



SQUAXIN ISLAND TRIBE

RESOLUTION NO. 08- 80

of the

SQUAXIN ISLAND TRIBAL COUNCIL

WHEREAS, the Squaxin Island Tribal Council is the Governing Body of the Squaxin Island Tribe, its members, its lands, its enterprises and its agencies by the authority of the Constitution and Bylaws of the Squaxin Island Tribe, as approved and adopted by the General Body and the Secretary of the Interior on July 8, 1965; and

WHEREAS, under the Constitution, Bylaws and inherent sovereignty of the Tribe, the Squaxin Island Tribal Council is charged with the duty of protecting the health, security, education and general welfare of tribal members, and of protecting and managing the lands and treaty resources and rights of the Tribe; and

WHEREAS, the Tribe is a federally-recognized Indian Tribe possessing reserved powers, including the powers of self-government; and

WHEREAS, the Squaxin Island Tribal Council is empowered to acquire, manage, lease, or use Tribal real property under its Constitution, Article III, Section 1(b), and its inherent authority; and

WHEREAS, the Squaxin Island Tribal Council has the goal of making the Squaxin Island Reservation an economic, social, and cultural land base for the Squaxin Island Tribe; and

WHEREAS, the Estate of Robert E. Rawson owns certain property located in Mason County, State of Washington, as legally described in the attached Residential Real Estate Purchase and Sale Agreement (PSA); and

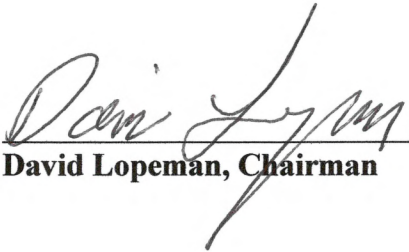
WHEREAS, the Squaxin Island Tribe desires to purchase the real property from the Estate of Robert E. Rawson, on terms and conditions set out in the PSA

NOW THEREFORE BE IT RESOLVED, that the Squaxin Island Tribal Council hereby agrees to the purchase and sale of the real property belonging to the Robert E. Rawson Estate, on the terms and conditions as set out in the attached PSA; and

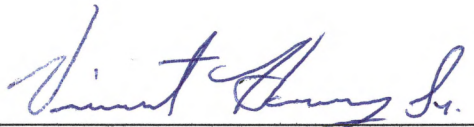
NOW THEREFORE BE IT FURTHER RESOLVED, that the Squaxin Island Tribal Council hereby authorizes Executive Director Ray Peters to do any and all acts necessary to acquire the above referenced property by executing any and all documents contemplated by the PSA.

CERTIFICATION

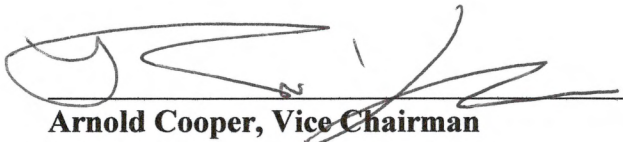
The Squaxin Island Tribal Council hereby certifies that the foregoing Resolution was adopted at a meeting of the Squaxin Island Tribal Council, held on this 28th day of July, 2008, at which time a quorum was present and was passed by a vote of 5 for and 0 against, with 0 abstentions.



David Lopeman, Chairman

Attested by: 

Vincent Henry, Sr., Secretary



Arnold Cooper, Vice Chairman

3711 SE Old Olympic Highway
Shelton, WA 98584
Phone: 360.432.1771
Fax: 360.432.3699

**Squaxin Island
Legal Department**

Memo

CONFIDENTIAL COMMUNICATION: This memorandum is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited.

TO: Ray Peters
FROM: Mark E. Allen
RE: Property Purchase – Rawson Estate
DATE: July 28, 2008

Kevin asked me to provide you with a resolution approving the purchase/sale of the Rawson Estate property. I was told by Kevin that you would see to it the resolution is executed. Per Kevin's 7-24 e-mail, we need to advise the estate (in writing) of Tribal Council's approval on or before July 30.

Call with comments or questions – or when I can pick the resolution up.

RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
SPECIFIC TERMS

- 1. Date: July 15, 2008 MLS No.: 28100456 and 28100738
- 2. Buyer: Squaxin Island Tribe, a Federally recognized tribe, and/or assigns
- 3. Seller: The Estate of Robert E. Rawson
- 4. Property: Tax Parcel No(s): 31920-21-00020 & 31920-22-00001 (Mason County)
Street Address: 271 SE Whitener Road and the adjacent parcel, Shelton Washington 98584
Legal Description: Attached as Exhibit A.
- 5. Included Items: stove/range; refrigerator; washer; dryer; dishwasher; hot tub; fireplace insert;
 wood stove; satellite dish; security system; other _____
- 6. Purchase Price: \$ 225,000
- 7. Earnest Money: (To be held by Selling Broker; Closing Agent)
Personal Check: \$ _____ No Earnest Money is being deposited
Note: \$ _____
Other (_____): \$ _____
- 8. Default: (check only one) Forfeiture of Earnest Money; Seller's Election of Remedies
- 9. Disclosures in Form 17: Buyer will ; will not have a remedy for Seller's negligent errors, inaccuracies, or omissions in Form 17
- 10. Title Insurance Company: Mason County Title Co.
- 11. Closing Agent: a qualified closing agent of Buyer's choice; Mason County Title Co.
- 12. Closing Date: 08/13/2008 Or sooner upon mutual agreement by the parties
- 13. Possession Date: on Closing; Other 3 days after closing
- 14. Offer Expiration Date: ~~07/18/2008~~ 7/22/08 / 7/25/08 RS
- 15. Services of Closing Agent for Payment of Utilities: Requested (attach NWMLS Form 22K); Waived
- 16. Charges and Assessments Due After Closing: assumed by Buyer; prepaid in full by Seller at Closing
- 17. Agency Disclosure: Selling Licensee represents Buyer; Seller; both parties; neither party
Listing Agent represents Seller; both parties
- 18. Addenda: 22D(Opt. Clauses):

<p><u>[Signature]</u> _____ Buyer's Signature Date <u>7/21/08</u></p> <p>Buyer's Signature _____ Date _____</p> <p><u>3711 SE Old Olympic Highway</u> Buyer's Address</p> <p><u>Shelton, WA 98584</u> City, State, Zip</p> <p><u>360-432-1771</u> Phone _____ Fax _____</p> <p><u>klyon@squaxin.nsn.us</u> Buyer's E-mail Address</p> <p><u>Windermere / Himlie, Inc.</u> <u>9117</u> Selling Broker MLS Office No.</p> <p><u>Jef and Andy Conklin</u> Selling Licensee (Print)</p> <p><u>360-280-0874</u> <u>360-426-2698</u> Phone _____ Fax _____</p>	<p><u>[Signature]</u> _____ Seller's Signature Date <u>7/22/08</u></p> <p><u>[Signature]</u> _____ Seller's Signature Date _____</p> <p><u>271 SE Whitener Road</u> Seller's Address</p> <p><u>Shelton, WA 98584</u> City, State, Zip</p> <p>Phone _____ Fax _____</p> <p>Seller's E-mail Address _____</p> <p><u>Windermere / Himlie, Inc.</u> <u>9117</u> Listing Broker MLS Office No.</p> <p><u>Jef and Andy Conklin</u> Listing Agent (Print)</p> <p><u>360-280-0874</u> <u>360-426-2698</u> Phone _____ Fax _____</p>
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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
GENERAL TERMS
(continued)

- a. **Purchase Price.** Buyer agrees to pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement.
- b. **Earnest Money.** Buyer agrees to deliver the Earnest Money within 2 days after mutual acceptance of this Agreement to Selling Licensee who will deposit any check to be held by Selling Broker, or deliver any Earnest Money to be held by Closing Agent, within 3 days of receipt or mutual acceptance, whichever occurs later. If the Earnest Money is held by Selling Broker and is over \$10,000.00 it shall be deposited into an interest bearing trust account in Selling Broker's name provided that Buyer completes an IRS Form W-9. Interest, if any, after deduction of bank charges and fees, will be paid to Buyer. Buyer agrees to reimburse Selling Broker for bank charges and fees in excess of the interest earned, if any. If the Earnest Money held by Selling Broker is over \$10,000.00 Buyer has the option to require Selling Broker to deposit the Earnest Money into the Housing Trust Fund Account, with the interest paid to the State Treasurer, if both Seller and Buyer so agree in writing. If the Buyer does not complete an IRS Form W-9 before Selling Broker must deposit the Earnest Money or the Earnest Money is \$10,000.00 or less, the Earnest Money shall be deposited into the Housing Trust Fund Account. Selling Broker may transfer the Earnest Money to Closing Agent at Closing. If all or part of the Earnest Money is to be refunded to Buyer and any such costs remain unpaid, the Selling Broker or Closing Agent may deduct and pay them therefrom. The parties instruct Closing Agent to: (1) provide written verification of receipt of the Earnest Money and notice of dishonor of any check to the parties and Licensees at the addresses and/or fax numbers provided herein; and (2) commence an interpleader action in the county in which the Property is located within 30 days of a party's demand for the Earnest Money unless the parties agree otherwise in writing. The parties authorize the party commencing an interpleader action to deduct up to \$250.00 for the costs thereof.
- c. **Included Items.** Any of the following items, including items identified in Specific Term No. 5 if the corresponding box is checked, located in or on the Property are included in the sale: built-in appliances; wall-to-wall carpeting; curtains, drapes and all other window treatments; window and door screens; awnings; storm doors and windows; installed television antennas; ventilating, air conditioning and heating fixtures; trash compactor; fireplace doors, gas logs and gas log lighters; irrigation fixtures; electric garage door openers and remotes; water heaters; installed electrical fixtures; lighting fixtures; shrubs, plants and trees planted in the ground; all bathroom and other fixtures; and all associated operating equipment. If any of the above Included Items are leased or encumbered, Seller agrees to acquire and clear title at or before Closing.
- d. **Condition of Title.** Unless otherwise specified in this Agreement, title to the Property shall be marketable at Closing. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property; and reserved oil and/or mining rights. Monetary encumbrances or liens not assumed by Buyer, shall be paid or discharged by Seller on or before Closing. Title shall be conveyed by a Statutory Warranty Deed. If this Agreement is for conveyance of a buyer's interest in a Real Estate Contract, the Statutory Warranty Deed shall include a buyer's assignment of the contract sufficient to convey after acquired title.
- e. **Title Insurance.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current ALTA form of Homeowner's Policy of Title Insurance for One-to-Four Family Residence, from the Title Insurance Company. If Seller previously received a preliminary commitment from a Title Insurance Company that Buyer declines to use, Buyer shall pay any cancellation fees owing to the original Title Insurance Company. Otherwise, the party applying for title insurance agrees to pay any title cancellation fee, in the event such a fee is assessed. If the Title Insurance Company selected by the parties will not issue a Homeowner's Policy for the Property, the parties agree that the Title Insurance Company shall instead issue the then-current ALTA standard form Owner's Policy. The Title Insurance Company shall send a copy of the preliminary commitment to Seller, Listing Agent, Buyer and Selling Licensee. The preliminary commitment, and the title policy to be issued, shall contain no exceptions other than the General Exclusions and Exceptions in the Policy and Special Exceptions consistent with the Condition of Title herein provided. If title cannot be made so insurable prior to the Closing Date, then as Buyer's sole and exclusive remedy, the Earnest Money shall, unless Buyer elects to waive such defects or encumbrances, be refunded to the Buyer, less any unpaid costs described in this Agreement, and this Agreement shall thereupon be terminated. Buyer shall have no right to specific performance or damages as a consequence of Seller's inability to provide insurable title.

Initials: BUYER: _____ DATE: 7/21/08 SELLER: _____ DATE: 7/22/08
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
GENERAL TERMS
(continued)

- f. **Closing and Possession.** This sale shall be closed by the Closing Agent on the Closing Date. If the Closing Date falls on a Saturday, Sunday, or legal holiday as defined in RCW 1.16.050, the Closing Agent shall close the transaction on the next day that is not a Saturday, Sunday, or legal holiday. "Closing" means the date on which all documents are recorded and the sale proceeds are available to Seller. Seller shall deliver keys and garage door remotes to Buyer on the Closing Date or on the Possession Date, whichever occurs first. Buyer shall be entitled to possession at 9:00 p.m. on the Possession Date. Seller agrees to maintain the Property in its present condition, normal wear and tear excepted, until the Buyer is entitled to possession. If possession transfers at a time other than Closing, the parties agree to execute NWMLS Form 65A (Rental Agreement/Occupancy Prior to Closing) or NWMLS Form 65B (Rental Agreement/Seller Occupancy After Closing) (or alternative rental agreements) and are advised of the need to contact their respective insurance companies to assure appropriate hazard and liability insurance policies are in place, as applicable.
- g. **Section 1031 Like-Kind Exchange.** If either Buyer or Seller intends for this transaction to be a part of a Section 1031 like-kind exchange, then the other party agrees to cooperate in the completion of the like-kind exchange so long as the cooperating party incurs no additional liability in doing so, and so long as any expenses (including attorneys' fees and costs) incurred by the cooperating party that are related only to the exchange are paid or reimbursed to the cooperating party at or prior to Closing. Notwithstanding the Assignment paragraph of this Agreement, any party completing a Section 1031 like-kind exchange may assign this Agreement to its qualified intermediary or any entity set up for the purposes of completing a reverse exchange.
- h. **Closing Costs and Prorations and Charges and Assessments.** Seller and Buyer shall each pay one-half of the escrow fee unless otherwise required by applicable FHA or VA regulations. Taxes for the current year, rent, interest, and lienable homeowner's association dues shall be prorated as of Closing. Buyer agrees to pay Buyer's loan costs, including credit report, appraisal charge and lender's title insurance, unless provided otherwise in this Agreement. If any payments are delinquent on encumbrances which will remain after Closing, Closing Agent is instructed to pay such delinquencies at Closing from money due, or to be paid by, Seller. Buyer agrees to pay for remaining fuel in the fuel tank if, prior to Closing, Seller obtains a written statement as to the quantity and current price from the supplier. Seller agrees to pay all utility charges, including unbilled charges. Unless waived in Specific Term No. 15, Seller and Buyer request the services of Closing Agent in disbursing funds necessary to satisfy unpaid utility charges in accordance with RCW 60.80 and Seller agrees to provide the names and addresses of all utilities providing service to the Property and having lien rights (attach NWMLS Form 22K Identification of Utilities or equivalent). Buyer is advised to verify the existence and amount of any local improvement district, capacity or impact charges or other assessments that may be charged against the Property before or after Closing. Seller will pay such charges that are encumbrances at the time of Closing, or that are or become due on or before Closing. Charges levied before Closing, but becoming due after Closing shall be paid as agreed in Specific Term No. 16.
- i. **Sale Information.** The Listing Agent or Selling Licensee is authorized to report this Agreement (including price and all terms) to the Multiple Listing Service that published it and to its members, financing institutions, appraisers, and anyone else related to this sale. Buyer and Seller expressly authorize all Closing Agents, appraisers, title insurance companies, and others related to this Sale, to furnish the Listing Agent and/or Selling Licensee, on request, any and all information and copies of documents concerning this sale.
- j. **FIRPTA - Tax Withholding at Closing.** The Closing Agent is instructed to prepare a certification (NWMLS Form 22E or equivalent) that Seller is not a "foreign person" within the meaning of the Foreign Investment In Real Property Tax Act. Seller agrees to sign this certification. If Seller is a foreign person, and this transaction is not otherwise exempt from FIRPTA, Closing Agent is instructed to withhold and pay the required amount to the Internal Revenue Service.
- k. **Notices.** In consideration of the license to use this and NWMLS's companion forms and for the benefit of the Listing Agent and the Selling Licensee as well as the orderly administration of the offer, counteroffer or this Agreement, the parties irrevocably agree that unless otherwise specified in this Agreement, any notice required or permitted in, or related to, this Agreement (including revocations of offers or counteroffers) must be in writing. Notices to Seller must be signed by at least one Buyer and shall be deemed given only when the notice is received by Seller, by Listing Agent or at the licensed office of Listing Agent. Notices to Buyer must be signed by at least one Seller and shall be deemed given only when the notice is received by Buyer, by Selling Licensee or at the licensed office of Selling Licensee. Actual receipt by Selling Licensee of a Form 17, Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards, Public Offering Statement or Resale Certificate, homeowners' association documents provided pursuant to NWMLS Form 22D, or a preliminary commitment for title insurance provided pursuant to

Initials: BUYER: [Signature] DATE: 7/21/08 SELLER: [Signature] DATE: 7/22/08
 BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
GENERAL TERMS
(continued)

NWMLS Form 22T shall be deemed receipt by Buyer. Selling Licensee and Listing Agent have no responsibility to advise of receipt of a notice beyond either phoning the party or causing a copy of the notice to be delivered to the party's address shown on this Agreement. Buyer and Seller must keep Selling Licensee and Listing Agent advised of their whereabouts in order to receive prompt notification of receipt of a notice.	107 108 109 110
l. Computation of Time. Unless otherwise specified in this Agreement, any period of time measured in days and stated in this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the last calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a Saturday, Sunday or legal holiday. Any specified period of 5 days or less shall not include Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on a specific calendar date, the event shall occur on that date, except for the Closing Date, which, if it falls on a Saturday, Sunday or legal holiday as defined in RCW 1.16.050, shall occur on the next day that is not a Saturday, Sunday, or legal holiday. If the parties agree upon and attach a legal description after this Agreement is signed by the offeree and delivered to the offeror, then for the purposes of computing time, mutual acceptance shall be deemed to be on the date of delivery of an accepted offer or counteroffer to the offeror, rather than on the date the legal description is attached. Time is of the essence of this Agreement.	111 112 113 114 115 116 117 118 119 120 121 122
m. Facsimile and E-mail Transmission. Facsimile transmission of any signed original document, and retransmission of any signed facsimile transmission, shall be the same as delivery of an original. At the request of either party, or the Closing Agent, the parties will confirm facsimile transmitted signatures by signing an original document. E-mail transmission of any document or notice shall not be effective unless the parties to this Agreement otherwise agree in writing.	123 124 125 126
n. Integration. This Agreement constitutes the entire understanding between the parties and supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall be effective unless agreed in writing and signed by Buyer and Seller.	127 128 129
o. Assignment. Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the Buyer on the first page of this Agreement.	130 131 132
p. Default. In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following provision, as identified in Specific Term No. 8, shall apply:	133 134
i. Forfeiture of Earnest Money. That portion of the Earnest Money that does not exceed five percent (5%) of the Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure.	135 136
ii. Seller's Election of Remedies. Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue any other rights or remedies available at law or equity.	137 138 139 140
q. Professional Advice and Attorneys' Fees. Buyer and Seller are advised to seek the counsel of an attorney and a certified public accountant to review the terms of this Agreement. Buyer and Seller agree to pay their own fees incurred for such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement the prevailing party is entitled to reasonable attorneys' fees and expenses.	141 142 143 144
r. Offer. Buyer agrees to purchase the Property under the terms and conditions of this Agreement. Seller shall have until 9:00 p.m. on the Offer Expiration Date to accept this offer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is actually received by Buyer, by Selling Licensee or at the licensed office of Selling Licensee. If this offer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.	145 146 147 148
s. Counteroffer. Any change in the terms presented in an offer or counteroffer, other than the insertion of the Seller's name, shall be considered a counteroffer. If a party makes a counteroffer, then the other party shall have until 9:00 p.m. on the counteroffer expiration date to accept that counteroffer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is actually received by Seller, by Listing Agent or at the licensed office of Listing Agent. If the counteroffer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.	149 150 151 152 153
t. Offer and Counteroffer Expiration Date. If no expiration date is specified for an offer/counteroffer, the offer/counteroffer shall expire 2 days after the offer/counteroffer is delivered by the party making the offer/counteroffer, unless sooner withdrawn.	154 155 156
Initials: BUYER: <u>[Signature]</u> DATE: <u>7/21/08</u> SELLER: <u>[Signature]</u> DATE: <u>7/22/08</u>	157
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____	158

RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
GENERAL TERMS
(continued)

u. Agency Disclosure. Selling Broker represents the same party that Selling Licensee represents. Listing Broker represents the same party that the Listing Agent represents. If Selling Licensee and Listing Agent are different salespersons affiliated with the same Broker, then both Buyer and Seller confirm their consent to that Broker representing both parties as a dual agent. If Selling Licensee and Listing Agent are the same salesperson representing both parties then both Buyer and Seller confirm their consent to that salesperson and his/her Broker representing both parties as dual agents. All parties acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency."	159 160 161 162 163 164 165
v. Commission. Seller and Buyer agree to pay a commission in accordance with any listing or commission agreement to which they are a party. The Listing Broker's commission shall be apportioned between Listing Broker and Selling Broker as specified in the listing. Seller and Buyer hereby consent to Listing Broker or Selling Broker receiving compensation from more than one party. Seller and Buyer hereby assign to Listing Broker and Selling Broker, as applicable, a portion of their funds in escrow equal to such commission(s) and irrevocably instruct the Closing Agent to disburse the commission(s) directly to the Broker(s). In any action by Listing or Selling Broker to enforce this paragraph, the prevailing party is entitled to court costs and reasonable attorneys' fees. Seller and Buyer agree that the Licensees are intended third party beneficiaries under this Agreement.	166 167 168 169 170 171 172 173
w. Cancellation Rights/Lead-Based Paint. If a residential dwelling was built on the Property prior to 1978, and Buyer receives a Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (NWMMLS Form 22J) after mutual acceptance, Buyer may rescind this Agreement at any time up to 3 days thereafter.	174 175 176
x. Information Verification Period and Property Condition Disclaimer. Buyer shall have 10 days after mutual acceptance to verify all information provided from Seller or Listing Agent related to the Property. This contingency shall be deemed satisfied unless Buyer gives notice identifying the materially inaccurate information within 10 days of mutual acceptance. If Buyer gives timely notice under this section, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. Buyer and Seller agree, that except as provided in this Agreement, all representations and information regarding the Property and the transaction are solely from the Seller or Buyer, and not from any Licensee. The parties acknowledge that the Licensees are not responsible for assuring that the parties perform their obligations under this Agreement and that none of the Licensees have agreed to independently investigate or confirm any matter related to this transaction except as stated in this Agreement, or in a separate writing signed by such Licensee. In addition, Licensees do not guarantee the value, quality or condition of the Property and some properties may contain building materials, including siding, roofing, ceiling, insulation, electrical, and plumbing, that have been the subject of lawsuits and/or governmental inquiry because of possible defects or health hazards. Some properties may have other defects arising after construction, such as drainage, leakage, pest, rot and mold problems. Licensees do not have the expertise to identify or assess defective products, materials, or conditions. Buyer is urged to retain inspectors qualified to identify the presence of defective materials and evaluate the condition of the Property. Licensees may assist the parties with locating and selecting third party service providers, such as inspectors or contractors, but Licensees cannot guarantee or be responsible for the services provided by those third parties. The parties agree to exercise their own judgment and due diligence regarding third-party service providers.	177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195
y. Disclosures in Form 17. If Seller provides Buyer with a disclosure statement pursuant to RCW 64.06 (Form 17) and if, in Specific Term No. 9, the parties agree that Buyer will have a remedy for economic loss resulting from negligent errors, inaccuracies, or omissions in Form 17, then Buyer may bring an action in tort for negligent misrepresentation against Seller based upon the disclosures in Form 17. Nevertheless, Buyer is advised to use due diligence to inspect the Property to Buyer's satisfaction, as Seller may not know or have reason to know of defects that careful inspections might reveal. If, in Specific Term No. 9, the parties agree that Buyer will not have a remedy for economic loss resulting from negligent errors, inaccuracies, or omissions in Form 17, then Buyer assumes the risk of economic loss that may result from Seller's negligent misrepresentation in Form 17. Buyer maintains the right to bring any and all claims permitted under the common law, including fraud. Buyer and Seller acknowledge that home protection plans may be available which may provide additional protection and benefit to Buyer and Seller.	196 197 198 199 200 201 202 203 204 205

Initials: BUYER: RS DATE: 7/21/08 SELLER: JT DATE: 7/22/08 206
 BUYER: _____ DATE: _____ SELLER: _____ DATE: _____ 207

File Number: 107703

EXHIBIT "A"

IN MASON COUNTY, WASHINGTON

All that portion of Government Lot four (4), Section seventeen (17), Township nineteen (19) North, Range three (3) West, AND of the Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of Section twenty (20), Township nineteen (19) North, Range three (3) West, W.M., particularly described as follows:

BEGINNING at a point 1320 feet East and 19 feet South (by deed – 1286.73 feet East and 32.08 feet South by survey recorded April 20, 1990, in Volume 14 of Surveys, page 197) of the Northwest corner of said Section twenty (20); thence South 226 feet to the Northerly right-of-way line of the Port Blakely Mill Company Railroad right-of-way (formerly Grays Harbor and Puget Sound Railroad right-of-way) (being cited of record as 100 feet from the center of the track); thence North 67°30' East, along said Northerly right-of-way line, 266.5 feet; thence North 22°30' West, 210 feet; thence South 67°30' West, 182 feet, to the POINT OF BEGINNING.

EXCEPTING THEREFROM, all that portion thereof particularly described as follows:

COMMENCING at a point South 02°18'57" West, 32.00 feet from the Northwest corner of said Northeast quarter (NE ¼) of the Northwest quarter (NW ¼), being the same point as is referenced as being 1320 feet East and 19 feet South by deed from the Northwest corner of said Section twenty (20), and referenced as being 1286.73 feet East and 32.08 feet South by survey recorded April 20, 1990, in Volume 14 of Surveys, page 197, from the Northwest corner of said Section twenty (20); thence North 71°42'58" East, (North 71°47'05" East, 187.88 feet per said survey), 187.80 feet to a Haviland bar and cap and to the POINT OF BEGINNING of the tract of land hereby described; thence South 18°12'55" East, 210 feet to a Haviland bar and cap on the Northwesterly right-of-way line of the old Port Blakely Mill Company railroad; thence South 71°47'25" West, along said right-of-way, 34.13 feet; thence North 14°18'49" West, 210.46 feet to a Norris bar and cap; thence North 71°42'58" East, 19.81 feet, more or less, to the POINT OF BEGINNING.

AND all that portion of Government Lot four (4), Section seventeen (17), Township nineteen (19) North, Range three (3) West, AND of the Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of Section twenty (20), Township nineteen (19) North, Range three (3) West, W.M., particularly described as follows:

BEGINNING at a point South 02°18'57" West, 32.00 feet from the Northwest corner of said Northeast quarter (NE ¼) of the Northwest quarter (NW ¼), being the same point as is referenced as being 1320 feet East and 19 feet South by deed from the Northwest corner of said Section twenty (20), and referenced as being 1286.73 feet East and 32.08 feet South by survey recorded April 20, 1990, in Volume 14 of Surveys, page 197, from the Northwest corner of said Section twenty (20); thence North 71°42'58" East, (North 71°47'05" East per said survey), 167.99 feet to a Norris bar and cap; thence North 14°18'49" West, 37.50 feet, to a Norris bar and cap; thence South 69°02'15" West, 159.50 feet, more or less, to the POINT OF



OPTIONAL CLAUSES ADDENDUM TO
PURCHASE & SALE AGREEMENT
(continued)

7. **Insulation - New Construction.** If this is new construction, Federal Trade Commission Regulations require the following to be filled in. If insulation has not yet been selected, FTC regulations require Seller to furnish Buyer the information below in writing as soon as available:

WALL INSULATION: TYPE: _____ THICKNESS: _____ R-VALUE _____

CEILING INSULATION: TYPE: _____ THICKNESS: _____ R-VALUE _____

OTHER INSULATION DATA: _____

8. **Leased Property.** Buyer hereby acknowledges that Seller leases the following items of personal property, possession of which shall pass to Buyer on Closing:

propane tank; security system; satellite dish; other Propane tank

Buyer shall assume the lease for the items selected, perform all of the obligations of the lease, and hold Seller harmless from and against any further obligation, liability, or claim arising from the lease.

9. **Homeowners' Association Review Period.** If the Property is subject to a homeowners' association or any other association, then Seller shall provide Buyer a copy of the following documents (if available from the Association) within _____ days (5 days if not filled in) of mutual acceptance:

1. Association rules and regulations, including, but not limited to architectural guidelines;
2. Association meeting minutes from the prior two (2) years;
3. Association Board of Directors meeting minutes from the prior six (6) months; and
4. Association financial statements from the prior two (2) years.

If Buyer, in Buyer's sole discretion, does not give notice of disapproval within _____ days (5 days if not filled in) of receipt of the above documents or the date that the above documents are due, then this homeowners' association review period shall conclusively be deemed satisfied (waived). If Buyer gives timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.

10. **Other.**

Buyer's offer is made subject to the following contingencies. The Buyer shall have until July 30, 2008 to satisfy these contingencies or this transaction shall terminate.

- 1.) Approval of the Squaxin Island Tribal Council
- 2.) The Buyer's satisfactory review of the boundary of the subject property.

Buyer is aware that the Seller's acceptance of any offer will be subject to the approval of the Mason County Superior Court prior to closing.

Initials: BUYER: [Signature] DATE: 7/21/08 SELLER: JT DATE: 7/22/08
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

File Number: 107710

EXHIBIT "A"

IN MASON COUNTY, WASHINGTON

All that portion of the following described tract lying in the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of Section twenty (20), Township nineteen (19) North, Range three (3) West, W.M., said tract being particularly described as follows:

BEGINNING at a point South 22°30' East, 14 feet and 1 inch, and South 329 feet, from a point 1320 feet East (by deed) of the Northwest corner of said Section twenty (20) (said point being the Southeast corner of a tract of land conveyed to Henry Pratt by deed recorded November 30, 1886, in Volume H of Deeds, page 493); thence South 67°30' West, 105 feet; thence North 22°30' West, 210 feet; thence North 67°30' East, 105 feet; thence South 22°30' East, 210 feet, to the POINT OF BEGINNING.

AND

All that portion of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of Section twenty (20), Township nineteen (19) North, Range three (3) West, W.M., particularly described as follows:

COMMENCING at the Northwest corner of said Northwest quarter (NW ¼) of the Northwest quarter (NW ¼); thence South 85°39'25" East, along the North line thereof, 1286.73 feet, to the Northeast corner of said Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) (1320 feet East per deed); thence South 02°18'34" West, along the East line thereof, 170.75 feet, to an intersection with the Easterly line of a tract of land conveyed to James Henry Pratt in deed recorded November 23, 1891, in Volume Y of Deeds, page 179 and the POINT OF BEGINNING of the tract of land hereby described; thence North 18°12'55" West, along said Easterly line and along the Easterly line of a tract of land conveyed to Clara Pratt in deed recorded September 24, 1891, in Volume V of Deeds, page 83, 129.87 feet to the Northeasterly corner of said Clara Pratt tract; thence North 71°47'05" East, along the Easterly extension of the Northerly line of said Clara Pratt tract, 45 feet, more or less, to the East line of said Northwest quarter (NW ¼) of the Northwest quarter (NW ¼); thence South 02°18'34" West, along said East line, 148 feet, more or less, to the POINT OF BEGINNING.

Parcel No. 31920 22 00001.



BEGINNING.

Parcel No. 31920 21 00020.

