington.
SCHEDULE B

PART I

REQUIREMENTS:

The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest or mortgage to be insured must be properly executed, delivered, and duly filed for record.

2. The legal description in this Commitment is based on information provided with the application and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company prior to closing if the description does not conform to their expectations.

3. AT THE TIME THE LIABILITY IS FURNISHED TO US AND/OR AMENDED, THE PREMIUM AND TAX WILL BE FIGURED ACCORDINGLY.

4. Any right, title or interest of the spouse or Registered Domestic Partner, if any, of the current owner. The spouse or Registered Domestic Partner must join in the conveyance or mortgage. If the current owner is single, recital of the fact on the forthcoming document will be sufficient.
PART II

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

A. GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the public records.

2. (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights, claims or title to water, whether or not the matters described in (i), (ii) & (iii) are shown in the public records; (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

3. Extended coverage exceptions, as follows:

   (a) Rights or claims of parties in possession not shown by the public records.

   (b) Easements, claims of easements or encumbrances which are not shown by the public records.

   (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises and which are not shown by the public records.

   (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Any service, installation connection, maintenance, tap, capacity or construction or reimbursement charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal.

5. 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 the record for value the estate or interest or mortgage thereon covered by this commitment.

6. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores of bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.
SCHEDULE B
(continued)

PART II
(continued)

B. SPECIAL EXCEPTIONS:

1. Terms, covenants and conditions of said premises being classified or designated as forest lands pursuant to RCW 84.33.120 and 84.33.140, including potential liability for future taxes, penalties and interest, upon breach of, or withdrawal, from said classification. FOR DETERMINATION OF ANY ADDITIONAL TAXES DUE, THE COUNTY ASSESSOR MUST BE CONSULTED. PHONE NO. (509) 684-6161.

2. Lien of Real Estate Excise Sales Tax upon any sale of said premises, if unpaid.
   1.53% - ALL Stevens County (plus $5.00 Technology fee)

3. Reservation, by Stevens County of rights of way for any and all public and county roads now presently in existence or which may be built by Stevens County, as contained in County Treasurer's Deed and referred to herein. Recorded : March 19, 1943

4. An easement affecting the portion of said premises and for the purpose stated herein, and incidental purposes.
   Dated : August 2, 1978
   Recorded : August 18, 1978
   Auditor's File No. : 475030
   As Follows : A perpetual non-exclusive easement 40 feet in width for ingress, egress, utilities and maintenance.

5. An easement affecting the portion of said premises and for the purpose stated herein, and incidental purposes.
   Dated : August 7, 1984
   Recorded : August 8, 1984
   Auditor's File No. : 538666
   As Follows : A perpetual non-exclusive easement sixty (60) foot road and utilities easement for ingress, and egress and the right to repair and maintain same.

6. An easement affecting the portion of said premises and for the purpose stated herein, and incidental purposes.
   Dated : March 25, 1985
   Recorded : March 29, 1985
   Auditor's File No. : 545236
   As Follows : A perpetual non-exclusive easement sixty (60) road easement for ingress and egress.

7. An easement affecting that portion of said premises and for the purposes stated therein and incidental purposes as contained in an instrument as set forth below:
   Instrument : Statutory Warranty Deed
   Dated : March 25, 1985
   Recorded : June 4, 1986
   Auditor's File No. : 8601620

8. Any rights, easements, interests or claims which may exist by reason of or reflected by the facts shown on the survey:
   Recorded : November 19, 2002
   Book : 22 of Surveys
   Page : 198
   Auditor's File No. : 20020019626
9. Any rights, easements, interests or claims which may exist by reason of or reflected by the facts shown on the survey:
   Recorded: May 9, 2003
   Book: 23 of Surveys
   Page: 44
   Auditor's File No.: 2003009235

10. Rights to the Public for road purposes over Cook County Road No. 3473 as disclosed by Stevens County Road Atlas.

11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

12. Any right, title or interest of the spouse or Registered Domestic Partner, if any, of the current owner. The spouse or Registered Domestic Partner must join in the conveyance or mortgage. If the current owner is single, recital of the fact on the forthcoming document will be sufficient.

END OF SCHEDULE B
NOTES

The following matter(s) will not be listed as Special Exceptions in Schedule B of the Policy to be issued pursuant to this Commitment. Notwithstanding the absence of a Special Exception in Schedule B of the Policy to be issued, there will be no coverage for loss arising by reason of the matter(s) listed below because these matters are either excepted from coverage under the General Exceptions Section of Schedule B, excluded from coverage under the Exclusions from Coverage or are not matters for which coverage is afforded under the insuring clauses of the Policy.

1. General taxes for 2019, are paid in full.
   Amount : $956.18
   Stmt/Parcel No. : 2213295

   General taxes for 2019, are paid in full.
   Amount : $56.26
   Stmt/Parcel No. : 2213600

2. The location address of the improvements on said premises, according to information available to the company, appears to be:
   : 2251 Skeels Rd.
   : Addy WA 99101

3. An Abbreviated Legal Description for this Commitment is:
   P/O NW1/4, 29-34-39
   P/O NW1/4, 30-34-39

...END OF NOTES...

cc:

TB/mk
WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

<table>
<thead>
<tr>
<th>Reasons we can share your personal information</th>
<th>Do we share?</th>
<th>Can you limit this sharing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>For our everyday business purposes—to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our marketing purposes—to offer our products and services to you.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For joint marketing with other financial companies</td>
<td>No</td>
<td>We don't share</td>
</tr>
<tr>
<td>For our affiliates' everyday business purposes—information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. Our affiliates may include companies with a Stewart name: financial companies, such as Stewart Title Company.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our affiliates' everyday business purposes—information about your creditworthiness.</td>
<td>No</td>
<td>We don't share</td>
</tr>
<tr>
<td>For our affiliates to market to you</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.</td>
<td>No</td>
<td>We don't share</td>
</tr>
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</table>

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third-party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices

<table>
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<th>How often do the Stewart Title Companies notify me about their practices?</th>
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<td>How do the Stewart Title Companies protect my personal information?</td>
<td>To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.</td>
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<td>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</td>
</tr>
<tr>
<td>What sharing can I limit?</td>
<td>Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.</td>
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WHAT DOES STEVENS COUNTY TITLE COMPANY DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Stevens County Title Company and its affiliates (we have no affiliates), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Stevens County Title Company, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

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<td>Yes</td>
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We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. We may disclose your personal information to Stewart Title Guaranty underwriters or legal department if necessary to provide you with the services requested. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

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<td>How does Stevens County Title Company collect my personal information?</td>
<td>We collect your personal information, for example, when you request insurance-related services or closing services, provide such information to us. We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</td>
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<td>Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.</td>
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Contact Us

If you have any questions about this privacy notice, please contact us at: Stevens County Title Company, 280 S. Oak Street, Colville, WA 99114 ATTN: Privacy Officer
EXHIBIT A

This legal description is based on information provided to Stevens County Title Company and is subject to examination and verification by the title company.

PARCEL A: 2213295
The NW1/4 of the NW1/4 of Section 29, Township 34 North, Range 39 East, W.M., in Stevens County, Washington.

PARCEL B: 2213600
The NE1/4 of the NE1/4 of Section 30, Township 34 North, Range 39 East, W.M., in Stevens County, Washington.

END OF EXHIBIT A
EASEMENT

I, Harvey Skeels, hereby grant a permanent nonexclusive easement, 40 feet in width, for ingress, egress, utilities and maintenance to Frank and Lyle Richardson, their heirs and their assigns.

The easement located in Stevens County, in the State of Washington, leaves the county road in the North-half of the SE\(\frac{1}{4}\) of the NE\(\frac{1}{4}\) of Sec. 30, T.34N., and crosses through the Southwest corner of the NW\(\frac{1}{4}\) of the NE\(\frac{1}{4}\) of Sec. 30, T.34N., entering into the NW\(\frac{1}{4}\) of the NE\(\frac{1}{4}\) of Sec. 30, T.34N. The length of the easement is approximately one-quarter mile.

In exchange for this easement there shall be approximately one-quarter mile of fence put in on Harvey Skeels property before May 30, 1979.

In the making of the road any commercial timber of saw log size that must be cut out and large amounts of debris shall be removed and not buried. Large rocks or other debris falling on neighboring property shall also be removed.

Date

Harvey Skeels

Date

Nellie Skeels

Date

Frank Richardson

Date

Lyle Richardson

STATE OF WASHINGTON

COUNTY OF STEVENS

On this day personally appeared before me Lyle Richardson and Frank Richardson, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd day of August, 1978.

Notary Public in and for the State of Washington, residing at Colville.

[Seal]
STATE OF WASHINGTON

COUNTY OF STEVENS

On this day personally appeared before me Harvey Skeels and Nellie Skeels, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ___ day of

[Signature]

Notary Public in and for the State of Washington, residing at Colville.

[Stamp]

Sealed and recorded compared.

STATE OF WASHINGTON, COUNTY OF STEVENS.

Filed ________________ A.M. 19__ at 10:00 A.M.

At request of: Stevens County Title Company

Colville, WA.

[Signature]

County Auditor

[Stamp]

Filer

$1.00
Statutory Warranty Deed

THE GRANTOR NELLIE R.J. SKEELS, a single person

for and in consideration of FORTY THOUSAND DOLLARS ($40,000.00)

in hand paid, conveys and warrants to VICTOR K. LAWSON and MARY L. LAWSON, husband and wife,
the following described real estate, situated in the County of Stevens, State of Washington:

The East half of the Northwest quarter of Section 29, Township 34 North, Range 39, East, W.M.

SUBJECT TO any and all easements, reservations, agreements, restrictions, assessments, rights of way, conditions, or other servitudes appearing in the chain of title or existing in connection with said premises.

Together with a grant by the grantor's herein, their heirs, successors, and assigns, in perpetual non-exclusive sixty (60) foot road and utilities easement being thirty (30) feet each side of the centerline over, under and along a road to be constructed as is presently flagged, beginning at County Road #4473, commonly known as Cook Road formerly known as road #2574, Lundquist Road through the NW 1/4 of the SW 1/4 of the NE 1/4 and the South 2/3 of the NW 1/4 of the NE 1/4 both in Section 29; the NE 1/4 of SE 1/4 of the NE 1/4 and the 1/2 of the NE 1/4 NE 1/4 both in Section 30; all in Township 34 North, Range 39, East, W.M., Stevens County Washington, which road shall be for purposes of ingress, egress and utilities, together with the right to maintain or repair same.

Dated the 8th day of August, 1984

NELLIE R.J. SKEELS (SEAL)

Paid

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Aug 8th

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County of Stevens

On this day personally appeared before me NELLIE R.J. SKEELS

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the use of which purpose she is herein mentioned.

Before me, the undersigned officer, having been duly authorized to take the same, did subscribe, affix her name, and cause to be entered the above and foregoing instrument

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

Aug 8, 1984
At request of
Robert D. Skidmore
a
Colville, WA 99114
WILLIAM E. PROVOST
COUNTY AUDITOR

RECEIVED
1985 MAR 29 AN ID 39

STEVENS COUNTY AUDITOR

THE GRANTORS, NELLIE R. J. SKEELS, a widow; VICTOR K. LAWSON and
MARY L. LAWSON, husband and wife; and ROGER L. LAWSON and KERRY L.

LAWSON, husband and wife, for no monetary consideration, do hereby
grant and convey to ARDEN TREE FARMS, INC., a Washington corporation,
its successors and assigns a perpetual and non-exclusive easement for
 ingress and egress 60 feet in width, being 30 feet on each side of the
center line of the roadway, as identified and described in deed recorded
August 8, 1984, auditor's file No. 538666, which roadway is now estab-
lished and in use, extending in a Northeasterly direction from the Cook
County Road No. 3473, formerly known as the Lundquist County Road No.
2574, across the NW4SE4 and the SE4NE4 of Section 30, Township 34
North, Range 39, East, W.M., Stevens County, Washington, the NW4SE4,
the SE4NE4, of Section 29, Township 34 North, Range 39, East, W.M., in
Stevens County, Washington, and a like easement 30 feet in width along
the existing roadway across the NW4NE4, and the SE4NW4 of Section 29,
Township 34 North, Range 39, East, W.M., Stevens County, Washington.
The approximate location of the foregoing easements is designated on
Exhibit A attached hereto and by this reference made a part hereof.

Said easement is appurtenant to and for the benefit of the property
of the Grantee described as the NW4 of the NE4 and the SE4 of the NE4 of
Section 29, Township 34 North, Range 39, East, W.M., Stevens County,
Washington. The rights granted under this easement are limited to the
use of said roadway for forest management and harvesting and removal of
timber and timber products.

DATED this 25th day of March, 1985.

Nellie R. J. Skeels
VICTOR K. LAWSON
MARY L. LAWSON

ROGER L. LAWSON
KERRY L. LAWSON
STATE OF WASHINGTON

County of Stevens

On this day personally appeared before me Nellie R. J. Skeels, a widow, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29th Day of March, 1985.

Notary Public in and for the State of Washington, residing at Colville.

STATE OF WASHINGTON

County of Stevens

On this day personally appeared before me Victor K. Lawson and Mary L. Lawson, husband and wife, and Roger L. Lawson and Barry L. Lawson, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th Day of March, 1985.

Notary Public in and for the State of Washington, residing at Colville.
STAN'DARY WARRANTY DEED

THE GRANTOR, NELLIE R. J. SKEELS, a widow, for and in consideration of
Agreed Value in hand paid, conveys and warrants to
ROGER L. LAWSON and KERRY L. LAWSON, husband and wife, the following
described real estate, situated in the County of Stevens, State of
Washington:

The SW ¼ of the NW ¼, Section 29, Township 34 North, Range 39,
East, W.M., in Stevens County, Washington,
EXCEPT that portion of the West 132 feet of the NW ¼ of the SW ¼ of
the NW ¼, lying West of a line drawn parallel with the West line of said
NW ¼ of SW ¼ of NW ¼ and 200 feet East of the East edge of the bottom of
the concrete porch steps of the residential dwelling house situated
near the East line of the NW ¼ of Section 30, Township 34 North,
Range 39, East, W.M., as the same are now located, but not to exceed
a distance of 132 feet East of the West line of said NW ¼ of NW ¼.

Together with a perpetual and non-exclusive easement for ingress,
egress and utilities 60 feet in width, being 30 feet on each side of
the center line of that portion of the roadway, as identified and described
in deed recorded August 8, 1984, auditor's file No. 538666,
which roadway is now established and in use, extending in a Northeast-
ernly direction from the Cook County Road No. 3473, formerly known as
the Lundquist County Road No. 2574, across the NW ¼ of the
Southeast corner of the NW ¼ of Section 30, Township 34 North,
Range 39, East, W.M., and extending across the Northwest corner of
the SW ¼ of the Southwest corner of the NW ¼ of Section 29,
Township 34 North, Range 39, East, W.M. Also, granting a like easement
for access and utilities from said roadway across the NW ¼ of said Section 29
to the property above described. The approximate
location of the foregoing easements is designated on Exhibit A
attached hereto and by this reference made a part hereof.

SUBJECT TO further taxation and interest upon withdrawal of said
property from forest land classification or change in use.

DATED THIS 25th day of March, 1985.

Nellie R. J. Skeels

STATE OF WASHINGTON, County of Stevens

On this day personally appeared before me Nellie R. J. Skeels, a
widow, to me known to be the individual described in and who executed the
within and foregoing instrument, and acknowledged that she signed the same
as her free and voluntary act and deed for the uses and purposes therein
mentioned.

GIVEN under my hand and official seal this 25th day of March, 1985.

Notary Public in and for the State of Washington, residing at Colville.
EXHIBIT A to Warranty Deed dated March 25, 1985, between Nellie R. J. Skeels, a widow, as Grantor, and Roger L. Lawson and Kerry L. Lawson, husband and wife, as Grantees.
# Manufactured Home Application

**Title Elimination**

**Manufactured Home**
- **(Purchased)**
- **(Length x Width)**: 20' x 40'
- **Serial Number**: 11199

**Land**
- **Affixed to**
- **Property Tax Parcel Number**: 2213295

**Grantor(s)**
- **Gaynor L. Cosner, II**
- **Address**: 2612 N. Pines, BA-5
- **City**: Spokane
- **State**: WA
- **Zip Code**: 99206

**Grantee(s)**
- **Gaynor L. Cosner, II**

**Notarization/Certification for Registered Owner(s) Signature**
- **Notary Officer**: [Signature]
- **Date**: 11/1999

**Dealer's Report of Sale**
- **WA Dealer Number**: [Number]
- **Date of Sale**: [Date]
- **Use Tax Exempt**: [Signature]

**County Auditor/Agent Licensing Office Approval**
- **Not for Use by Sub-Agents**

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**Title Fees**
- **Penalty Fee**: $0.00
- **Mobile Home Fee**: $0.00
- **Elimination Fee**: $0.00
- **Use Tax**: $0.00
- **Subagent Fee**: $0.00
- **Total Fees & Tax**: $0.00

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**Instructions and Additional Information on Reverse Side**

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**Return Address**
- **Stok & Monasmith, P.S.**
- **P.O. Box 71**
- **Colville, WA 99114**

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**Rec'd At Request of Stevens County Title**
- **Date**: 7/10/98
- **County**: 7/20/94
- **Deputy F. Cowley**: $9.00
<table>
<thead>
<tr>
<th>COLUMN</th>
<th>CONTENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>TITLE COMPANY CERTIFICATION</td>
<td>I certify that the legal description of the land and ownership is true and correct per the real property records. NAME [Signature] TITLE COMPANY REPRESENTATIVE NUMBER</td>
</tr>
<tr>
<td>BUILDING PERMIT OFFICE CERTIFICATION</td>
<td>I certify that the manufactured home has been affixed to the real property as described, or a building permit has been issued for this purpose and the attachment will be inspected upon completion. NAME [Signature] BUILDING PERMIT OFFICE PHONE</td>
</tr>
</tbody>
</table>

INSTRUCTIONS

Complete the appropriate boxes on the form as indicated below, depending upon the transaction you wish to process.

A. Manufactured Home Title Elimination Application (complete boxes 1, 2, 3, 4, and 5). Use to eliminate a title for a manufactured home which has been sold or otherwise become real property.

B. Manufactured Home Transfer In Location Application (complete all boxes). Use only when a manufactured home (whose title has been eliminated) is being moved to land with a different legal description and will become part of the real property to which it will be moved and affixed. If the transfer in location is between two different counties, prepare this form in duplicate and have each be notarized in the proper two counties.

C. Manufactured Home Removal From Real Property Application (complete boxes 1, 2, 3, 4, and 5). Use when a manufactured home whose title has been eliminated is to be removed from the real property.

IMPORTANT: SIGNATURES OF THE OWNERS ON THE MANUFACTURED HOME APPLICATION INDICATE TERMINATION OF INTEREST IN THE MANUFACTURED HOME THROUGH TITLE PROVIDED BY CHAPTER 46.12 RCW AND INDICATE INTENT TO PERFECT INTEREST IN THE MANUFACTURED HOME AS REAL PROPERTY WITH THE LANESHE THEY OWN AND TO WHICH IT IS SELL WILL BE AFFIXED. IF THE MANUFACTURED HOME IS BEING REMOVED FROM REAL PROPERTY, SIGNATURES OF THE OWNERS PER THE REAL PROPERTY RECORDS INDICATE CONSENT TO THE REMOVAL. THE FORM MAY THEN BE USED FOR MAKING APPLICATION FOR TITLE WITH THE DEPARTMENT OF LICENSING AS PROVIDED BY CHAPTER 46.12 RCW.

Note: Owners of the manufactured home must own the land when the application is for a Manufactured Home Title Elimination or a Manufactured Home Transfer In Location, as provided by Chapter 46.20 RCW.

SECTION 1. Enter the description of the manufactured home.

SECTION 2. Place an "X" in the appropriate box and enter the property tax parcel number, lot, block, plat number and section number if change, when applicable. When a legal description is the space provided, if there is not enough room, use the legal description attachment form (46.628-730). When completing a "Transfer In Location Application," both boxes should be checked. This application must then be accompanied by two separate land description documents.

SECTION 3. This portion must be signed by all registered owners of the manufactured home when completing a title elimination. The title elimination form must be completed and signed by all registered owners of the manufactured home when completed and signed.

SECTION 4. Take the properly completed Manufactured Home Application and all necessary supporting documents to the County Auditor/Licensor Agent Office for approval. Supporting documents may include but are not limited to a proof of ownership or a Manufactured Home Title Elimination Statement of Origin (MSU), proof of title and applicable real property records. The application may not be completed at the County Auditor/Licensor Office.

SECTION 5. The "Title Company Certification" box must be completed when processing a "Transfer In Location" or a "Manufactured Home Removal From Real Property" application. Important: The final recorded application form must be submitted to the title company within 10 days of the title company's certification.

SECTION 6. When processing an "Elimination" or "Transfer In Location" application, the city or county office (depending upon the location of the manufactured home being affixed or moved to another location) that the home is affixed to the land, calling the city or county office to confirm the placement of the manufactured home on the land, inspecting the completed attachment. The issuing office must sign the application, asking the permit number if a permit has not yet been granted.

IMPORTANT: Before the application has been approved by the County Auditor/Licensor Agent Office, take your application form to the County Recording Office. Obtain proof of the recording fees paid. If the Recording Office retains your original application form, obtain a certified copy of the recorded form.

APPLICANTS: Before recording, you must return to a Vehicle Licensing Office to file the Manufactured Home Application, paying all required fees.