

When recorded return to:

Coastal Watershed Institute, a Washington nonprofit corporation  
P.O. Box 2263  
Port Angeles, WA 98362

Filed for Record at Request of  
Clallam Title Company  
Escrow Number: 122185PW

### Statutory Warranty Deed

THE GRANTOR Beach Lake LLC, a Washington limited liability company, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Coastal Watershed Institute, a Washington nonprofit corporation the following described real estate, situated in the County of Clallam, State of Washington.

Abbreviated Legal: Ptn GL 2 26-317W

Tax Parcel Number(s): 073126 310000

The Westerly 723 feet of Government Lot 2 in Section 26, Township 31 North, Range 7 West, W.M., Clallam County, Washington;

Situate in the County of Clallam, State of Washington.

Subject to: As fully described on Exhibit "A" attached hereto and made a part hereof

Dated July 15, 2016

Beach Lake LLC, a Washington limited liability company

By: Robert B. Phillips, Manager

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Robert B. Phillips is/are the person(s) who appeared before me, and said person(s) acknowledge that \_\_\_\_\_ signed this instrument, on oath stated \_\_\_\_\_ is/are authorized to execute the instrument and acknowledge that as the Manager of Beach Lake LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

## EXHIBIT A

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.

The lands described herein have been classified as Farm and Agricultural Land and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue to present assessment rate. A change in use can cause an increased assessment rate for present and past years.

Application Recorded: April 27, 1971  
Recording No.: 402683

Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form by the new owner and submission to and approval by the county assessor prior to such sale.

Note: If the proposed transaction involves a sale of the property so classified or designated, there will be additional requirements regarding the real estate excise tax affidavit. Please contact Clallam County Assessor or the company for additional information.

Right of the state of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Strait of Juan de Fuca.

Rights of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes; including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of the state. (Affects all of the premises subject to such submergence)

A record of Survey and matters relating thereto:  
Recorded: August 19, 1974  
Recording No.: 435938  
Volume/Page: 1/84

Right-of-way for Lower Elwha Road, if any, and any easement rights of adjoining properties or the public to that portion of the land included within such road, as disclosed by Survey recorded in Volume 1 of Surveys, page 84 and by the records of the Clallam County Assessor.

A record of Survey and matters relating thereto:  
Recorded: July 31, 2003  
Recording No.: 2003 1113710  
Volume/Page: 52/96

