



Customer Service (360) 545-4500

Email: customerservice@agltg.com

Property Information

Cedarland Forest Resources LLC

303 Critter Country Trail

Sequim, WA 98382

Assessor's Parcel No:

13877

Prepared Especially For:

David R Knight

KW Mountains to Sound Realty

15215 Southeast 272nd Street, Suite 202

Kent, WA 98042

Sales Representative:

Cindy McNally

Phone: 253-304-3499

WE ARE PLEASED TO PROVIDE THE ENCLOSED INFORMATION FOR YOUR CONSIDERATION
AND LOOK FORWARD TO BEING OF SERVICE IN THE CLOSING OF YOUR TRANSACTION.
NO LIABILITY IS ASSUMED FOR THE MATERIAL CONTAINED HEREIN.

Property Detail Report

303 Critter Country Trl, Sequim, WA 98382-7011

APN: 13877

Clallam County Data as of: 03/16/2023

Owner Information

Owner Name:	Cedarland Forest Resources LLC		
Vesting:			
Mailing Address:	Po Box 2264, Gig Harbor, WA 98335-4264	Occupancy:	Unknown

Location Information

Legal Description:	Parcel 4 Survey V3 P129 Nenw 2021 27X56 Eagle	County:	Clallam, WA
APN:	13877	Alternate APN:	0230212100400000
Munic / Twnshp:		Twtnshp-Rng-Sec:	30-02-21
Subdivision:	Diamond Point Estates	Tract #:	
Neighborhood:		School District:	Sequim School District
Elementary School:	Helen Haller Eleme...	Middle School:	Sequim Middle Scho...
Latitude:	48.08405	Longitude:	-122.9418
		High School:	Sequim Senior High...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	03/10/2020 / 03/16/2020	Price:	\$102,500	Transfer Doc #:	2020.1392971
Buyer Name:	Cedarland Forest Resources LLC	Seller Name:	Haas Donals W Patricia R	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:	03/10/2020 / 03/16/2020	Sale Price / Type:	\$102,500 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
Seller Name:	Haas Donals W Patricia R				

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
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Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	2021
Living Area:		Bedrooms:	3	Stories:	1
Total Adj. Area:		Baths (F / H):	2 /	Parking Type:	Attached
Above Grade:		Pool:		Garage #:	1
Basement Area:		Fireplace:		Garage Area:	
Style:	Mobile Home	Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:	Average	Exterior Wall:		Roof Type:	
Condition:	Excellent	Construction Type:		Roof Material:	

Site Information

Land Use:	Mobile Home	Lot Area:	219,107 Sq. Ft.	Zoning:	URL
State Use:		Lot Width / Depth:	27 / 56	# of Buildings:	1
County Use:	1150 - Mh(Real)	Usable Lot:		Res / Comm Units:	1 /
Site Influence:		Acres:	5.03	Water / Sewer Type:	

Tax Information

Assessed Year:	2021	Assessed Value:	\$110,565	Market Total Value:	\$110,565
Tax Year:	2022	Land Value:	\$110,565	Market Land Value:	\$110,565
Tax Area:	202	Improvement Value:		Market Imprv Value:	
Property Tax:	\$1,032.71	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

3.

2020-1392971

Page 1 of 3 Warranty Deed
Frontier Title & Escrow Company Inc
Clallam County Washington 03/16/2020 12:13:53 PM



When recorded return to:

Cedarland Forest Resources LLC

PO Box 2264

Gig Harbor, WA 98335

CL-1054109.

NO 121968 #11045^{CO}
CLALLAM COUNTY
TRANSACTION ENCLIDE T21

DATE MAR 16 2020
12:00

AMOUNT #102,500^{CO}
COUNTY TREASURER
BIO

for title REP

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Donald W. Haas and Patricia R. Haas, a married couple** for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to **Cedarland Forest Resources LLC, a Washington limited liability company** the following described real estate, situated in the County of Clallam, State of Washington:

Parcel 4 of "Diamond Point Estates" Survey, as recorded in Volume 3 of Surveys, page 129, under Auditor's File No. 493034, being a survey of a portion of the South half of Section 16, and of the North half of the North half of Section 21; All in Township 30 North, Range 2 West, W.M., Clallam County, Washington.

Situate in the County of Clallam, State of Washington.

Tax Parcel Number(s): 023021-210040

Subject to:

SEE EXHIBIT 'B', ATTACHED HERewith AND MADE A PART HEREOF

3

STATUTORY WARRANTY DEED
(continued)

SPECIAL EXCEPTIONS

Dated: March 10, 2020

Donald W. Haas
Donald W. Haas

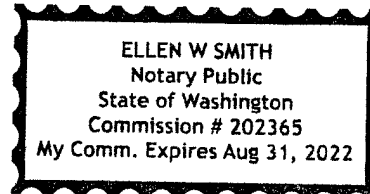
Patricia R. Haas
Patricia R. Haas

State of WASHINGTON

County of Clallam

I certify that I know or have satisfactory evidence that Donald W. Haas and Patricia R. Haas are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 11, 2020
Ellen W Smith
Name: Ellen W Smith
Notary Public in and for the State of Washington
Residing at: Port Angeles
My appointment expires: 08-31-2022



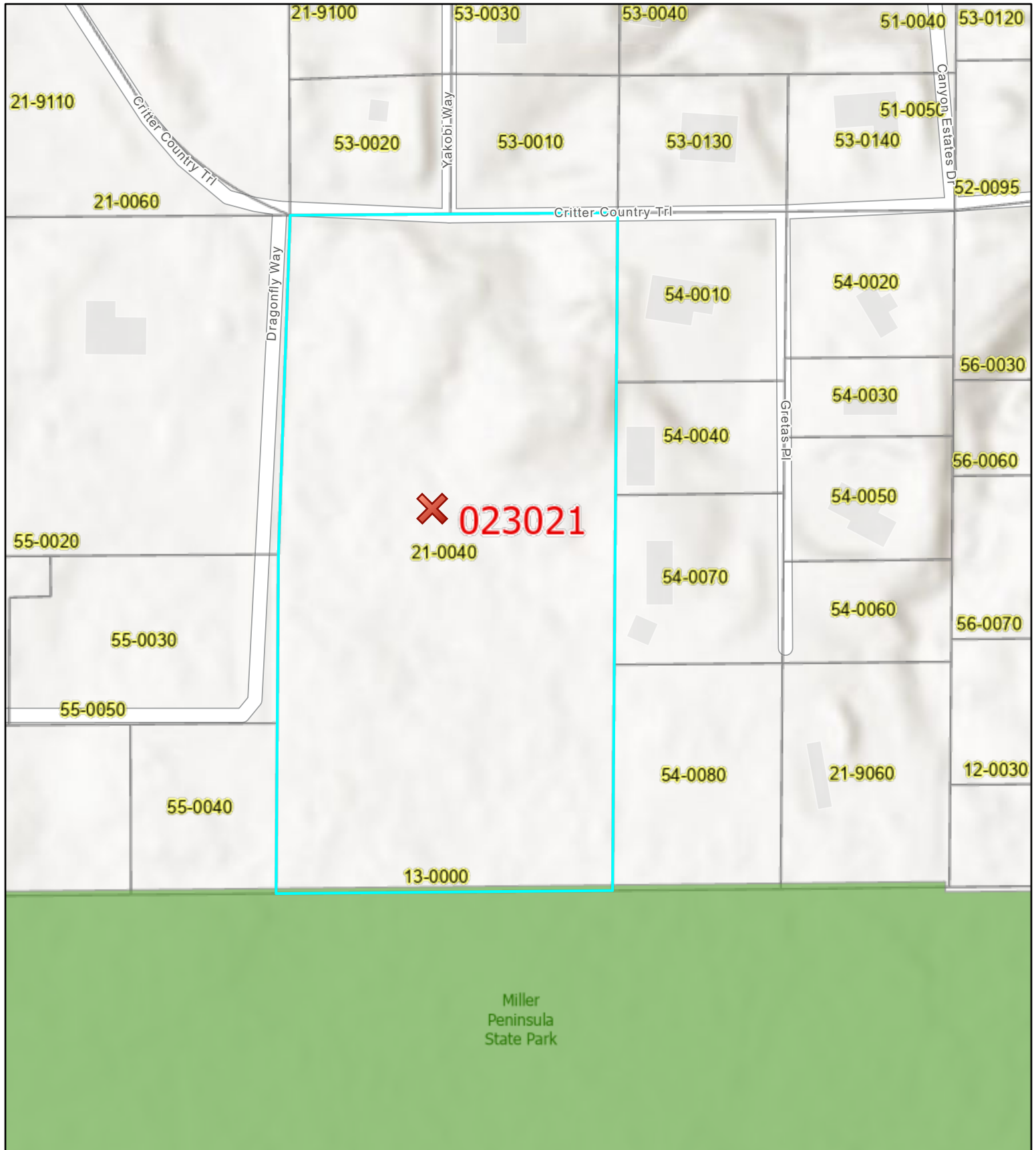
STATUTORY WARRANTY DEED

(continued)

**SCHEDULE B-I
SPECIAL EXCEPTIONS:**

1. Exceptions and reservations contained in the Deed whereby the Grantor reserves unto itself and to its successors and / or assigns, the full, complete and absolute rights to all oils, gases, coal, sand, gravel, clay, fossils, metals and minerals of every name and nature which ,may be in or upon said land or any part thereof in commercial quantities with the right to enter upon said land to prospect and explore for and also to take, mine and remove the same, provided said grantee, his successors, heirs and assigns, shall be reasonably compensated for any and all damages done to the surface of said land and the improvements thereon in carrying on any such operations; From: Richard D. Hull and Marian S. Hull
Recorded: September 11, 1957 Recording No: 303996
2. Covenants, conditions, restrictions, recitals, dedications, disclaimers, notices, agreements, assessments and / or easements as contained in a Survey;
Recorded; March 6, 1979 Recording No.: Vol. 3, Pg 129
3. Covenants, conditions, restrictions, assessments and easements contained in an instrument but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant is (a) exempt under Chapter 42, Section 3607 of the United states Code or (b) relates to handicapped persons;
Recorded: March 12, 1980 and November 14, 1994
Recording No: 505773 and 714959
4. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: May 22, 1981
Recording No: 520119
In Favor of: Public Utility District No. 1 of Clallam County
For: Electric transmission and/or distribution line or system
Affects: A portion of said premises and other property
5. Assessments and / or charges, and liability for further charges and / or assessments, for which a lien may have arisen or may arise;
As imposed by: Diamond Point Water Company
Recorded: August 31, 1994
Recording No.: 711601

Unpaid charges and / or assessments, if any, as levied by; Aquarius Utilities, LLC
Said instrument has been amended or modified by the following instrument;
Recorded: April 14, 2000
Recording No: 2000-1045590



✕ 023021

21-0040

13-0000

Miller
Peninsula
State Park



Clallam County, WA

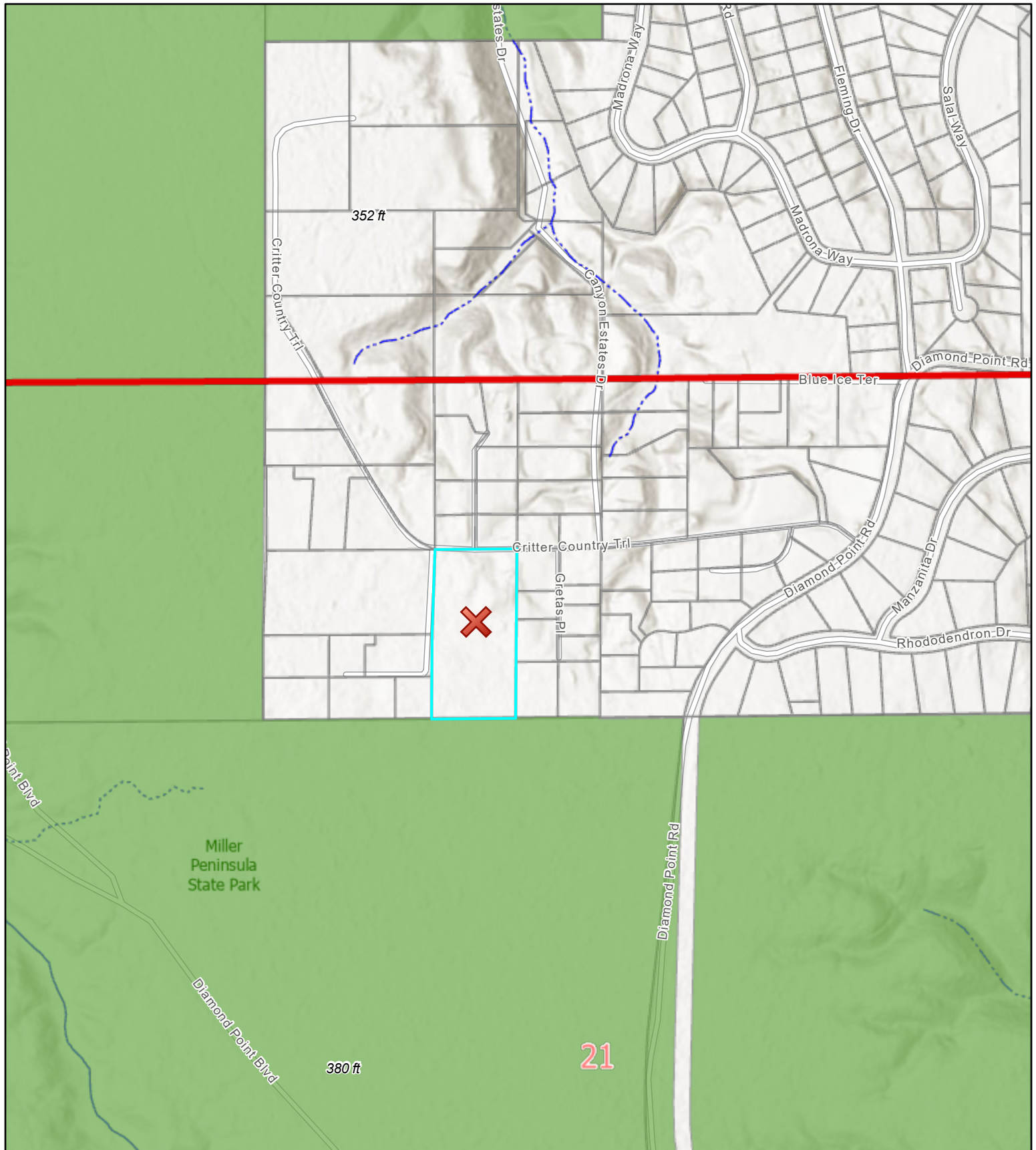
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We are happy to share our maps and hope that you find them helpful. Please be advised, however, that these maps are intended to serve as a guide to the general location of features shown. The accuracy of the individual layers varies and layers may not align with one another. Determination of actual regulatory location of features shown on this map typically requires a field examination by qualified staff. Any person or entity that relies on any information contained herein does so at their own risk. Clallam County makes no warranty of the accuracy or usefulness of this data.



Clallam County, WA

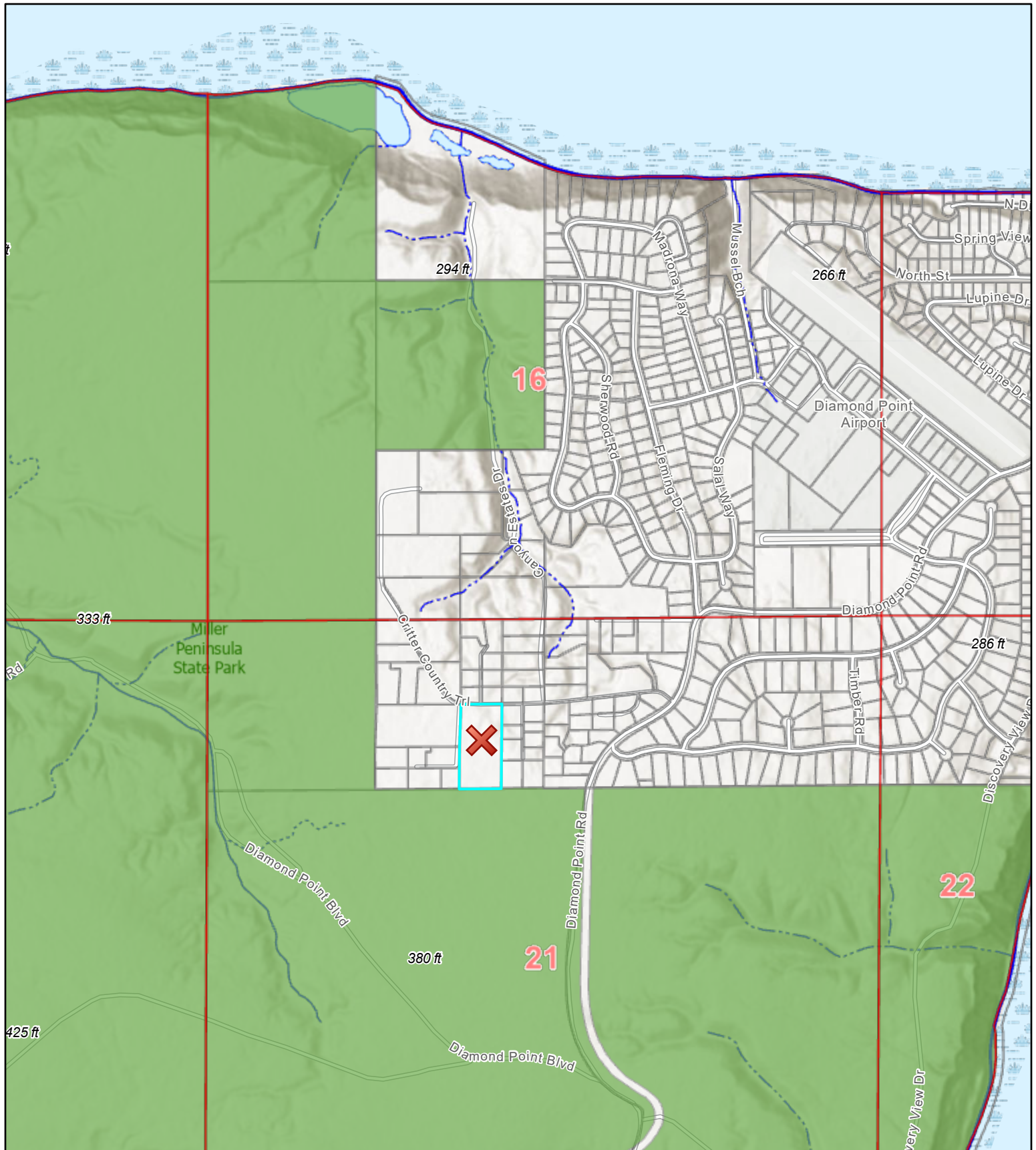
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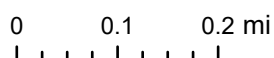


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Clallam County, WA



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Bainbridge Island
9415 Coppertop Loop, Ste 101
Bainbridge Island, WA 98110
O 206-451-8013 • F 206-973-8598

Belfair
23554 NE State Rte. 3 Ste 2
Belfair, WA 98528
O 360-275-9160 • F 360-275-8588

Bellevue
915 118th Avenue SE, Ste 280
Bellevue, WA 98005
O 425-532-4409 • F 833-544-0737

Everett
2520 Colby Ave, Ste 110
Everett, WA 98201
O 425-609-4500 • F 425-609-4506

Gig Harbor
5775 Soundview Dr, Ste 201C
Gig Harbor, WA 98335
O 253-534-8221 • F 253-534-8303

Olympia
921 Lakeridge Way SW, Ste 100
Olympia, WA 98502
O 360-329-6933 • F 360-329-7890

Port Orchard
1590 Bay St
Port Orchard, WA 98366
O 360-874-2100 • F 360-874-2160

Shelton
124 N 2nd St
Shelton, WA 98584
O 360-427-8088 • F 360-427-7179

Silverdale
10356 Silverdale Way NW Ste 100
Silverdale, WA 98383
O 360-337-2000 • F 360-337-5888

Tacoma
3906A S 74th St Ste 204
Tacoma, WA 98409
O 253-284-4440 • F 253-474-5479

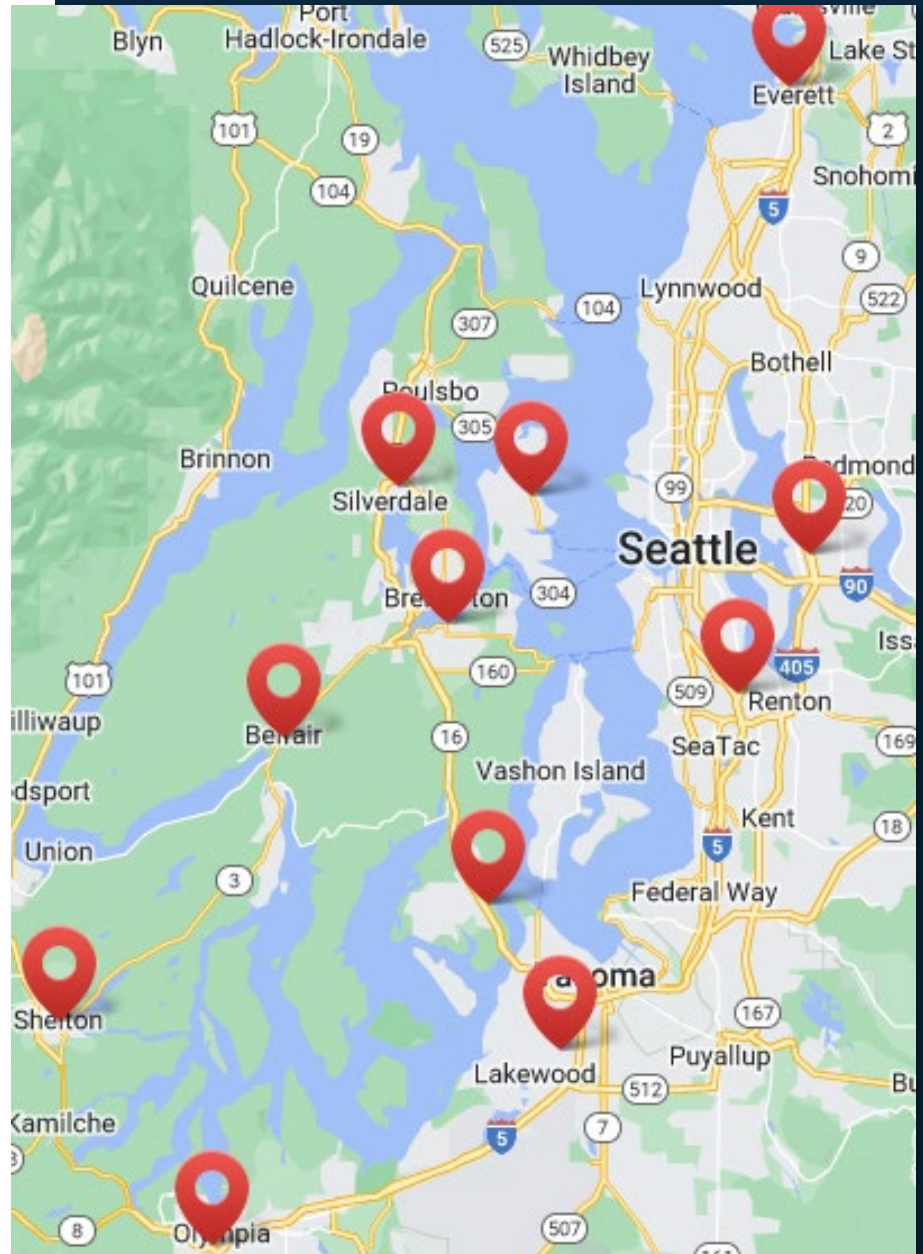
Tukwila
13028 Interurban Ave S, Ste 108
Tukwila, WA 98168
O 425-532-4409 • F 833-544-0737



AEGIS LAND TITLE GROUP

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