

WELCOME HOME



HORIZON Title Group

FOUR GENERATIONS OF TITLE EXPERIENCE SINCE 1958

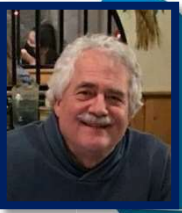
We Are Dedicated to Your Success!



Bernt Nasset CEO



Chris Nasset COO



John Nasset CFO



Shannon Naylor
Senior VP / LPO



Stacie Reid
VP Escrow
Operations / LPO



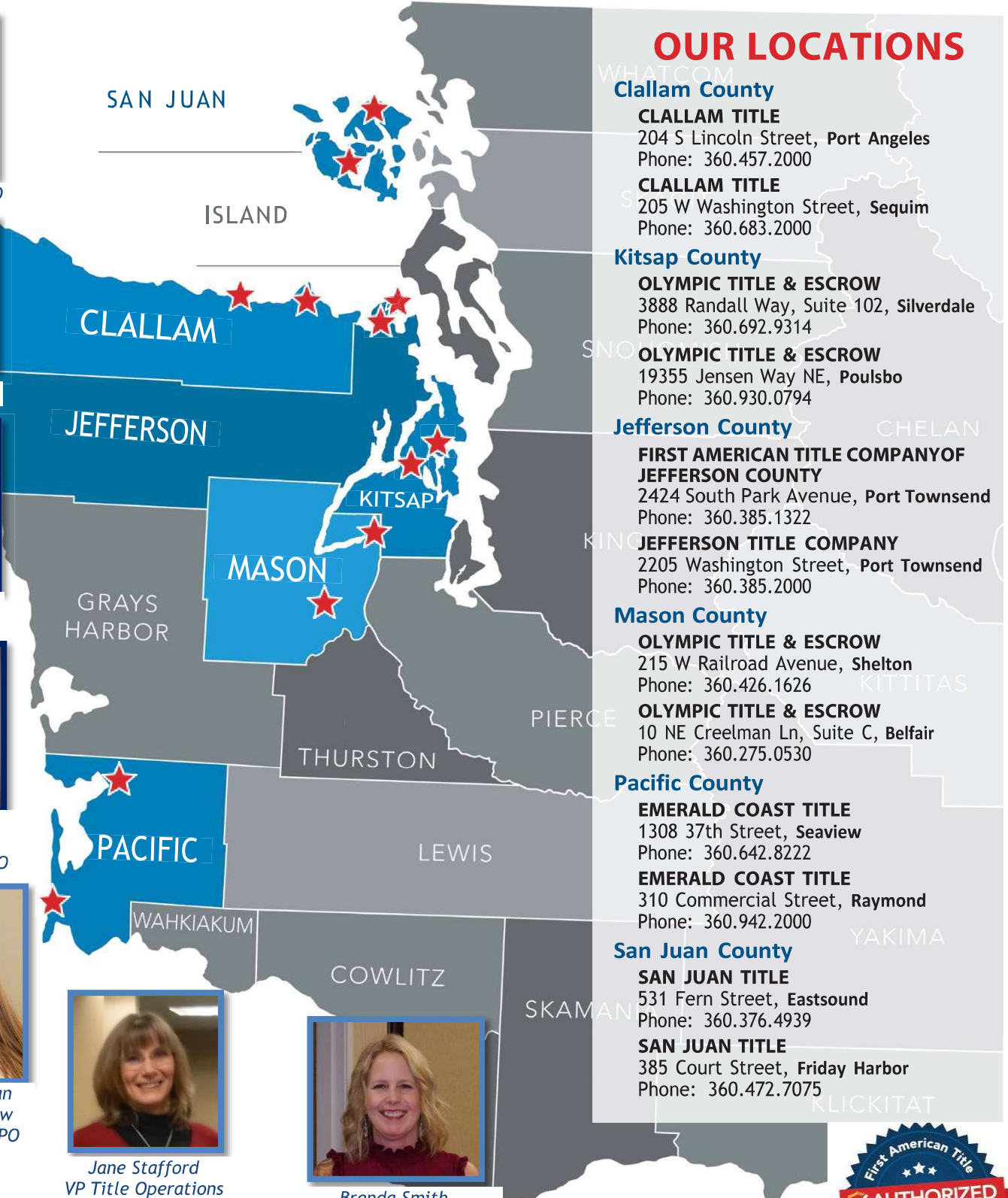
Linnea Sheehan
Asst. VP Escrow
Operations / LPO



Jane Stafford
VP Title Operations
LPO & Clock Hour Instructor



Brenda Smith
Asst. VP Title Operations



OUR LOCATIONS

Clallam County

CLALLAM TITLE

204 S Lincoln Street, Port Angeles

Phone: 360.457.2000

CLALLAM TITLE

205 W Washington Street, Sequim

Phone: 360.683.2000

Kitsap County

OLYMPIC TITLE & ESCROW

3888 Randall Way, Suite 102, Silverdale

Phone: 360.692.9314

OLYMPIC TITLE & ESCROW

19355 Jensen Way NE, Poulsbo

Phone: 360.930.0794

Jefferson County

FIRST AMERICAN TITLE COMPANY OF

JEFFERSON COUNTY

2424 South Park Avenue, Port Townsend

Phone: 360.385.1322

JEFFERSON TITLE COMPANY

2205 Washington Street, Port Townsend

Phone: 360.385.2000

Mason County

OLYMPIC TITLE & ESCROW

215 W Railroad Avenue, Shelton

Phone: 360.426.1626

OLYMPIC TITLE & ESCROW

10 NE Creelman Ln, Suite C, Belfair

Phone: 360.275.0530

Pacific County

EMERALD COAST TITLE

1308 37th Street, Seaview

Phone: 360.642.8222

EMERALD COAST TITLE

310 Commercial Street, Raymond

Phone: 360.942.2000

San Juan County

SAN JUAN TITLE

531 Fern Street, Eastsound

Phone: 360.376.4939

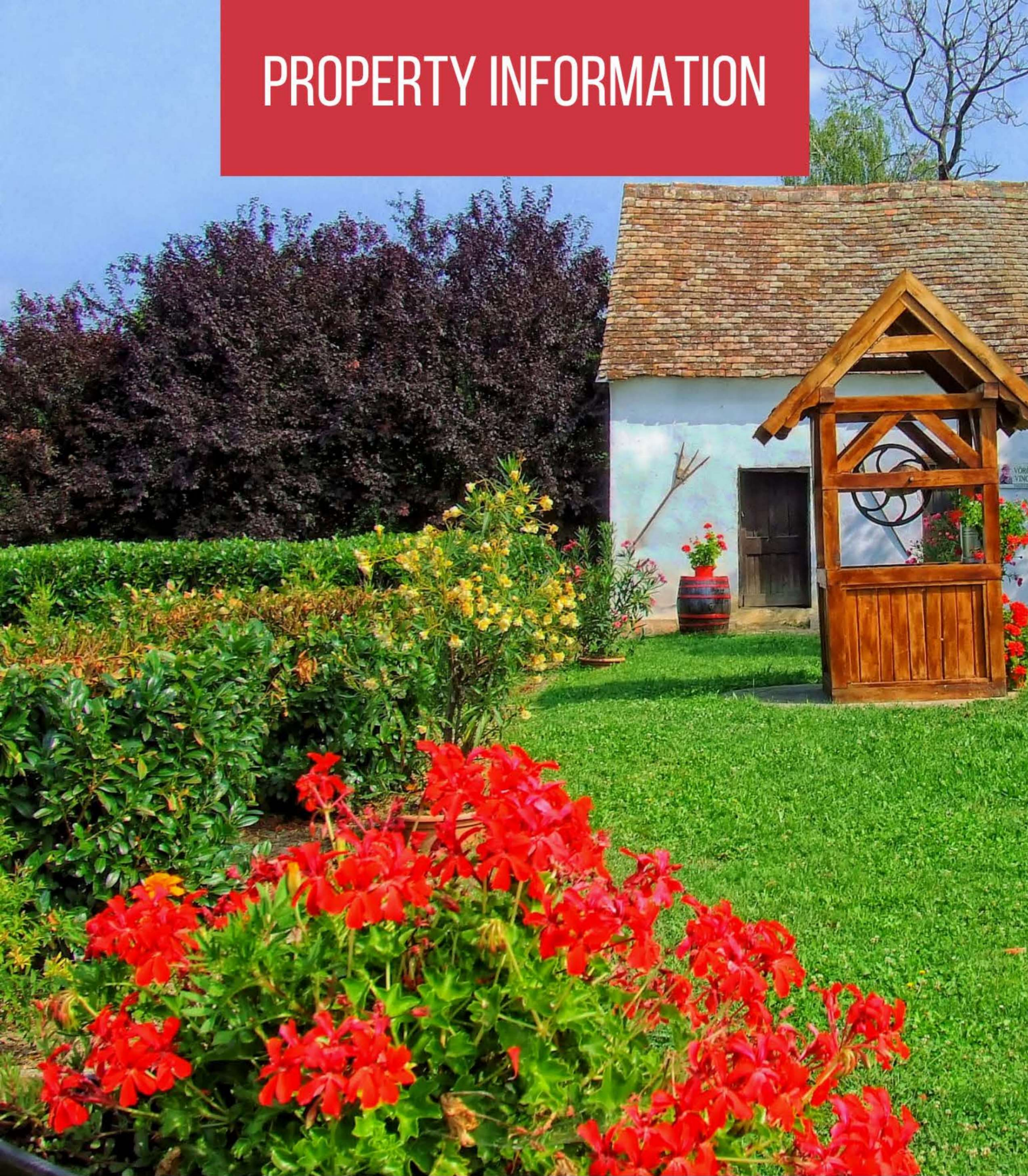
SAN JUAN TITLE

385 Court Street, Friday Harbor

Phone: 360.472.7075



PROPERTY INFORMATION



CLALLAM TITLE COMPANY

Clallam County Parcel Information



Parcel Information

Parcel #:	61471
Site Address:	633 E First St Port Angeles WA 98362
Owner:	Hoang, Anh 633 E 1st St Port Angeles WA 98362
Twn/Range/Section:	30N / 06W / 01
Parcel Size:	0.00 Acres (0 SqFt)
Plat/Subdivision:	Norman R Smith
Lot:	16
Block:	21
Census Tract/Block:	001000 / 1014
Map Grid:	
Waterfront:	
Levy Rate:	9.1047
Market Land Value:	\$252,000.00
Market Impr Value:	\$450,000.00
Total Assd Value:	\$702,000.00 (2022)
Total Market Value:	\$702,000.00 (2022)

Tax Information

Tax Year	Annual Tax
2023	\$7,798.53
2022	\$8,990.48
2021	\$9,601.06

Legal

LOTS 16 THRU 18 BLK 21 NORMAN R SMITH

Land

Land Use:	5810 - RESTAURANTS	Zoning:	CA - Commercial Arterial
Neighborhood:	5005000	Watershed:	1711002004 - Morse Creek-Frontal Port Angeles Harbor
Sewer / Water:		Recreation:	
School District:	121 - Port Angeles	Primary School:	Franklin Elementary
Middle School:	Stevens Middle School	High School:	Port Angeles High School

Improvement

Year Built:	1940	Building Type:	ANY CLASS	Bldg Use:	RESTAURANTS
Bedrooms:		Total Area:	4,436 SqFt	Bsmt Fin/Unfin:	
# Stories:		Fin Total Area:	4,436 SqFt	Attic Fin/Unfin:	
Bathrooms:		Garage:		Carport:	
Porch SqFt:		Patio SqFt:		Deck SqFt:	
Fireplace:		Pool:		AC:	
Condition:		Exterior Walls:		Roofing:	
Foundation:					

Transfer Information

Rec. Date: 01/01/1988	Sale Price: \$300,000.00	Doc Num:	Doc Type: Deed
Owner: Record Owner		Grantor: OWNER RECORD	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

THIS SPACE RESERVED FOR RECORDER'S USE

POWER TITLE CO

Filed for Record at Request of

606872

1988 AUG 12 PM 3:42

W. 818 254
MARTIN BUDYK, AUDITOR
CLALLAM COUNTY, WASH.
BY [Signature] DEPUTY

606872

AFTER RECORDING MAIL TO:

MR. & MRS. KHOANG VOANG
911 EAST 7TH STREET
PORT ANGELES, WASHINGTON
98102

NO. 5578
CLALLAM COUNTY
TRANSACTION EXCISE TAX 1026
PAID **AUG 12 1988**

M-56292-TE

FORM L-58 (3-84)

AMOUNT \$10,000.00
CLALLAM COUNTY TREASURY
BY [Signature]

Statutory Warranty Deed

THE GRANTOR RICHARD J. NIICHEL AND FRANCES M. NIICHEL, HUSBAND AND WIFE;
AND SAMUEL G. HURWORTH AND JANICE C. HURWORTH, HUSBAND AND WIFE
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS
in hand paid, conveys and warrants to KHOAN VOANG AND ANH HUNG VOANG, HUSBAND AND WIFE

the following described real estate, situated in the County of CLALLAM, State of Washington:
LOTS 16, 17 AND 18, BLOCK 21, NORMAN R. SMITH'S SUBDIVISION OF TOWNSITE OF
PORT ANGELES, CLALLAM COUNTY, WASHINGTON, ACCORDING TO PLAT THEREOF RECORDED
IN VOLUME K OF DEEDS, PAGE 1.

SUBJECT TO:

NOTE AND DEED OF TRUST IN FAVOR OF PEOPLES NATIONAL BANK OF WASHINGTON, AS
BENEFICIARY, AND RICHARD J. NIICHEL AND FRANCES M. NIICHEL, HUSBAND AND WIFE,
AND SAMUEL G. HURWORTH AND JANICE C. HURWORTH, HUSBAND AND WIFE, AS GRANTORS,
AS DATED APRIL 17, 1987, RECORDED APRIL 17, 1987, IN VOLUME 768, PAGE 335,
UNDER AUDITOR'S FILE NO. 590160, WHICH SHALL REMAIN THE OBLIGATION OF THE
GRANTORS HEREIN, AND WHICH GRANTORS WARRANT TO MAINTAIN ACCORDING TO IT'S
OWN TERMS AND CONDITIONS AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF
THE ALL-INCLUSIVE DEED OF TRUST BEING RECORDED SIMULTANEOUSLY HEREWITH.

ACCEPTED AND APPROVED THIS 12TH DAY OF AUGUST, 1988.

[Signature]
KHOAN VOANG

[Signature]
ANH HUNG VOANG

Dated this 12TH day of AUGUST, 1988.

By RICHARD J. NIICHEL

By SAMUEL G. HURWORTH

By FRANCES M. NIICHEL

By JANICE C. HURWORTH

STATE OF WASHINGTON }
COUNTY OF CLALLAM } ss

STATE OF WASHINGTON }
COUNTY OF } ss

On this day personally appeared before me
RICHARD J. & FRANCES M. NIICHEL
SAMUEL G. & JANICE C. HURWORTH
to me known to be the individual described in and who
executed the within and foregoing instrument, and
acknowledged that THEY signed the same as
THEIR free and voluntary act and deed, for the
uses and purposes therein mentioned.

On this day of, 19,
before me, the undersigned, a Notary Public in and for the State of Washington, duly
commissioned and sworn, personally appeared
and
to me known to be the President and Secretary,
respectively, of
the corporation that executed the foregoing instrument, and acknowledged the said in-
strument to be the free and voluntary act and deed of said corporation, for the uses
and purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal affixed is the corporate
seal of said corporation.

GIVEN under my hand and official seal this
12th day of AUGUST, 19 88
[Signature]
Notary Public in and for the State of Washington,
residing at PORT ANGELES
My appointment expires on 10/8/88

Witness my hand and official seal hereto affixed the day and year first above
written.

Notary Public in and for the State of Washington, residing at
My appointment expires on 0818 PAGE 254

CA

606872

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IN THE DISTRICT COURT I OF THE STATE OF WASHINGTON
FOR CLALLAM COUNTY

In re the matter of: Anh Hung Ly Voang) Case No: Y18-464
DOB: 10/23/1948) ORDER CHANGING NAME
Petitioner)

I. BASIS

- 1.1 A petition was presented to the court on 5/1/2018 requesting that the name of Anh Hung Ly Voang be changed to Anh Hung Ly Hoang.
- 1.2 A hearing was held on October 11, 2018.
- 1.3 The following persons were present: Petitioner.

II. FINDINGS

Based on the case record to date, and the testimony at the hearing, if any, the court FINDS:

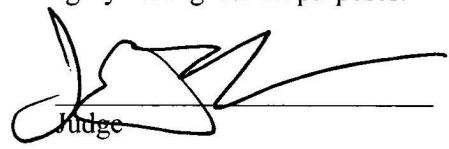
- 2.1 The statements in the petition are true.
- 2.2 The request to change names is not made for any illegal or fraudulent purpose.
- 2.3 The change of name will not be detrimental to the interests of any other person.
- 2.4 The request to change names should be granted.
- 2.5 () Other:

III. ORDER

It is ORDERED:

The name of Anh Hung Ly Voang is changed to Anh Hung Ly Hoang for all purposes.

Dated 10-11-18



Judge

**The undersigned has reviewed the order and verifies that the information is correct.
(Check the spelling of the old name, spelling of the new name and date of birth)**



Petitioner

FILED

OCT 11 2018

CLALLAM COUNTY
DISTRICT COURT #1

Clallam County Assessor & Treasurer

Property Search Results > 61471 ANH HOANG for Year 2022 - 2023

Property

Account

Property ID:	61471	Legal Description:	LOTS 16 THRU 18 BLK 21 NORMAN R SMITH
Geographic ID:	0630005121900000	Agent Code:	
Type:	Real		
Tax Area:	0010 - PA 121 PORT ST CNTY H2 L WMP	Land Use Code	58
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	633 E FIRST ST PORT ANGELES, WA 98362	Mapsco:	
Neighborhood:	PA East Comm	Map ID:	C52
Neighborhood CD:	5005000		

Owner

Name:	ANH HOANG	Owner ID:	57808
Mailing Address:	633 E 1ST ST PORT ANGELES, WA 98362-3303	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2023 - 40291 (Balance)	\$3195.74	\$703.49	\$0.00	\$0.00	\$3899.23

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 10/05/2023

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2023	40291	\$3899.30	\$3899.23	\$0.00	\$0.00	\$3899.30	\$3899.23
▶ Statement Details							
2022	40424	\$4495.29	\$4495.19	\$0.00	\$0.00	\$8990.48	\$0.00
▶ Statement Details							
2021	40615	\$4800.56	\$4800.50	\$0.00	\$0.00	\$9601.06	\$0.00
▶ Statement Details							
2020	40837	\$4041.18	\$4041.14	\$0.00	\$0.00	\$8082.32	\$0.00
▶ Statement Details							
2019	41106	\$3014.20	\$3014.13	\$0.00	\$0.00	\$6028.33	\$0.00
▶ Statement Details							
2018	41404	\$3455.78	\$3455.67	\$0.00	\$0.00	\$6911.45	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$450,000
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$252,000

(+) Curr Use (HS):	+	\$0	\$0
(+) Curr Use (NHS):	+	\$0	\$0

(=) Market Value:	=	\$702,000	
(-) Productivity Loss:	-	\$0	

(=) Subtotal:	=	\$702,000	
(+) Senior Appraised Value:	+	\$0	
(+) Non-Senior Appraised Value:	+	\$702,000	

(=) Total Appraised Value:	=	\$702,000	
(-) Senior Exemption Loss:	-	\$0	
(-) Exemption Loss:	-	\$0	

(=) Taxable Value:	=	\$702,000	

Taxing Jurisdiction

Owner: ANH HOANG
 % Ownership: 100.000000000000%
 Total Value: \$702,000
 Tax Area: 0010 - PA 121 PORT ST CNTY H2 L WMP

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
ST SCH2	STATE SCHOOL PT 2	0.8351257725	\$702,000	\$702,000	\$586.26
STATE SCH	STATE SCHOOL PT 1	1.5616945901	\$702,000	\$702,000	\$1,096.31
CC GENERAL	CLALLAM COUNTY GENERAL	0.7813166963	\$702,000	\$702,000	\$548.48
DEVDISBLT	DEVELOPMENT DISABILITIES COUNTY	0.0205451203	\$702,000	\$702,000	\$14.42
LND ASSMT	LAND ASSESSMENT COUNTY	0.0015400000	\$702,000	\$702,000	\$1.08
TAX REFUND	TAX REFUND FUND COUNTY	0.0000000000	\$702,000	\$702,000	\$0.00
VET RELIEF	VETERAN'S RELIEF COUNTY	0.0092452997	\$702,000	\$702,000	\$6.49
CAPT IMP	CAPITAL IMPROVEMENT PORT DISTRICT	0.1128018920	\$702,000	\$702,000	\$79.19
LIB	LIBRARY COUNTY	0.3094960582	\$702,000	\$702,000	\$217.27
LIB BD	PORT ANGELES CITY LIBRARY BOND	0.0000000000	\$702,000	\$702,000	\$0.00
PRT ANG	PORT ANGELES CITY GENERAL	1.7282348339	\$702,000	\$702,000	\$1,213.22
REFUND BD	PORT ANGELES CITY REFUNDING BOND	0.0000000000	\$702,000	\$702,000	\$0.00
SD 121 BD	SD 121 BOND	0.0000000000	\$702,000	\$702,000	\$0.00
SD 121 CP	SD 121 CAPITAL PROJECTS	1.9934126934	\$702,000	\$702,000	\$1,399.38
SD 121 GEN	SD 121 M & O	1.0573075753	\$702,000	\$702,000	\$742.23
HOSP 2 GEN	HOSPITAL DIST #2 GENERAL	0.3344986367	\$702,000	\$702,000	\$234.82
WSMETPARK	WILLIAM SHORE MEMORIAL POOL MET PK DIST	0.3406306058	\$702,000	\$702,000	\$239.12
CON FUTURE	CONSERVATION FUTURES	0.0188836168	\$702,000	\$702,000	\$13.26
Total Tax Rate:		9.1047333910			
				Taxes w/Current Exemptions:	\$6,391.53
				Taxes w/o Exemptions:	\$6,391.53

Improvement / Building

Improvement #1: Commercial **State Code:** 58 **4436.0 sqft** **Value:** \$450,000

Type	Description	Class CD	Sub Class CD	Year Built	Area
MA	Main	*		1940	4436.0

Sketch

No sketches available for this property.

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	5810	5810	0.0000	21000.00	0.00	0.00	\$252,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2024	N/A	N/A	N/A	N/A	N/A
2023	\$450,000	\$252,000	\$0	\$702,000	\$702,000
2022	\$450,000	\$252,000	\$0	\$702,000	\$702,000
2021	\$450,000	\$252,000	\$0	\$702,000	\$702,000
2020	\$450,000	\$252,000	\$0	\$702,000	\$702,000
2019	\$450,000	\$252,000	\$0	\$702,000	\$702,000
2018	\$284,498	\$241,920	\$0	\$526,418	\$526,418
2017	\$269,120	\$241,920	\$0	\$511,040	\$511,040
2016	\$247,751	\$241,920	\$0	\$489,671	\$489,671
2015	\$247,751	\$241,920	\$0	\$489,671	\$489,671
2014	\$247,751	\$241,920	\$0	\$489,671	\$489,671
2013	\$247,751	\$241,920	\$0	\$489,671	\$489,671
2012	\$255,430	\$283,500	\$0	\$538,930	\$538,930
2011	\$273,675	\$302,400	\$0	\$576,075	\$576,075

2010	\$291,920	\$321,300	\$0	\$613,220	\$613,220
2009	\$310,165	\$321,300	\$0	\$631,465	\$631,465
2008	\$364,900	\$378,000	\$0	\$742,900	\$742,900
2007	\$364,900	\$378,000	\$0	\$742,900	\$742,900
2006	\$265,975	\$192,500	\$0	\$458,475	\$458,475
2005	\$265,975	\$192,500	\$0	\$458,475	\$458,475

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1		WARRANTY D	WARRANTY DEED	RICHARD/FRANCES NIICHEL	KHOAN/ANH HUNG VOANG	818	254	\$300,000.00	198805578	606872

Payout Agreement

No payout information available..

TITLE COMMITMENT





Order Summary Sheet for Commitment No.: 142700

Enclosed: Preliminary Title Commitment

The following information is for your convenience and not part of the Preliminary Title Commitment. You should read the attached Preliminary Title Commitment very carefully. If you have any questions about your commitment please contact us at (360) 457-2000 during business hours Monday through Friday from 8:00am to 5:00pm PST or email your contact below.

Reference No.:

Loan No.:

Property Address: 633 E FIRST ST, Port Angeles, WA 98362

Seller: Anh Hoang

Buyer: To Be Determined

Your Escrow Contact:

Escrow Officer/L.P.O.....

Your Title Contact:

Bryan Harden Title Department bryan@clallamtitle.com

Recording Department:

Lauren Droz Recording Officer ldroz@clallamtitle.com

Please be advised that we require an email to release all recordings. Thank you in advance for your assistance!

Clallam County Offices:

204 S. Lincoln Street / PO Box 248, **Port Angeles**, WA 98362 | phone **360.457.2000**

205 W. Washington Street / PO Box 1990, **Sequim**, WA 98382 | phone **360.683.2000**

*We know you have a choice when choosing Title & Escrow Services,
THANK YOU for choosing CLALLAM TITLE COMPANY!*



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	

Transaction Identification Data for reference only:

Issuing Agent: **Clallam Title Company**

Issuing Office: **204 South Lincoln P.O. Box 248
Port Angeles, WA 98362**

Issuing Office's ALTA® Registry ID: **0002992**

Loan ID No.:

Commitment No.: **142700**

Reference No.:

Property Address: **633 E FIRST ST, Port Angeles, WA
98362**

SCHEDULE A

1. Commitment Date: **September 21, 2023 at 8:00AM**

2. Policy to be issued:

ALTA® Owner **Standard** Policy

Proposed Insured: **To Be Determined**

Proposed Policy Amount: **\$To Be Determined**

Premium: \$

Sales Tax: \$

3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**

4. The Title is, at the Commitment Date, vested in:

Anh Hung Ly Hoang, who acquired title as Anh Hung Voang, as her separate estate

Your title officer for this transaction is **Bryan Harden**. If you have any questions concerning this title commitment, please do not hesitate to call me at **(360) 457-2000** or email **bryan@clallamtitle.com**.

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5. The Land is described as follows:

Lots 16, 17 and 18, Block 21, Norman R. Smith's Subdivision of Townsite of Port Angeles, Clallam County, Washington, according to Plat thereof in Volume K of Deeds, page 1.

Situate in the County of Clallam, State of Washington.

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule B – Part I	

Commitment No.: **142700**

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. 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 policy committed for has been inserted in Schedule “A” hereof. The forthcoming policy must be issued in an amount at least equal to the full value of the estate insured in accordance with our rating schedule on file in the office of the Washington State Insurance Commissioner.


The Company may have further requirements if the undisclosed amount to be insured exceeds the current assessed valuation.

6. According to the application for title insurance, title is to vest in persons not yet revealed and when so vested will then be subject to matters disclosed by a search of the records against their names.

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule B – Part II	

**SCHEDULE B, PART II
Exceptions (Continued)**

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. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry or persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public record.
6. (A) Unpatented mining claims; (B) reservations or exceptions in patents or in acts authorizing the issuance thereof; (C) water rights, claims or title to water; Whether or not the matters excepted under (A), (B), or (C) are shown by the public records; (D) Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, Labor or Material therefore or hereafter furnished, imposed by law and not shown by the public records. Any lien, or right to lien, for services, labor materials or medical assistance theretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

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9. Lien of the real estate excise sales tax and surcharge upon any sale of said land, if unpaid.
Tax Code is: 0010

10. General Taxes. The first portion \$3,899.30 becomes delinquent after April 30th. The second portion \$3,899.23 becomes delinquent after October 31st.

Year: 2023
Amount Billed: \$7,798.53
Amount Paid: \$3,899.30
Amount Due: \$3,899.23, plus interest and penalty, if delinquent
Tax Account No.: 063000 512190
Assessed value: \$702,000.00
PID: 61471

11. Personal Property Taxes.

Year: 2023
Amount Billed: \$68.07
Amount Paid: Paid in full
Account No.: 5269250
PID: 47040

12. 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.

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INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees being charged, subject to auditor's discretion.
- B. Any sketch hereto is done so as a courtesy only and is not part of any title commitment or policy, it is furnished solely for the purpose of assisting in locating the Land and Clallam Title Company expressly disclaims any liability which may result from reliance made upon it.
- C. The legal description in this commitment is based on information provided with the application and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company prior to closing if the description does not conform to their expectations.
- D. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Lots 16, 17 & 18, Blk 21 N.R. Smith's Subd Of TPA

PLEASE NOTE: THERE WILL BE A FEE OF \$5.44 PER E-RECORDED DOCUMENT INCLUDED ON ALL RECORDING INVOICES.

NOTE: A FEE MAY BE CHARGED UPON THE CANCELLATION OF THIS COMMITMENT PURSUANT TO WASHINGTON STATE INSURANCE CODE AND THE FILED RATE OF THE COMPANY.

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Privacy Policy

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as “First American,” “we,” “us,” or “our”) collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products (“Products”). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices: We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 (“CCPA”). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

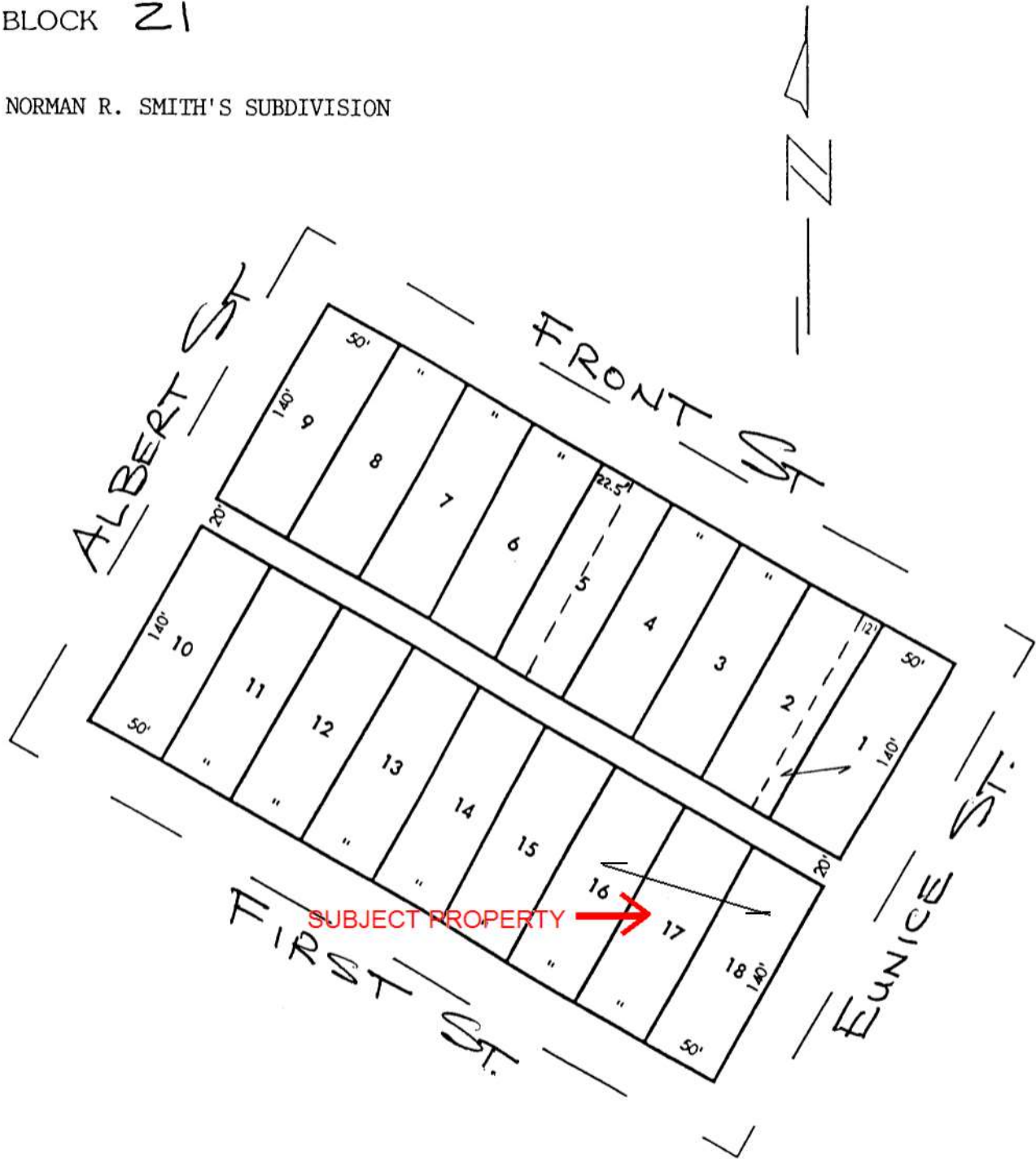
Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see “What Information Do We Collect About You” in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see “How Do We Collect Your Information”, “How Do We Use Your Information”, and “How Do We Share Your Information” in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see “How Do We Use Your Information” and “How Do We Share Your Information” in <https://www.firstam.com/privacy-policy>.

BLOCK 21

NORMAN R. SMITH'S SUBDIVISION



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments or location of boundaries. It is not part of, nor does it modify, the commitment or policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

COMMUNITY INFORMATION



CLALLAM TITLE COMPANY



Demographics Report

Clallam County WA

Subject Parcel | Report Details

Site Address: 633 E First St, Port Angeles WA 98362
Parcel #: 61471

Query Distance From Parcel: 1 miles
Census Blocks In Query: 237



Subject Parcel		Report Details	
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Site Address	633 E First St Port Angeles WA 98362	Query Distance From Parcel	1 miles
Parcel #	61471	Census Blocks In Query	237

Population		Gender	
------------	--	--------	--

Population	7308	%	Total
Urban	7308	Male	49.7
Rural	0	Female	50.3
			3635
			3673

Households		Housing	
------------	--	---------	--

Total Households	3430	Total	
1 - person household - male	205	Total Housing Units	3698
1 - person household - female	445	Vacant	268
Family households, married	1124	Owner Occupied	3350
Family households, unmarried	268	Renter Occupied	80
Family households, w/ children under 18 yrs	1217		

Age Distribution								
	Under 10	10-19	20-29	30-49	50-64	65-79	80+	Median Age

Female	324	336	388	870	786	707	262	37
Male	382	386	497	955	675	588	152	34
Total	706	722	885	1825	1461	1295	414	36
%	9.7	9.9	12.1	25	20	17.7	5.7	



LOCAL INFORMATION

Clallam County General Info

Tax Assessor	360-417-2400
Sheriff's Office	360-417-2262
Animal Control	360-417-2459
DOL Main Office	360-417-2216
Voter Registration	360-417-2221

Utilities

Electric (PUD #1)	888-225-5773
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Water (based on location)

City of Port Angeles	360-457-0411
Sunland Water District (Sequim)	360-683-3905
Forks Public Works	360-374-5412
Quileute Tribal Council Utilities	360-374-4179

Garbage & Recycling (based on location)

Waste Connections (Sequim)	800-592-9995
Port Angeles Garbage Collection	360-417-4876
Olympic Disposal (outside of PA city limits)	360-452-7278
Quileute Tribal Council Utilities	360-374-4179
West Waste & Recycling (Forks)	360-374-5020

Cable / Internet / Phone

Olypen Internet	360-683-1456
Astound Broadband	866-928-3123
Nikola Broadband	360-582-1051

Crescomm Internet	360-928-0000
CenturyLink	360-203-3775

Police Departments

Clallam County Sheriff	360-417-2262
Port Angeles Police Dept.	360-452-4545
Sequim Police Dept.	360-683-7227
La Push Police Dept.	360-374-9020
Washington State Patrol	360-452-3394

Fire Districts

Fire District #1 (Forks)	360-374-5561
Fire District #2 (PA)	360-457-2550
Fire District #3 (Sequim)	360-683-4242
Fire District #4 (Joyce)	360-928-3132

Hospitals

Olympic Medical Center	360-417-7000
Forks Community Hospital	360-374-6271

Transportation / Port Information

Port of Port Angeles	360-457-8527
Black Ball Ferry Line (to Victoria, BC)	360-457-4491
Port Angeles Border Patrol & Customs	360-565-7300



LOCAL INFORMATION

Farmers Markets

Port Angeles Farmers Market
Downtown Port Angeles, Front & Lincoln St.
Year round, Saturdays 10am-2pm

Sequim Farmers Market
Downtown Sequim, Sequim Ave & Cedar St
May through October, Saturdays 10am-2pm

Art Galleries & Museums

Port Angeles Fine Arts Center
1203 E Lauridsen Blvd, Port Angeles
360-457-3532

Sequim Museum & Arts Center
175 W Cedar St, Sequim
360-683-8110

Carnegie Museum
207 S Lincoln St, Port Angeles
360-452-2662

Dungeness River Audubon Center
2151 W. Hendrickson Rd, Sequim
360-681-4076

Forever Twilight in Forks Collection
11 N Forks Ave, Forks
360-374-9430

Feiro Marine Life Center
315 N Lincoln St, Port Angeles
360-417-6254

Forks Timber Museum
1411 Forks Ave S, Forks
360-374-9663

Makah Cultural & Research Center
1880 Bay View, Neah Bay
360-645-2711

Olympic Coast Discovery Center
115 E Railroad Ave, Port Angeles
360-406-2092

Tribal Nations

Hoh Tribe
2426 Lower Hoh Rd, Forks
360-374-6582

Jamestown S'Klallam Tribe
1033 Old Blyn Highway, Sequim
360-683-1109

Lower Elwha Klallam Tribe
2851 Lower Elwha Rd, Port Angeles
360-452-8471

Makah Tribe
Neah Bay
360-645-2201

Quileute Tribe
90 Main St, La Push
360-374-6154

Casinos

7 Cedars Casino
270756 Highway 101, Sequim
360-683-7777

Elwha River Casino
631 Stratton Rd, Port Angeles
360-452-3005

Golf Courses

Cedars at Dungeness
1965 Woodcock Rd, Sequim
360-683-6344



LOCAL INFORMATION

Golf Courses (Continued)

Peninsula Golf Club
824 Lindberg Rd, Port Angeles
360-457-6501

Salt Creek RV Park Golf Course & Club House
53802 Highway 112, Port Angeles
360-928-2488

SkyRidge Golf Course
7015 Old Olympic Highway, Sequim
360-683-3673

Sunland Golf & Country Club
109 Hilltop Dr, Sequim
360-683-8365

Snow Sports, Biking, Hiking

Hurricane Ridge Ski & Snowboard Area
Hurricane Ridge Rd, Port Angeles
848-667-7669

Olympic Discovery Trail
2151 W Hendrickson Rd, Sequim

Hurricane Hill Trailhead
Hurricane Ridge Visitors Center
Olympic National Park, Port Angeles
360-565-3130

Ozette Triangle
Ranger Station on Ozette Lake Rd
Olympic National Park, Neah Bay
360-565-3130

Sol Duc Falls Trail
Sol Duc Rd off Highway 101
Olympic National Park, west of Port Angeles
360-565-3131

Mountaineering

Mount Constance (7,743 feet)
Olympic National Park
GPS 47.77281, -123.12735

Mount Deception (7,788 feet)
Olympic National Park
GPS 47.813146, -123.233506

Mount Olympus (7,980 feet)
Olympic National Park
GPS 47.8020, -123.7088

Beaches

Camp David Jr County Park (Lake Crescent)
1452 Camp David Jr Rd, Port Angeles
360-928-3540

Dungeness Spit & Lighthouse
Dungeness National Wildlife Refuge
360-457-8451

Clallam Bay & Slip Point Beach Park
16716 Frontier St, Port Angeles
360-417-2291

Hobuck Beach Park
2726 Makah Passage, Neah Bay
360-645-2422

Port Williams Beach
2499 Port Williams Rd, Sequim
360-417-2291

Pillar Point County Park & Beach
Pillar Point Rd, Clallam Bay
360-417-2291

Second Beach
Olympic National Park Wilderness Coast
Near La Push



LOCAL INFORMATION

Beaches (Continued)

Rialto Beach
Olympic National Park Wilderness Coast
West of Forks

Shipwreck Point Beach
Washington State Park
West of Sekiu

Shi Shi Beach
Olympic National Park Wilderness Coast
Shi Shi Beach Rd, Clallam Bay

Diving

Sekiu Jetty
West of town of Sekiu
GPS N48 16.035, W124 17.903

Salt Creek Recreation Area
3506 Camp Hayden Rd, Port Angeles
360-928-3441

Kayaking

Clallam Bay – Sekiu
Olympic National Park
Sekiu Visitors Center
360-963-2339

Dungeness Bay
554 Voice of America Rd, Sequim
360-457-8451

Lake Crescent
416 Lake Crescent Rd, Port Angeles
888-896-3818

Freshwater Bay
2298 Freshwater Bay Rd, Port Angeles

Marinas

John Wayne Marina
2577 W Sequim Bay Rd, Sequim
360-417-3440

Makah Tribal Marina
1321 Bay View Ave, Neah Bay
360-645-3015

Port Angeles Boat Haven
832 Boat Haven Dr, Port Angeles
360-457-4505

Quileute Marina
71 Main St, La Push
360-374-5392

Olympic National Park & Lodges

Olympic National Park Visitor & Wildlife
Information Center
3002 Mount Angeles Rd, Port Angeles
360-565-3130

Lake Crescent Lodge
416 Lake Crescent Rd, Port Angeles
360-928-3211

Sol Duc Hot Springs Resort
Sol Duc Rd, Olympic National Park
888-743-3076

Kalaloch Lodge
157151 US 101, Forks
866-662-9928

Lake Quinault Lodge
345 S Shore Rd, Quinault
866-574-2719

Log Cabin Resort, Lake Crescent
3183 E Beach Rd, Port Angeles
866-574-2719



LOCAL INFORMATION

Wineries

Harbinger Winery
2358 Highway 101 W, Port Angeles
360-452-4262

Camaraderie Cellars
334 Benson Rd, Port Angeles
360-417-3564

Olympic Cellars
255410 Highway 101, Port Angeles
360-452-0160

Wind Rose Cellars
143 W Washington St, Sequim
360-681-0690

Breweries

Hangar 19
2506 W 19th St, Port Angeles
360-452-4216

Barhop Brewing & Taproom
124 W Railroad Ave, Port Angeles
360-797-1818

Olympic Bluffs Cidery
519 Finn Hall Rd, Port Angeles
360-670-7206

New Moon Craft Tavern
130 S Lincoln St, Port Angeles
360-452-4471

Next Door Gastropub
113 W 1st St, Port Angeles
360-504-2613

Peninsula Taproom
210 W Washington St #4, Sequim
360-504-3793

Gardens and Nurseries

Master Gardeners
2711 Woodcock Rd, Sequim
360-417-2279

Sequim Botanical Garden
506 N Blake Ave, Sequim

Fifth Street Community Garden
328 E 5th St, Port Angeles
360-460-1748

Salt Creek Farm
310 Salt Creek Rd, Port Angeles
360-928-3583

Airport Garden Center
2200 W Edgewood Dr, Port Angeles
360-457-8462

Angel Crest Gardens
834 E Front St #2a, Port Angeles
360-452-8672

Lavender Connection
1141 Cays Rd, Sequim
360-681-6055

Fat Cat Garden & Gifts
21 Fat Cat Ln, Sequim
360-681-6832

Carrie Blake Park
202 N Blake Ave, Sequim
360-683-4139

SCHOOL INFORMATION





School Report

Clallam County

Subject Parcel

Site Address 633 E First St
Port Angeles WA 98362

Parcel 61471

School District 121 Port Angeles

Assigned Primary School Franklin Elementary

Assigned Middle School Stevens Middle School

Assigned High School Port Angeles High School

Report Detail

Query Distance From Parcel 1 miles

Schools In Query 6

Primary School

Franklin Elementary
Jefferson Elementary
Queen Of Angels School

Middle School

Stevens Middle School

High School

Port Angeles High School

Other School

Special Education

School Map



School #1

School District	Port Angeles School District	Dist From Subject	0.79 miles
School	Franklin Elementary	Site Address	2505 S Washington St
City	Port Angeles	Zip	98362
Type	1-Regular school	Students	305
Charter	No	Magnet	No
Title 1 Elig	1-Yes	Title 1	5-Title I schoolwide school
Free/Reduced Lunch	172	FTE Teachers Count	22.68
Student/Teacher Ratio	13.45	Grade Levels	Prekindergarten - 6th Grade
Male	171	Female	134

School #2

School District	Port Angeles School District	Dist From Subject	0.92 miles
School	Jefferson Elementary	Site Address	218 E 12th St
City	Port Angeles	Zip	98362
Type	1-Regular school	Students	264
Charter	No	Magnet	No
Title 1 Elig	1-Yes	Title 1	5-Title I schoolwide school
Free/Reduced Lunch	151	FTE Teachers Count	19.30
Student/Teacher Ratio	13.68	Grade Levels	Prekindergarten - 6th Grade
Male	138	Female	125

School #3

School District	Port Angeles School District	Dist From Subject	1.29 miles
School	Port Angeles High School	Site Address	304 E Park Ave
City	Port Angeles	Zip	98362
Type	1-Regular school	Students	954
Charter	No	Magnet	No
Title 1 Elig	1-Yes	Title 1	4-Title I schoolwide eligible school-No program
Free/Reduced Lunch	430	FTE Teachers Count	53.96
Student/Teacher Ratio	17.68	Grade Levels	9th Grade - 12th Grade
Male	517	Female	424

School #4

School District		Dist From Subject	0.93 miles
School	Queen Of Angels School	Site Address	1007 S Oak St
City	Port Angeles	Zip	98362
Type	1-Regular Elementary or Secondary	Students	137
Charter		Magnet	
Title 1 Elig		Title 1	
Free/Reduced Lunch		FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	Prekindergarten - 8th grade
Male		Female	

School #5

School District	Port Angeles School District	Dist From Subject	0.48 miles
School	Special Education	Site Address	216 E 4th St
City	Port Angeles	Zip	98362
Type	2-Special education school	Students	19
Charter	No	Magnet	No
Title 1 Elig	2-No	Title 1	6-Not a Title I school
Free/Reduced Lunch	5	FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	Prekindergarten - 12th Grade
Male	13	Female	6

School #6

School District	Port Angeles School District	Dist From Subject	1.98 miles
School	Stevens Middle School	Site Address	1139 W 14th St
City	Port Angeles	Zip	98363
Type	1-Regular school	Students	484
Charter	No	Magnet	No
Title 1 Elig	1-Yes	Title 1	4-Title I schoolwide eligible school-No program
Free/Reduced Lunch	263	FTE Teachers Count	32.00
Student/Teacher Ratio	15.13	Grade Levels	6th Grade - 8th Grade
Male	255	Female	228

TITLE AND ESCROW INFORMATION





WHAT IS TITLE INSURANCE?

So, what exactly is "title insurance?"

Well, when a property is financed, bought or sold, a record of that transaction is generally filed in public archives. Likewise, records of other events that may affect the ownership of a property, like liens or levies, are also archived.

If you take out a mortgage loan when you buy your property, your lender will require a loan policy of title insurance.

When you buy title insurance for your property, a title company searches these records to find - and remedy, if possible - several types of ownership issues. First, the title company searches public records to determine the property's ownership status. After this search, the underwriter will determine the insurability of the title.

Even the most skilled title professionals may not find all problems associated with a property,

though. Some risks, such as title issues due to filing errors, forgeries, or undisclosed heirs, are difficult to identify. So, after the title company finishes its searching, it also provides a title insurance policy that will help protect you from a variety of issues that might be uncovered later.

If you take out a mortgage loan when you buy your property, your lender will require a loan policy of title insurance. This protects the lender's interest in your property until your loan is paid off or refinanced.

On the other hand, an owner's policy of title insurance insures your ownership rights to the property. Even though you'll pay for this policy only once, your coverage will last as long as you own your home.

A real estate purchase may be the largest financial investment you ever make. So, when you buy an owner's policy of title insurance, just think of it as buying some peace of mind!

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Sequim
(360) 683-2000



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We understand keeping you informed is an essential part of the closing process. A title commitment is an important document that contains information specific to your transaction. To help you gain a better understanding of its importance, here is an overview of the basic sections commonly found in a title insurance commitment:

- 1 SCHEDULE A**
This section contains the “Who, What, Where and How Much” details of the transaction. *Schedule A* sets forth the effective date, the names of the current property owner (seller) and proposed insured (buyer), the legal description of the property, the amount of insurance (sales price), and the name of the lender and loan amount if applicable and available.
- 2 SCHEDULE B-I**
The requirements section lists the items that must be cleared-up or satisfied in order to issue a policy covering the new owner and/or the lender. Examples include: requiring approval of a bankruptcy trustee, requiring other persons - such as an heir or former spouse - to execute closing documents, or requiring the release of various types of liens.
- 3 SCHEDULE B-II**
This section notifies the buyer and/or lender of exceptions from coverage. Examples include: restrictive covenants, mineral or water rights, or utility easements. These exceptions from coverage will not be insured on the title policy.

Delivering exceptional service is another essential part of the closing process.
If you have any questions concerning the details of your commitment or transaction, please contact us.

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What is Escrow?

Overview

Once your offer on a home or other real property has been accepted by the seller, your transaction is then placed into “escrow.”

“Escrow” is a term that describes the neutral third-party handling of funds, documents, and tasks specific to the closing (or settlement, as it is also known), as outlined on the real estate purchase agreement or sales contract. The purpose of escrow is to facilitate the transaction by managing the disbursement of funds and documents.

Key Players

In accordance with local custom, the buyer or seller involved in the transaction will select the escrow provider, though they often defer to their real estate professional to make this decision. This provider could be an escrow company, title officer, or title/escrow attorney, depending upon many considerations, including the geographical location of the transaction.

Roles

The escrow provider may have a duty to arrange and/or track the requirements and contingencies outlined within the purchase contract. These might include home inspections, the purchase of homeowners insurance, the completion of negotiated repairs, and financing requirements.

Process

Once all transaction contingencies are met, including the execution of all documents necessary to complete the transaction, the escrow company will disburse funds to the seller and other parties, all in accordance with the purchase agreement.

Cost

The cost of escrow services is covered by the buyer or seller as determined by local custom, market conditions, or contractual agreements made within the purchase offer.

“Closing”

Once all the tasks described within the sales purchase agreement have been completed and the appropriate funds are disbursed, the transaction is complete and the escrow closes.

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What Do You Know About WIRE FRAUD?

CONSUMER TIPS



What is wire fraud?

Wire fraud is an act of fraud that uses electronic communications, such as making false representations on the telephone or via email, to obtain money.

How does wire fraud work?

Wire fraud occurs when a fraudster obtains money based on false representation or promises.

For example, you may receive wire instructions which appear to be from the settlement agent or attorney, when in fact they are from a fraudster.

Precautions to protect against WIRE/ACH Fraud:

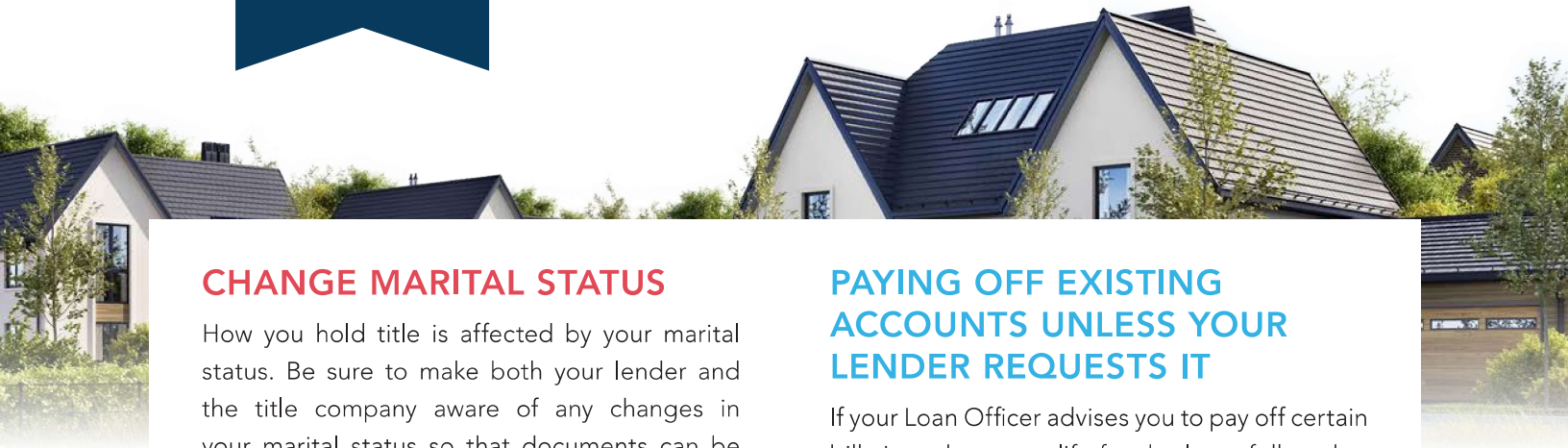
- Do not share your online banking logon credentials (user ID and password) with anyone.
- Do not share your account number with anyone who does not need it.
- Never access your bank account using a public computer (e.g., at the library or a hotel business office).
- Monitor your accounts regularly for unauthorized transactions. Report any unauthorized transactions to your bank immediately.
- Be suspicious of emails from free, public email account domains as they are often a source of risk.
- Watch out for phishing emails with embedded links, even when they appear to come from a trusted source.
- Install a firewall on your computer to prevent unauthorized access.
- Be skeptical of any change in wiring instructions.
- Confirm wire and other disbursement instructions received by email via confirmed telephone at a known or independently-confirmed number, not the telephone number at the bottom of the email.

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NOT TO DO DURING THE CLOSING PROCESS



CHANGE MARITAL STATUS

How you hold title is affected by your marital status. Be sure to make both your lender and the title company aware of any changes in your marital status so that documents can be prepared correctly.

CHANGE JOBS

A job change may result in your loan being denied, particularly if you are taking a lower-paying position or moving into a different field. Don't think you're safe because you've received approval earlier in the process, as the lender may call your employer to re-verify your employment just prior to funding the loan.

SWITCH BANKS OR MOVE FUNDS TO ANOTHER INSTITUTION

After the lender has verified your funds at one or more institutions, the money should remain there until needed for the purchase.

PAYING OFF EXISTING ACCOUNTS UNLESS YOUR LENDER REQUESTS IT

If your Loan Officer advises you to pay off certain bills in order to qualify for the loan, follow that advice. Otherwise, leave your accounts as they are until your escrow closes.

MAKE ANY LARGE PURCHASES

A major purchase that requires a withdrawal from your verified funds or increases your debt can result in your not qualifying for the loan. A lender may check your credit or re-verify funds at the last minute, so avoid purchases that could impact your loan approval.

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Clallam Title Company

Proud to Be an Agent of First American Title



Clallam Title Company is proud to be a policy-issuing agent of First American Title Insurance Company. Every day, we are clearing title issues, issuing title insurance policies, and delivering title information with timeliness, accuracy, expertise, and integrity – attributes that continue to make a difference in the lives of our valued customers. Whether buying, selling or refinancing their homes, ensuring their transaction through an agent of a trusted, reliable, and recommended industry leader gives our customers the protection they need and the peace of mind they deserve.

Trusted

Tracing its beginnings to 1889, First American was built on a foundation of integrity and service that has helped it grow into one of the nation's largest title insurance underwriters. Clallam Title Company is proud to have an underwriter who has earned a reputation for diligence, thoroughness and personal and professional service. First American is committed to providing quality information backed by a guarantee of integrity and a confidence that the Company would be there to stand behind its word. This commitment gives customers confidence and security as they look forward to completing their transactions and receiving their title insurance policies.

Reliable

Backed by First American Financial Corporation, our customers can rest assured that First American has the financial strength to be entrusted with insuring the title of their real estate transactions. A First American Owner's Title Policy provides protection in the event rights of ownership are challenged or a flaw in the title is discovered. Despite a thorough search of public records by knowledgeable and experienced professionals, title problems can occur. Our customers can rely on First American to have the financial strength to stand behind their promise of protection.

Recommended

Clallam Title Company is comprised of service-oriented individuals who live and work in the communities we serve, and we adhere to a level of excellence that is unparalleled in the industry. Customer loyalty and repeat business are a direct result of our continued efforts to improve the quality of service we deliver and the value we provide to our customers.

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