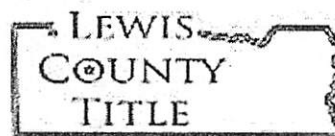


File No./Escrow No: LE24967 Lewis County Title Company
 Print Date & Time: 07/06/22 11:09 AM ALTA Universal ID: 0007560
 Officer/Escrow Officer: Julie Moore 625 S. Market Blvd
 Chehalis, WA 98532
 Settlement Location: Lewis County Title Company
 625 S. Market Blvd
 Chehalis, WA 98532



Property Address: A PORTION OF THE SOUTHEAST
 QUARTER OF SECTION 20,
 TOWNSHIP 14 NORTH, RANGE 2
 WEST, W.M.
 2015 NE Kresky Ave
 Chehalis, WA 98532
 Borrower: Lewis County
 351 NW North Street
 Chehalis, WA 98532
 Seller: Diamond TC Holdings, LLC
 36 Columbia Circle SW
 Lakewood, WA 98499
 Lender:
 Settlement Date: 07/07/2022
 Disbursement Date: 07/07/2022
 Additional dates per state requirements:

Loan Number:

MIC Number:

Description	Borrower/ Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$960,000.00	
Deposit		\$20,000.00
Prorations/Adjustments		
County Property Taxes from 07/01/2022 to 07/07/2022		\$135.58
Government Recording and Transfer Charges		
Recording Fee (Deed) to Lewis County Title Company	\$205.50	
Miscellaneous		
Escrow Fee with Discount to Lewis County Title Company	\$892.65	

	Borrower/ Buyer	
	Debit	Credit
Subtotals	\$961,098.15	\$20,135.58
Due From Borrower		\$940,962.57
Totals	\$961,098.15	\$961,098.15

Acknowledgment

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Lewis County Title Company to cause the funds to be disbursed in accordance with this statement.

Lewis County

Lindsey R. Pollock, DVM

Lindsey Pollock, Chairperson of the Board of County Commissioners

Julie Moore

Date



Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after April 1, 2022
This affidavit will not be accepted unless all areas on all pages are fully completed.
This form is your receipt when stamped by cashier. *Please type or print.*

Form 84 0001a

☐ Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Diamond TC Holdings, LLC, a Washington Limited Liability Company
Mailing address 36 Columbia Circle SW
City/state/zip Lakewood, WA 98499
Phone (including area code) 253-255-3538

2 Buyer/Grantee

Name Lewis County, a Political Subdivision of the State of Washington
Mailing address 351 NW North Street
City/state/zip Chehalis, WA 98532
Phone (including area code) 360-388-7059

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name Lewis County
Mailing address 351 NW North Street
City/state/zip Chehalis, WA 98532

List all real and personal property tax
parcel account numbers
021650-002-001

Personal
property?
☐
☐
☐

Assessed
values
\$846,700.00

4 Street address of property: 2015 NE Kresky Ave, Chehalis, WA 98532

Tax Area Code: _____

This property is located in LEWIS (for unincorporated locations please select your county)

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

See Attached Exhibit A

5 Select Land Use Code(s): 67

Enter any additional codes _____

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)?

☐ Yes ☒ No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions)

☐ Yes ☒ No

6 Is this property designated as forest land per chapter 84.33 RCW? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.28? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land: ☐ does ☐ does not qualify for continuance

Deputy assessor signature _____ Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
Print Name _____ Print Name _____

7 List all personal property (tangible and intangible) included in selling price.

NONE

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) _____

Reason for exemption _____

Type of Document

Statutory Warranty Deed

Date of Document

7/6/2022

Gross selling price \$960,000.00

*Personal property (deduct) _____

Exemption claimed (deduct) _____

Taxable selling price \$960,000.00

Excise tax: state

Less than \$500,000.01 at 1.1% \$5,500.00

From \$500,000.01 to \$1,500,000 at 1.28% \$5,888.00

From \$1,500,000.01 to \$3,000,000 at 2.75% \$0.00

Above \$3,000,000 at 3% \$0.00

Agricultural and timberland at 1.28% \$0.00

Total excise tax: state \$11,388.00

Local \$4,800.00

*Delinquent interest: state \$0.00

Local _____

*Delinquent penalty _____

Subtotal \$16,188.00

*State technology fee \$5.00

Affidavit processing fee _____

Total due \$16,193.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX

*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent _____

Name (print) Joseph T. Durant - Manager

Date & city of signing: _____

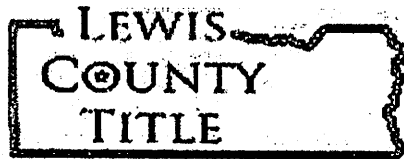
Perjury: Perjury in the second degree is a class C felony which is punishable by confinement in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than \$10,000.00, or by both confinement and fine (RCW 9A.20.030 and RCW 9A.20.021(1)(C)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

Signature of Grantee or Grantee's Agent Lindsey Pollock

Name (print) Lindsey Pollock - Chairperson of the board of County Commissioners

Date & city of signing: _____



ESCROW NO. LE24967

PURCHASERS: Lewis County

SELLERS: Diamond TC Holdings, LLC

**Supplement to
CLOSING AGREEMENT AND ESCROW INSTRUCTIONS
For Purchase and Sale Transaction
Including Instructions to Record Documents and Disburse Funds**

This is a part of the Closing Agreement and Escrow Instructions signed by the parties under the Closing Agent's escrow file number set forth above. Except as expressly modified, changed or amended by this supplement, all terms and conditions of the Closing Agreement and Escrow Instructions, and any previous supplements, additions or amendments thereto, shall remain in effect.

THE SELLER HAS APPROVED, SIGNED AND DEPOSITED THE FOLLOWING DOCUMENTS WITH THE CLOSING AGENT UNDER THESE INSTRUCTIONS :

- ☒ Statutory Warranty Deed
- ☒ Real Estate Excise Tax Affidavit

THE BUYER HAS APPROVED, SIGNED AND DEPOSITED THE FOLLOWING DOCUMENTS WITH THE CLOSING AGENT UNDER THESE INSTRUCTIONS :

- ☒ Statutory Warranty Deed - Reviewed and Approved
- ☒ Real Estate Excise Tax Affidavit

BY SIGNING THIS DOCUMENT, EACH PARTY ACKNOWLEDGES:

Conditions of Parties' Agreement Satisfied. All terms and conditions of the parties ' agreement have been met to my satisfaction, or will be met, satisfied or complied with outside of escrow.

Title Report Approved. The preliminary commitment for Title Insurance, including the legal description of the property and all attachments, supplements and endorsements to that report, issued by **Lewis County Title Company** under order number **LE24967**, are approved by me and made a part of these instructions by this reference.

INITIALS: X *lp* X

Settlement Statement, Approved. The settlement statement prepared by the closing agent is approved by me and made a part of these instructions by this reference. I agree to pay my costs, expenses and other obligations itemized on that statement. I understand that any estimated amounts will be adjusted to reflect the exact amounts required when the funds are disbursed, that the settlement statement continues to be subject to audit at any time, and if any monetary error is found, the amount will be paid by the party liable for such payment to the party entitled to receive it.

BY SIGNING THIS DOCUMENT, THE BUYER FURTHER ACKNOWLEDGES:

Property Approved. I have had adequate opportunity to inspect the property and determine the exact location of its boundaries. The location and physical condition of the property and any buildings, improvements, plumbing, heating, cooling, electrical or septic systems on the property are approved. I understand that all inspections and approvals of the location and physical condition of the property are my sole responsibility, and are not part of the closing agent's duties and responsibilities. I hereby release and agree to hold the closing

agent harmless from any and all claims of liability for loss or damage arising or resulting from any physical condition or defect on the property, or from the location of its boundaries.

THE CLOSING AGENT IS INSTRUCTED TO PROCEED AS FOLLOWS:

Instruction to Close. The closing agent is instructed to perform its customary closing duties under these instructions, to deliver and record documents according to these instructions and to disburse the funds according to the settlement statement, adjusting estimated amounts, when the closing agent has the documents required to close the transaction in its possession and has, or will obtain when the documents have been delivered and recorded, the following:

1. Sale proceeds for the seller's account in the sum of **\$960,000.00**, to be disbursed according to the settlement statement, and;
2. Loan proceeds for the buyer's account in the sum of **\$0.00**, to be disbursed according to the settlement statement, and;
3. A policy of title insurance issued pursuant to the Preliminary Commitment for Title Insurance referred to above, insuring the buyer with ☒ **Standard** or ☐ extended coverage with liability of **\$960,000.00** having the usual clauses, provisions and stipulations customarily contained in the printed provisions and schedules of such policy forms, insuring the buyer's title to the property against all defects or encumbrances except those set forth in the printed exceptions and exclusions customarily contained in the printed provisions and schedules of such policy forms, matters attaching by, through or under the buyer, taxes not yet due, and the matters set forth in the following numbered paragraphs of Schedule B of the Preliminary Commitment for Title Insurance: **1, 6, 7, 8, 9 AND 10**;
4. Such other policies of title insurance as may be required by any lenders that are providing financing for the transaction.

Completion or Correction of Documents. The closing agent is instructed to correct any errors found in any document deposited under these instructions, and to insert as necessary the closing date (which is agreed to be the date of recording), the date on which interest begins to accrue, and the dates on which payments must be made, if such items are incomplete.

Adjustments and Prorations. The closing agent is instructed to adjust and pro-rate real estate taxes for the current year, recurrent assessments if any, and **No Others**. All pro-rations shall be calculated as of ☒ the closing date, or ☐ _____.

EACH PARTY FURTHER ACKNOWLEDGES:

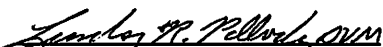
The closing agent has not offered any legal advice or referred me to any named attorney, but has clearly requested that I seek independent legal counsel if I have any doubt concerning the transaction or these instructions.

Both Seller and Buyer agree that a Remote Online Notary can be used in order to close this transaction.

I have had adequate time and opportunity to read and understand these instructions and all other documents referred to in these instructions.

Lewis County

Diamond TC Holdings, LLC



By **Lindsey Pollock**, Chairperson of the Board
of County Commissioners

By **Joseph T. Durant**, Manager



Escrow No.: LE24967

File Name: Lewis County/Diamond TC Holdings, LLC

**Addendum to
CLOSING AGREEMENT AND ESCROW INSTRUCTIONS**

This is a part of the Closing Agreement and Escrow Instructions signed by the parties under the Closing Agent's escrow file number set forth above. Except as expressly modified, changed or amended by this addendum, all terms and conditions of the Closing Agreement and Escrow Instructions, and any previous supplements, additions, amendments or addenda thereto, shall remain in effect.

Limitation of Closing Agent's Duties. Under these instructions, the closing agent may select and prepare documents used to transfer title of certain items of real and/or personal property, and will perform other services ordinarily required to close that portion of the transaction. Since the transaction involves business or commercial property, there will be other legal requirements which must be met by the parties. The closing agent is not permitted to determine what those requirements may be, nor to advise the parties concerning them.

Recommendation to Consult Legal Counsel. The parties are strongly advised to consult with their attorneys to determine their rights and responsibilities with respect to the business and legal requirements arising from this transaction.

RENTS & DEPOSITS: Buyer and Seller hereby agree that the transfer of pro-rated rents and any existing deposits will **not** be handled through this escrow closing, but instead will be handled direct between both parties outside of escrow. Both parties agree to indemnify Lewis County Title and Escrow Agent, and hold harmless of any issues, disagreements, or tax implications that may arise from these items being transferred. Both parties are further advised to seek legal counsel outside of escrow prior to this escrow closing for said transfers.

Any existing Leases/ Leaseholds with WSECU/ Tennant are being handled outside of Escrow. Personal Property Taxes paid by WSECU / Tennant under parcel 700020-182-005 are being handled by tenant and outside of escrow. Both parties agree to indemnify Lewis County Title and Escrow Agent, and hold harmless of any issues, disagreements, or implications that may arise from the personal property taxes.

Lewis County

Diamond TC Holdings, LLC



By Lindsey Pollock, Chairperson of the Board
of County Commissioners

By Joseph T. Durant, Manager

625 S. Market Blvd
Chehalis, WA 98532
Phone (360) 748-8641
Fax (360) 748-4799

All Fees Subject to Sales Tax

Insurance up to and including	Standard Escrow Fee	Refinance Escrow Fee
\$0.01 to \$100,000.00	\$850	\$550
\$100,000.01 to \$200,000.00	\$950	\$550
\$200,000.01 to \$300,000.00	\$1,050	\$550
\$300,000.01 to \$400,000.00	\$1,150	\$550
\$400,000.01 to \$500,000.00	\$1,250	\$550
\$500,000.01 to \$600,000.00	\$1,350	\$550
\$600,000.01 to \$700,000.00	\$1,450	\$550
\$700,000.01 to \$800,000.00	\$1,550	\$550
\$800,000.01 to \$900,000.00	\$1,650	\$550
\$900,000.01 to \$1,000,000.00	\$1,750	\$550

NO JUNK FEES!

Over \$1,000,000 will be based on the complexity of the transaction

Lewis County Title reserves the right to match any escrow rate quote from any competitor doing business in the State of Washington. The competitor quote must be in writing

Lewis County title reserves the right to amend all fees to compensate for additional work or liability incurred.

All fees shown above are minimum charges

Seller:

This is a graphic of a blank sheet of white paper with horizontal ruling lines. A small pencil icon is positioned at the top left corner of the page. The lines are evenly spaced and extend across the width of the page.

Buyer:

② Sunday 20. March 1911



EISENHOWER & CARLSON PLLC

0

\$23.00

3182651

Page: 1 of 5

11/04/2003 08:40F

Lewis Co, WA

RETURN ADDRESS:

Richard D. Turner
Eisenhower & Carlson, PLLC
1201 Pacific Avenue, Suite 1200
Tacoma, WA 98402

READ AND APPROVEDX 40

X _____

X _____

X _____

QUIT CLAIM DEED**GRANTORS:**

Durant, Dana; Durant, Joseph T.; Carstens, Sadie M., Carstens, Peter O. and
Turner, Richard D. as co-trustees of the Thomas Carstens Residual Qualified
Interest Trust

GRANTEE:

Diamond TC Holdings, LLC

LEGAL DESCRIPTION:

Part of NW Quarter of SE Quarter of Section 20, Township 14 N, Range 2 W,
WM

(Additional legal on page 1 of document)

TAX PARCEL NO.:

021650002001

THE GRANTORS, DANA DURANT, as to an undivided forty-five percent (45%) interest, as her separate property; JOSEPH T. DURANT, as to an undivided forty-five percent (45%) interest, as his separate property; and SADIE M. CARSTENS, PETER O. CARSTENS and RICHARD D. TURNER and their successors as co-trustees under the Residual Qualified Interest Trust contained in Article IV of the Last Will and Testament dated February 2, 1996 of Thomas Carstens, Deceased, as to an undivided ten percent (10%) interest, convey and quit claim to DIAMOND TC HOLDINGS, LLC, a Washington limited liability company, the following described real estate, situated in the County of Lewis, State of Washington, together with all after-acquired title of the Grantors therein:

A tract of land situated in the northwest quarter of the southeast quarter of Section 20, Township 14 North, Range 2 West, W.M., Lewis County, Washington described as follows:

Beginning at the southeast corner of said subdivision; thence north 87°21'20" west 388.7 feet to the easterly boundary of the Kresky Road and the true point of beginning; thence south 87°21'20" east 232.1 feet; thence north 2°03'40" east 180.0 feet; thence north 87°21'20" west 91.85 feet to the easterly line of the Kresky Road; thence southwesterly along said easterly line 277.0 feet, more or less, to the place of beginning.

DATED this 11th day of September, 2003.

Dana Durant
DANA DURANT

Joseph T. Durant
JOSEPH T. DURANT



EISENHOWER & CARLSON PLLC

D

\$23.00

3182651

Page: 2 of 5

11/04/2003 08:40F

Lewis Co, WA

Sadie M. CarstensSADIE M. CARSTENS, Co-Trustee of the
Thomas Carstens Residual Qualified Interest TrustPeter O. Carstens
PETER O. CARSTENS, Co-Trustee of the
Thomas Carstens Residual Qualified Interest TrustRichard D. Turner
RICHARD D. TURNER, Co-Trustee of the
Thomas Carstens Residual Qualified Interest TrustSTATE OF CALIFORNIA)
) ss.
County of _____)

I certify that I know or have satisfactory evidence that Dana Durant is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2003.

*See attached
California Acknowledgment *

Signature of Notary Public

Name of Notary Public
NOTARY PUBLIC

My Appointment Expires

STATE OF WASHINGTON

County of Pierce

I certify that I know or have satisfactory evidence that Joseph T. Durant is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 25th day of Sept, 2003.

Signature of Notary Public

Name of Notary Public
NOTARY PUBLIC

My Appointment Expires

00250672.doc

READ AND APPROVED

X 4 X _____
X _____ X _____



EISENHOWER & CARLSON PLLC

D

\$23.00

3182651

Page: 3 of 5

11/04/2003 08:40F

Lewis Co, WA

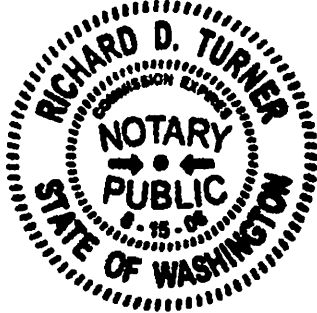
STATE OF WASHINGTON)

) ss.

County of Pierce)

I certify that I know or have satisfactory evidence that Sadie M. Carstens is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledge it as a Co-Trustee of the Thomas Carstens Residual Qualified Interest Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 23 day of October, 2003.



Signature of Notary Public

Name of Notary Public

NOTARY PUBLIC

My Appointment Expires

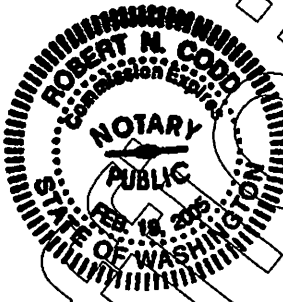
STATE OF WASHINGTON)

) ss.

County of Spokane)

I certify that I know or have satisfactory evidence that Peter O. Carstens is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as a Co-Trustee of the Thomas Carstens Residual Qualified Interest Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 6th day of October, 2003.



Signature of Notary Public

Name of Notary Public

NOTARY PUBLIC

My Appointment Expires

READ AND APPROVED

X 40 X _____
X _____ X _____



EISENHOWER & CARLSON PLLC

D

\$23.00

3182651

Page: 4 of 5

11/04/2003 08:48F

Lewis Co, WA

STATE OF WASHINGTON

)

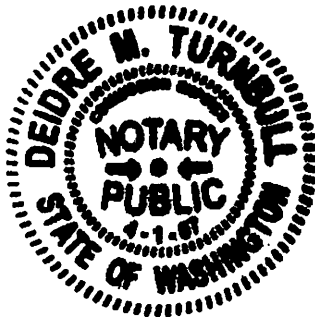
) ss.

County of Pierce

)

I certify that I know or have satisfactory evidence that Richard D. Turner is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as a Co-Trustee of the Thomas Carstens Residual Qualified Interest Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 23rd day of October, 2003.



Deidre M. Turnbull

Signature of Notary Public

DEIDRE M. TURNBULL

Name of Notary Public

NOTARY PUBLIC

4-1-07

My Appointment Expires

READ AND APPROVED

X lp X
X X



EISENHOWER & CARLSON PLLC

D

\$23.00

3182651

Page: 5 of 5

11/04/2003 08:48F

Lewis Co, WA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Siskiyou

SS.

On 09/16/03

Date

, before me, Valon D. Ralls, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

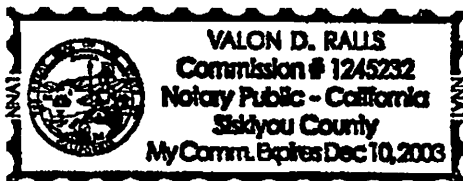
personally appeared * Dana Durant *

Name(s) of Signer(s)

☒ personally known to me

☐ 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.



Place Notary Seal Above

WITNESS my hand and official seal.

Valon D. Ralls
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: September 16, 2003

Number of Pages: *4*

Signer(s) Other Than Named Above: Joseph T. Durant, Sadie M. Carstens,

Peter O. Carstens & Richard D. Turner

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



When recorded return to:

Lewis County
351 NW North Street
Chehalis, WA 98532

READ AND APPROVED

X go X _____
X _____ X _____

STATUTORY WARRANTY DEED

LE24967

The Grantor, **Diamond TC Holdings, LLC, a Washington Limited Liability Company**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Lewis County, a Political Subdivision of the State of Washington**

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: **A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M.**

Tax Parcel Numbers(s): **021650-002-001**

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **July 06, 2022**

Diamond TC Holdings, LLC

By Joseph T. Durant, Manager

READ AND APPROVED
X X
X X

STATE OF

} ss.

COUNTY OF

This record was acknowledged before me on _____ by **Joseph T. Durant** as
Manager of Diamond TC Holdings, LLC.

Notary Public
My commission expires:

READ AND APPROVED
X *h* X
X X

EXHIBIT "A"

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 87°21'20" WEST 388.7 FEET TO THE EASTERLY BOUNDARY OF KRESKY ROAD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°21'20" EAST 232.1 FEET; THENCE NORTH 2°03'40" EAST 180.0 FEET; THENCE NORTH 87°21'20" WEST 91.85 FEET TO THE EASTERLY LINE OF KRESKY ROAD; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE 277.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING ANY PORTION LYING WITHIN NE KRESKY AVENUE OR NE GROVE STREET

LEWIS COUNTY, WASHINGTON

RECEIPT

No. 737486

12/22

M Lewis County Treasurer \$20,000
Twenty thousand and 00/100 DOLLARS

☐ CASH

☐ CHECK

☐ ORDER

FROM

TO

BY

LE 24067

John Klumper

A-1152

T-4161

RECEIPT

No. 737486

DATE 5/2/22

FROM Lewis County Treasurer \$20,000

Twenty thousand and 00/100 DOLLARS

☐ FOR RENT
☐ FOR

ACCT.		☐ CASH	FROM <u>LE 24067</u> TO BY <u>[Signature]</u>
PAID		☐ CHECK	
		☐ MONEY ORDER	
DUE		☐ CREDIT CARD	

A-1152
7-4161



1321 S. Market Blvd
Chehalis, WA 98532

(360) 345-2229
comdev@ci.chehalis.wa.us

Receipt Number: 22-00234

Kresky Bldg -

Payer/Payee: LEWIS COUNTY
351 NW NORTH ST
CHEHALIS WA 98532

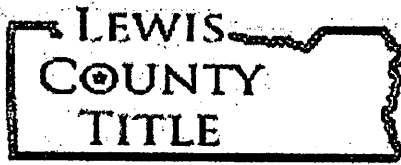
Cashier: Josh McDrummond

Date: 05/05/2022

OP-22-001 CHANGE OF OCCUPANCY 2015 KRESKY RD NE

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Change of Occupancy	\$150.00	\$150.00	\$0.00
	\$150.00	\$150.00	\$0.00

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	100854791	\$150.00
Total Paid:		\$150.00



DISCLOSURE NOTICE

July 6, 2022

Escrow No. LE24967

Lewis County Title Company has been requested to act as the closing agent in the above referenced transaction. Your Closing Officer is **Julie Moore**

The documents for this transaction have been or will be prepared by the LIMITED PRACTICE OFFICER whose signature appears below. The Limited Practice Officer has been admitted by the Washington State Supreme Court to the limited practice of law under a rule identified as "APR-12". Under this rule the Limited Practice Officer may select, prepare and complete documents in a form previously approved by the Washington State Supreme Court through the Limited Practice Board, HOWEVER,;

1. The Limited Practice Officer is not acting as the advocate or representative of either (or any) of the parties;
2. The documents prepared by the Limited Practice Officer will affect the legal rights of the parties;
3. The parties' interests in the documents may differ;
4. The parties have a right to be represented by lawyers of their own selection, and;
5. The Limited Practice Officer cannot give legal advice as to the manner in which the documents affect the parties.

IF YOU WISH TO HAVE YOUR DOCUMENTS AND INSTRUMENTS PREPARED BY AN ATTORNEY OF YOUR CHOICE, PLEASE NOTIFY THE CLOSING OFFICER IMMEDIATELY.

All of the documents which have been, or will be prepared in connection with this escrow will be available for review by each party or their lawyers prior to their execution. To review documents, please contact the Closing Officer.

IF YOU DO NOT UNDERSTAND THIS TRANSACTION, PLEASE SEEK THE ADVICE OF INDEPENDENT LEGAL COUNSEL. THE LIMITED PRACTICE OFFICER CAN NOT GIVE YOU LEGAL ADVICE.

Lewis County Title Company

BY: _____
JULIE A. MOORE, LPO #3232

THE DOCUMENTS TO BE PREPARED IN THIS TRANSACTION ARE AS FOLLOWS:

- ☒ Statutory Warranty Deed
- ☒ Excise Tax Affidavit

I/we have been afforded adequate time to read and understand the above disclosure, as evidenced by my/our signature below, I/we acknowledge receipt of a copy of the above notice.

Lewis County

Diamond TC Holdings, LLC


By **Lindsey Pollock**, Chairperson of the Board
of County Commissioners

By **Joseph T. Durant**, Manager