

Camano Properties LLC

811 N. Sunrise Blvd, Suite A, Camano Island, WA 98282 • 360-387-7999

Estimated Buyer's Closing Costs

Prepared: June 26, 2008

Prepared for: Island County

This closing cost calculation is provided for illustrative purposes only. It is only an estimate of what you might expect your closing costs to be, and its accuracy is not guaranteed. Your actual costs will vary depending on the rate, points, and fees charged by your lender; the costs of property insurance; and the fees charged by escrow, among other factors unique to your financial situation. You may obtain a good faith estimate from your lender.

☐**Purchase Price** **\$850,000.00**

Closing Date: 7/26/2008

Loan Costs

Down Payment \$0.00

Loan: \$850,000.00 / Interest: 0.00% / Term: 30 years)

Estimated Monthly Payment (P&I): true

Prorated Interest \$0.00

Private Mortgage Insurance (LTV Ratio: 100.00%) \$736.67

(Conventional Loan)

Discount Points (0%) \$0.00

Origination Fee (0%) \$0.00

Total Loan Cost **\$736.67**☐**Settlement Costs**

Escrow/Closing Fee (incl. tax) \$867.20

Title Policy (incl. tax) \$2,303.50

Total Settlement Cost **\$3,170.70**☐**Other Costs**

Appraisal \$400.00

Inspection \$0.00

Credit Report \$30.00

Documentation Fee \$100.00

Recording \$42.00

Homeowner Association Dues \$0.00

Extra Title Coverage for Buyer \$0.00

Total Other Cost **\$572.00****Pre-Payments** (reoccurring charges)

Prorated Property Tax \$338.80

Homeowner/Hazard Insurance \$0.00

Total Pre-Payments **\$338.80****Less: Buyer's Cost Paid by Seller** **-\$0.00****ESTIMATED CLOSING COSTS** **\$4,818.16**

Prepared By

Don Timmerman

Contact at: 360-631-0487

COMMITMENT FOR TITLE INSURANCE ISSUED BY

PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC.

PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC., a Washington corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Pacific Northwest Title Insurance Company, Inc. has caused its corporate name and seal to be affixed by its duly authorized officer and signatory on the date shown in Schedule A.



President

Countersigned by:

Authorized Signatory

Land Title Company of Island County

Company
P.O. Box 1138
Oak Harbor, WA 98277

City, State

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to the Company at 215 Columbia Street, Seattle, Washington 98104-1511.



Land Title Company
Of Island County

"We deliver results...not just promises"

Oak Harbor
1080 N.E. 7th Ave. #1
P.O. Box 1138
Oak Harbor, WA 98277
(360) 675-2246
1-800-829-5263
Fax (360) 675-0936
Escrow (360) 679-5055
Fax (360) 679-3892

Freeland
5595 S. Harbor Ave.
Suite C
P.O. Box 129
Freeland, WA 98249
(360) 331-4838
Fax (360) 331-4837

Camano/Stanwood
9123-271st NW
P.O. Box 1769
Stanwood, WA 98292
(360) 629-9737
Fax (360) 629-2152

☒ Oak Harbor ☐ Freeland ☐ Camano/Stanwood

Title Officer: Barry G. Tesch
Reference:

Order Number: LT-95933
Escrow Number:

Prepared For:
Camano Properties, LLC
811 N. Sunrise Blvd, Ste A
Camano Island, WA 98282
Attn: Don Timmerman

For service on this order call: 360-675-2246

SCHEDULE A

1. Effective Date: June 13, 2008 at 8:00AM

2. Policy Or Policies To Be Issued:

- (X) ALTA Owner's Policy
(X) Standard () Extended
() Homeowner's Policy

Amount: \$
Premium: \$
Sales Tax: \$

TO COME

Proposed Insured: To Come (See Note 3)

- () ALTA Loan Policy
() Standard () Extended

Amount: \$
Premium: \$
Sales Tax: \$

Proposed Insured:

NOTE: If this transaction fails to close, a cancellation fee in the minimum amount of \$50.00 plus \$4.20 sales tax may be charged, the actual amount charged being dependant upon the work actually performed by the company. Please contact the company immediately to notify us of the necessity of cancelling this document.

- 3.** The estate or interest in the land described or referred to in this Commitment and covered herein is: **Fee Simple Estate**
- 4.** Title to said estate or interest in said land is at the effective date hereof vested in:
Corrine R. Hieb, Trustee of The Henry A. Hieb Family Trust dated August 4, 1996 (See paragraphs 4, 5 and 6)
- 5.** The land referred to in this commitment is described as follows: **See Exhibit A attached**

EXHIBIT A

That portion of Government Lot 2 and Government Lot 3, Section 15, Township 31 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of the Plat of Meadow Lane Tracts, as per plat recorded in Volume 12 of Plats, page 18, records of Island County, Washington;
thence South 89°07'30" East along the South line of said Plat of Meadow Lane Tracts, a distance of 489.88 feet to the Southwest corner of Lot 9 of said Plat of Meadow Lane Tracts;
thence East a distance of 295.00 feet to the Southeast corner of that certain tract of land conveyed to Robert T. Carlock and Catherine P. Carlock, his wife, by deed recorded under Auditor's File No. 104894, records of Island County, Washington, and to the West margin line of West Camano Drive;
thence South along the West margin line of said West Camano Drive a distance of 30.00 feet to the Northeast corner of that certain tract of land conveyed to James E. Woolhouse and Verna L. Woolhouse, his wife, by deed recorded under Auditor's File No. 206404, records of Island County, Washington;
thence 300.00 feet West to the Northwest corner of said Woolhouse tract;
thence South along the West line of said Woolhouse tract a distance of 100.00 feet to the Southwest corner of said Woolhouse tract;
thence continue South a distance of 300.00 feet;
thence West 197.00 feet;
thence South 1°40' East a distance of 179.1 feet;
thence East a distance of 8.38 feet;
thence South 1°40' East a distance of 79.09 feet to the Northeast corner of the Plat of North Camano as per plat recorded in Volume 4 of Plats, at page 37, records of Island County, Washington;
thence North 75°34'19" West along the Northeasterly line of said Plat of North Camano a distance of 44.05 feet;
thence North 1°40' West a distance of 314.40 feet;
thence North 75°34'19" West a distance of 202.00 feet;
thence South 28°58' West a distance of 312.20 feet to the most Northerly corner of said Plat of North Camano;
thence South 42°19' West along the Northwesterly line of said Plat of North Camano a distance of 153.00 feet;
thence South 13°30' West a distance of 115.86 feet to the most Westerly corner of said Plat of North Camano;
thence South 29°48'31" West a distance of 53.88 feet to the East margin line of the county road;

(Continued...)

(Legal description Continued)

thence South 51°41' West to the West line of those tidelands of second class as conveyed by the State of Washington, in front of the North one-half of Government Lot 2, Section 15, Township 31 North, Range 2 East, W.M.; EXCEPT that portion of said tidelands in front of the vacated plat of Cama Craft, as per plat recorded in Volume 3 of Plats, page 41, records of Island County, Washington;

thence Northwesterly along the West line of said tidelands of the second class to a point which bears South 89°25' West from the Southwest corner of the vacated plat of Cama Craft;

thence North 89°25' East to the Southwest corner of said plat of Cama Craft;

thence continue North 89°25' East along the South line of said vacated plat of Cama Craft a distance of 85 feet;

thence North 43°30' East to the most Easterly point of said vacated plat of Cama Craft and to the Southwest corner of that certain tract of land conveyed to Martin C. Dirks and Ann K. Dirks, his wife, by deed filed under Auditor's File No. 158363, records of Island County, Washington;

thence North 35° East a distance of 85.7 feet to the Southeast corner of said Dirks' tract and to the Southwest corner of that certain tract of land conveyed to Marvin Barber and R. Joan Barber, his wife, by deed filed under Auditor's File No. 160604, records of Island County, Washington;

thence continue North 35° East a distance of 114.22 feet to the Southeast corner of said Barber tract;

thence North 8°35' West parallel with the Easterly line of said vacated plat of Cama Craft a distance of 56.23 feet to the Northeast corner of said Dirks' tract;

thence North 88°29' West parallel with the Southerly line of that county road known as Saratoga Way a distance of 140.00 feet to the Easterly line of said vacated Plat of Cama Craft and to the Northwest corner of said Barber tract;

thence North 8°35' West along the East line of said vacated Plat of Cama Craft a distance of 30.00 feet to the Southwest corner of that certain tract of land conveyed to William G. Grosvenor and Roberta D. Grosvenor, his wife, by deed recorded under Auditor's File No. 303062, records of Island County, Washington;

thence South 88°29' East a distance of 100.00 feet to the Southeast corner of said Grosvenor tract;

thence North 8°35' West a distance of 640.0 feet to the Northeast corner of that certain tract of land conveyed to Mickey Blair and Patricia Ann Blair, husband and wife, by deed recorded under Auditor's File No. 217656, records of Island County, Washington, and to the Southerly line of said county road known as Saratoga Way;

thence South 88°29' East along the South line of said Saratoga Way a distance of 30.00 feet to the Northwest corner of that certain tract of land conveyed to Rex D. Struble and Rita B. Struble, husband and wife, by deed recorded under Auditor's File No. 223186, records of Island County, Washington;

thence South 8°35' East a distance of 101.1 feet to the Southwest corner of said Struble tract;

(Continued...)

(Legal description Continued)

thence South 89°29' East a distance of 84.91 feet to the Southeast corner of said Struble tract and the Southwest corner of Lot 1, as per said Plat of Meadow Lane Tracts;
thence continue South 88°29' East a distance of 15.09 feet;
thence South 8°35' East a distance of 30.00 feet to the Northeast corner of that certain tract of land conveyed to K. L. Haworth and Darlene Haworth, husband and wife, by deed recorded under Auditor's File No. 226665, records of Island County, Washington;
thence North 88°29' West a distance of 100.00 feet to the Northwest corner of said Haworth tract;
thence South 8°35' East a distance of 508.60 feet to the Southwest corner of that certain tract of land conveyed to William E. Gregson and Phyllis Jane Gregson, husband and wife, by deed recorded under Auditor's File No. 238570, records of Island County, Washington;
thence South 88°29' East along the South line of said Gregson tract a distance of 100.0 feet to the Southeast corner of said Gregson tract and to a point which bears South 8°35' East from the point of beginning;
thence North 8°35' West a distance of 283.11 feet to the point of beginning.

Situate in the County of Island, State of Washington.

END OF EXHIBIT A

SCHEDULE B
Part I

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS

- A. Taxes or assessments which are not shown as existing liens by the public records.
- B. (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 (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.
- C. Extended coverage exceptions, as follows:
 - (1) Rights or claims of parties in possession not shown by the public records.
 - (2) Easements, claims of easement or encumbrances which are not shown by the public records.
 - (3) 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.
 - (4) 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.
- D. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.
- E. 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 of record for value the estate or interest or mortgage thereon covered by this commitment.
- F. 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 or 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.

SPECIAL EXCEPTIONS FOLLOW

Order Number: LT-95933

SCHEDULE B

Part I

SPECIAL EXCEPTIONS

1. 1.78% excise tax, if unpaid.
2. General taxes, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency which can be obtained from the Island County Treasurer's Office (360) 679-7302. First half taxes become delinquent May 1st, if unpaid and second half taxes become delinquent November 1st, if unpaid:

Tax Account No.:	Year	Amount Billed	Amount Paid	Principal Balance
R23115-362-4290	2008	\$495.44	\$247.72	\$247.72
Key 81182, Tax code 519				
Total Assessed: \$79,302.00				
R23115-410-4730	2008	\$2,047.18	\$1,023.59	\$1,023.59
Key 81360, Tax code 512				
Total Assessed: \$285,596.00				

3. FOR EASEMENTS, RESTRICTIONS AND OTHER EXCEPTIONS, SEE SCHEDULE "B-1", ENCLOSED.

4. Terms and conditions of the trust agreement known as Henry A. and Corrine R. Hieb Trust dated August 29, 1990 by which title was previously held. We will require a copy of said trust agreement for review prior to closing.

5. Right, title and interest of Henry A. Hieb as trustee of the above trust as he did not sign the deed under Auditor's File No. 4117271.

6. Terms and conditions of the trust agreement by which title is held. We will require a copy of said trust agreement for review prior to closing.

NOTE 1: The Company has been asked to issue an Owner's Policy without disclosure of the liability amount. This commitment shall be effective only when the amount of the Owner's Policy committed for has been inserted in Schedule A hereof or added by Supplemental. The forthcoming Owner's Policy must be issued in an amount at least equal to the full value of the estate insured in accordance with our rate schedule on file in the Office of the Washington State Insurance Commissioner.

(Continued...)

NOTE 2: The application for title insurance supplied only an address, parcel number or both. Based on our review of the public records, we believe that the legal description in this report matches what was submitted to us. However, the parties to the forthcoming transaction need to make certain that our legal description is the intended property, and if otherwise, to please notify us immediately.

NOTE 3: Matters disclosed by a search of the names of parties not yet revealed.

dvs
Encl:
Paragraphs A thru S of Schedule B-1
Sketch

END OF SPECIAL EXCEPTIONS

Order Number: LT-95933

SCHEDULE B

Part II

The following are the requirements to be complied with:

- Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record

Note: Effective January 1, 1997, and pursuant to amendment of Washington state statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.

Format:

Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page.

Font size of 8 points or larger and paper size of no more than 8 ½" by 14".

No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information which must appear on the first page:

Title or titles of document. if assignment or reconveyance reference to auditor's file number or subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any.

Abbreviated legal description (lot, block, plat name or section, township, range and quarter-quarter section for unplatted).

Assessor's tax parcel number(s)

Return address which may appear in the upper left hand 3" top margin

For your information, the abbreviated legal description for the subject property is as follows:

Ptn Gov Lots 2 and 3, Sect. 15-31N-R2 EWM

Recording procedures in Island County are unique because of the distance to our Courthouse. Our courier leaves at 12:30 p.m. **All documents need to be in our office and released before 12:00 noon**. Recording will be confirmed after 4:00 p.m. the day of recording. Recording clearance is generally available the following business morning.

SCHEDULE B-1

A. Easement granted to L.R. Stanley in deed recorded May 1, 1933, in Volume 48 of Deeds, page 185, for a right of way to and from the beach through a certain gulch.

B. Reservation of minerals, etc., as provided by Section 7797-56 of Remington's Revised Statutes, as contained in deed from the State of Washington, to John C. Olsen and Harry W. Olsen, dated April 21, 1933, filed for record May 1, 1933, recorded in Volume 48 of Deeds, page 186. (Affects tidelands only.)

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

C. Easements under Auditor's File No. 84960 recorded February 13, 1952 and various instruments of record as follows:

The full and free right, power and authority to beach and park a skiff, in common with other grantees, within 20 feet of high water on following described property:

That waterfront tract, fronting on 150 feet, more or less, of Saratoga Passage, owned by grantor which is bounded on the South by Block Five (5), Plat of Camano, as recorded in records of Island County, and Lot Four (4), of North Camano, as recorded in Volume 4 of Plats, page 37, records of Island County, and bounded on the North by the southern boundary of the plat of Cama Craft, as recorded in Volume 3, of Plats, page 41, records of Island County, situate in Government Lot Two (2), Section Fifteen (15), Township Thirty-one (31) North, Range Two (2), East of the Willamette Meridian.

D. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee:	Public Utility District No. 1 of Snohomish County
Purpose:	Electric transmission and/or distribution line
Area Affected:	Said premises
Dated:	January 31, 1961
Recorded:	March 6, 1961
Recording No.:	134914

E. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Purpose:	Also, a permanent easement on a strip of land 30 feet in width lying 15 feet on each side of a center line described in said document
Area Affected:	Said premises
Dated:	March 21, 1964
Recorded:	March 30, 1964
Recording No.:	160604 and various instruments of record

(Continued..)

F. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County &
General Telephone Co. of the NW, Inc.
Purpose: As now staked and located or as hereafter may be relocated
or extended by mutual consent of the parties hereto
Area Affected: Said premises
Dated: August 17, 1967
Recorded: December 19, 1967
Recording No.: 204638

G. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County and
General Telephone Co. of the North West
Purpose: As now staked and located or as hereafter may be relocated
or extended by mutual consent of the parties hereto
Area Affected: Said premises
Dated: October 18, 1968
Recorded: November 27, 1968
Recording No.: 216067

H. Reservations contained in deed recorded under Auditor's File No. 224604 and various
instruments of record, as follows:

Also access to beach through so-called "gulch", right to store boat not more than 16 feet long and
all beach privileges as given to others.

I. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County
Purpose: As now staked and located or as hereafter may be relocated
or extended by mutual consent of the parties hereto
Area Affected: Said premises
Dated: May 19, 1971
Recorded: June 11, 1971
Recording No.: 241083

J. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Purpose: Also, a permanent easement on a 30 foot wide lane abutting
the line of described property
Area Affected: Said premises
Dated: June 7, 1968
Recorded: February 25, 1972
Recording No.: 248088 and various instruments of record

(Continued...)

K. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Purpose: Also, a permanent easement on a 30 ft. wide lane abutting the North and West lines of the described property
Area Affected: Said premises
Dated: April 15, 1968
Recorded: October 19, 1972
Recording No.: 255564 and various instruments of record

L. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Snohomish County
Purpose: Electric transmission and/or distribution line
Area Affected: The North 30 feet of the South 329 feet of the East 429.83 feet of Government Lot 3, Section 15, Township 31 North, Range 2 East, W.M.; EXCEPT West Camano Drive
Dated: September 26, 1974
Recorded: December 16, 1974
Recording No.: 279613

M. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Purpose: For ingress, egress and utilities over and across
Area Affected: Portion of said premises
Dated: July 21, 1984
Recorded: July 31, 1984
Recording No.: 84001346 and various instruments of record

N. Matters as disclosed by survey recorded July 30, 1986 under Auditor's File No. 86009119 in Volume 6 of Surveys, page 161, records of Island County, Washington.

O. Drainage Ditch and Maintenance Easement as recorded October 30, 1992 under Auditor's File No. 92020886.

P. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Berit Jamvold, a widow
Purpose: This easement is for the use and benefit of Lot 13, Block 5, Plat of Camano, as recorded in Volume 2 of Plats, page 24, records of Island County, and is a covenant running with the land. The purpose of the easement is to allow the continued use and maintenance of structure owned by the grantees, a septic tank and any drainfield which may be on said land, and landscaping.
Area Affected: Said premises
Dated: June 3, 1994
Recorded: June 7, 1994
Recording No.: 94012934

(Continued...)

Q. Survey as recorded August 12, 2002 under Auditor's File No. 4028045 in Volume 12 of Surveys, page 64, records of Island County, Washington.

R. Survey as recorded September 10, 2003 under Auditor's File No. 4074481 in Volume 12 of Surveys, page 289, records of Island County, Washington.

S. Any question that may arise as to the location of the lateral boundaries of the tidelands or shorelands described herein.

T. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the rights of the public or riparian owners to use any portion which is now or has formerly been covered by water.

U. Rights and easements for commerce, navigation and fisheries.

END OF SCHEDULE B-1

Order Number: LT-95933

PRIVACY POLICY NOTICE

Stewart Title Guaranty Company, Stewart Title Insurance Company, LandAmerica Companies, Transnation, Pacific Northwest Title Company, Old Republic National Title Insurance Company and Land Title Company of Island County

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Stewart Title Guaranty Company, Stewart Title Insurance Company, LandAmerica Companies, Transnation, Pacific Northwest Title Company, Old Republic National Title Insurance Company and Land Title Company of Island County.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

This sketch is a courtesy of Land Title Company of Island County to assist in locating the premises. It is not based on a survey, and the company assumes no liability for variations, if any, in dimensions and locations. This map does not purport to show all highways, roads or easements affecting the property, and does not constitute a part of any commitment or policy of title insurance.

