

Ferry County Professional Services, Inc.

Commitment Number: 30195



SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Lot 2 of the Ulrich Short Plat No. 17-028, in Section 28, Township 37 North, Range 37 East, W.M., according to Survey recorded January 5, 2018, under Auditor's File No. 289817 and Plat recorded January 5, 2018, under Auditor's File No. 289816, in Ferry County, Washington.

The East half of the South half of the Southwest quarter of the Northwest quarter and the East half of the North half of the Northwest quarter of the Southwest quarter, Section 28, Township 37 North, Range 37 E.W.M.

Situate in the County of Ferry, State of Washington.

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**SCHEDULE B – SECTION II
EXCEPTIONS**

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:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Rights or claims of parties in possession not recorded in the Public Records.
4. Easements, or claims of easements, not recorded in the Public Records.
5. Any liens, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
6. Real Estate Excise Tax, as authorized by RCW 82.45, upon the sale of the premises. Visit dor.wa.gov to determine the applicable rate.
7. General Taxes or special assessments required to be paid in the year 2025 and subsequent years, if applicable, not including interest, penalties, or statutory foreclosure costs for any delinquent accounts, in the following original amounts: (First half due on or before April 30th. Second half due on or before October 31st of the current year.

Parcel Number	Year	Tax Assessed	First Half Amt Due	Second Half Amt Due
73728210002200	2025	\$1,753.08	\$876.54	\$876.54
73728230003000	2025	\$181.94	\$90.97	\$90.97

20. Acres
6.83 Acres
House

Note: If tax amounts need to be verified for updates or if interest on delinquent taxes needs to be calculated, please contact the Ferry County Treasurer's Office at (509) 775-5225, or at <http://ferrywa.taxesifter.com>.

8. Personal Property Taxes, not including interest, penalties, or statutory foreclosure costs for any delinquent accounts, in the following original amounts: (First Half due on or before April 30th. Second half due on or before October 31st of the current year.

Parcel Number	Year	Tax Assessed	First Half Amt Due	Second Half Amt Due
73728210002270	2025	\$43.28	\$43.28	

Mnfg.
Title

Note: If tax amounts need to be verified for updates or if interest on delinquent taxes needs to be calculated, please contact the Ferry County Treasurer's Office at (509) 775-5225, or at <http://ferrywa.taxesifter.com>

9. Terms, covenants and conditions contained in current use classification "Forest Lands" entered into pursuant to RCW 84.33, including potential liability for future applicable taxes, penalties and interest upon breach of, or withdrawal from said classification.

Continued