

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number <b>CTL2372</b> Ref. No.:	Policy Number <b>2388-LG-CTL2372</b>	Date of Policy <b>June 17, 2016</b> at 8:00 AM	Amount of Insurance <b>\$660.00</b>	Premium <b>SEE INVOICE</b>
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1. Assured:

**COWLITZ COUNTY TREASURER**

2. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

**Fee**

3. Title to the estate or interest in the land is vested in:

**THE HEIRS AND DEVISEES OF GILBERT H. WHITE, DECEASED AND ESTHER E. WHITE, DECEASED**

4. The land referred to in this Guarantee is situated in the State of **WASHINGTON**, County of **Cowlitz**, and is described as follows:

**SEE ATTACHED EXHIBIT "A"**

**LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE**

**INFORMATION FOR THE ASSURED**

1. THIS GUARANTEE IS RESTRICTED TO THE USE OF THE ASSURED SOLELY FOR THE PURPOSE OF PROVIDING INFORMATION TO FACILITATE THE COMMENCEMENT OF A SUIT AT LAW, THE FORFEITURE OF A REAL ESTATE CONTRACT PURSUANT TO RCW 61.30, OR FORECLOSURE PURSUANT TO RCW 61.24 OF A MORTGAGE DESCRIBED IN SCHEDULE B, AFFECTING THE LAND DESCRIBED IN SCHEDULE A. THE COMPANY SHALL HAVE NO LIABILITY FOR ANY RELIANCE HEREON EXCEPT FOR THE PURPOSE FOR WHICH THIS GUARANTEE IS ISSUED. THIS GUARANTEE IS NOT A COMMITMENT NOR AN OBLIGATION BY THE COMPANY TO ISSUE ANY POLICY OR POLICIES OF TITLE INSURANCE INSURING SAID LAND, AND IT IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID LAND.
2. UPON REQUEST WITHIN 60 DAYS FROM THE EFFECTIVE DATE OF THIS GUARANTEE, THE COMPANY WILL EXTEND THE EFFECTIVE DATE OF THIS GUARANTEE BY ENDORSEMENT TO INCLUDE THE FILING OF ANY COMPLAINT AND RECORDING OF NOTICE OF LIS PENDENS, RECORDING OF NOTICE OF INTENT TO FORFEIT REAL ESTATE CONTRACT, OR RECORDING OF NOTICE OF TRUSTEE'S SALE. SUCH AN ENDORSEMENT WILL SHOW AS ADDITIONAL EXCEPTIONS, AND THEREFORE EXCLUDE FROM COVERAGE, THOSE MATTERS ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE OF THE GUARANTEE BUT PRIOR TO THE ISSUANCE OF THE ENDORSEMENT.
3. UPON REQUEST ON THE 30TH DAY PRECEDING THE DATE SET FOR THE FORFEITURE OF REAL ESTATE CONTRACT, OR TRUSTEE'S SALE, THE COMPANY WILL ISSUE AN ENDORSEMENT IDENTIFYING FEDERAL TAX LIENS, IF ANY, AFFECTING THE LAND DESCRIBED IN SCHEDULE A. THE RESPONSIBILITY, HOWEVER, FOR DETERMINING THE 30TH DAY BEFORE THE SALE OR FORFEITURE, AND FOR MAKING THE REQUEST ON THAT SAME DAY, IS BORNE BY THE ASSURED.
4. THE COMPANY MAY, BUT IS NOT OBLIGATED TO, ISSUE ADDITIONAL ENDORSEMENTS EXTENDING THE EFFECTIVE DATE OF THE GUARANTEE AT THE REQUEST OF THE ASSURED. THE FEE FOR SUCH ENDORSEMENTS WILL BE CHARGED ACCORDING TO THE COMPANY'S FILED RATE SCHEDULE FOR SUCH ENDORSEMENTS. THE COMPANY WILL NOT, AND ACCEPTS NO OBLIGATION TO, ISSUE AN ENDORSEMENT EXTENDING THE EFFECTIVE DATE TO, OR BEYOND, THE DATE OF ANY SALE OF THE PREMISES, RECORDING OF A DECLARATION OF FORFEITURE OF A REAL ESTATE CONTRACT, TRUSTEE'S SALE OR DEED IN LIEU THEREOF.
5. ATTENTION IS CALLED TO SOLDIERS' AND SAILORS' CIVIL RELIEF ACT OF 1940 AND AMENDMENTS THERETO WHICH CONTAIN LIMITATIONS AGAINST THE FORFEITURE OF LAND UNDER A REAL ESTATE CONTRACT OR THE SALE OF LAND UNDER A DEED OF TRUST IF THE OWNER IS ENTITLED TO THE BENEFITS OF SAID ACT.
6. ATTENTION IS CALLED TO THE FEDERAL TAX LIEN ACT OF 1966 AND AMENDMENTS THERETO WHICH, AMONG OTHER THINGS, PROVIDES FOR THE GIVING OF WRITTEN NOTICE OF SALE OR FORFEITURE IN A SPECIFIED MANNER TO THE SECRETARY OF THE TREASURY OR HIS DELEGATE AS A REQUIREMENT FOR THE DISCHARGE OR DIVESTMENT OF A FEDERAL TAX LIEN IN A NON-JUDICIAL SALE OR FORFEITURE, AND ESTABLISHES WITH RESPECT TO SUCH LIEN A RIGHT IN THE UNITED STATES TO REDEEM THE PROPERTY WITHIN A PERIOD OF 120 DAYS FROM THE DATE OF ANY SUCH SALE OR FORFEITURE.

**SCHEDULE B**

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**GENERAL EXCEPTIONS FROM COVERAGE**

- A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- B. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES AND OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- C. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
- D. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- E. LIENS UNDER THE WORKMEN'S COMPENSATION ACT NOT SHOWN BY THE PUBLIC RECORDS.
- F. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, OR CONSTRUCTION CHARGES FOR SEWER, WATER, ELECTRICITY OR GARBAGE REMOVAL.
- G. (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.
- H. INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING, BUT NOT LIMITED TO, EASEMENTS OR EQUITABLE SERVITUDES.
- I. GENERAL TAXES, SPECIAL ASSESSMENTS AND SPECIAL LEVIES.

**SPECIAL EXCEPTIONS FROM COVERAGE**

- 1. **GENERAL TAXES AND ASSESSMENTS, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:**

<b>YEAR</b>	<b>AMOUNT</b>	<b>PAID</b>	<b>OWING</b>
2016	\$11.36	\$0.00	\$11.36
2015	\$11.76	\$0.00	\$11.76
2014	\$14.48	\$0.00	\$14.48
2013	\$1,585.34	\$0.00	\$1,585.34

**TAX PARCEL NO.: 033380014 ACCT. NO.: R024155 TAX CODE: 400**

**FIRST HALF OF GENERAL TAXES BECOME DELINQUENT ON MAY 1. SECOND HALF OF GENERAL TAXES BECOME DELINQUENT ON NOVEMBER 1.**

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2. GILBERT HARRISON WHITE DIED MAY 29, 2007 AND ESTHER ELLEN WHITE DIED NOVEMBER 21, 2008. WILLS WERE ADMITTED JANUARY 13, 2009 IN COWLITZ COUNTY PROBATE CASE NO. 09-4-00010-5; E. SUSAN LANTZ IS AUTHORIZED AS PERSONAL REPRESENTATIVE TO SELL AND CONVEY, OR CONTRACT TO SELL AND CONVEY, SAID PROPERTY, FOR AN ENTIRE MONETARY CONSIDERATION. THE ATTORNEY FOR THE ESTATE IS MICHAEL A. CLAXTON.

THE COMPANY NOTES THAT SAID PROBATE WAS DECLARED COMPLETED ON FEBRUARY 25, 2010.

3. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.
4. RESTRICTION IN PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS DATED MAY 17, 1966, EXECUTED BY GENE T. STRADER, ET AL, RECORDED MAY 19, 1966 UNDER AUDITOR'S FILE NO. 630204.
5. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM INTERNATIONAL PAPER COMPANY, RECORDED UNDER AUDITOR'S FILE NO. 505047, WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OILS, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., PROVIDED THAT NO RIGHTS SHALL BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SAID ENTRY.
6. BUILDING LINES AND UTILITY EASEMENTS AS DELINEATED ON THE FACE OF THE PLAT.
7. MINERAL RESERVATIONS AND RESTRICTIONS AS CONTAINED IN DEED:  
FROM: INTERNATIONAL PAPER COMPANY  
RECORDED : JUNE 5, 1959  
AUDITOR'S FILE NO.: 505047

SAID RESERVATIONS CONTAIN THE RECITAL THAT EXERCISE OF THE MINERAL RIGHTS WILL NOT IMPAIR ANY BUILDINGS OR IMPROVEMENTS NOR SHALL THE USE OR ENJOYMENT THEREOF BE UNNECESSARILY HINDERED.

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: P.U.D. NO. 1 OF COWLITZ COUNTY  
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION  
DATED: OCTOBER 22, 1964  
RECORDED: NOVEMBER 4, 1964  
AUDITOR'S NO.: 595300  
VOLUME/PAGE: 713/720
9. SEWER EASEMENT AS DEDICATED ON THE FACE OF THE PLAT OF FAIRWAY ADDITION AND COUNTRY CLUB ESTATES.
10. RIGHTS OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.
11. RESERVATIONS, RESTRICTIONS AND CONDITIONS CONTAINED IN THE DEDICATION OF THE PLAT OF FAIRWAY ADDITION.

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12. RESERVATION CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NO. 20360 VOLUME 84 AT PAGE 536, RESERVING TO THE GRANTOR ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME, AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY.

RIGHT OF THE STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION THEREFORE, TO ACQUIRE RIGHTS-OF-WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS AND OTHER PRODUCTS FROM THIS AND OTHER PROPERTY, AS RESERVED IN DEED REFERRED TO ABOVE.

13. LACK OF A RECORDED MEANS OF INGRESS OR EGRESS TO A PUBLIC ROAD FROM SAID PROPERTY.

14. ANY DEFECT IN OR INVALIDITY TO THE TITLE TO SAID LAND OR CLAIM OF ANY DEFECT OR INVALIDITY OF SAID TITLE ARISING OUT OF OR OCCASIONED BY A VIOLATION OF OR THE APPLICATION OF THE BANKRUPTCY CODE, OR ANY FRAUDULENT CONVEYANCES LAW OR INSOLVENCY LAW.

**End of Schedule B Exceptions.**

NOTES:

At the request of the assured the following information is provided:

- a. THE ADDRESS OF THE SUBJECT PROPERTY IS:  
BARE LAND  
LONGVIEW, WA 98632
- b. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION: COUNTRY CLUB EST BLK 2 LOT 3A,4



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Authorized Signatory

**CASCADE TITLE COMPANY OF COWLITZ COUNTY, INC.**

**Privacy Policy Notice**

**PURPOSE OF THIS NOTICE**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **CASCADE TITLE COMPANY OF COWLITZ COUNTY, INC.**

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

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from [our affiliates or] others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

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

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

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

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

**EXHIBIT "A"**

**A PORTION OF LOTS 3 AND 4, BLOCK 2 ACCORDING TO THE RECORDED PLAT OF COUNTRY CLUB ESTATES TO LONGVIEW, WASHINGTON IN VOLUME 10, PAGE 32 OF PLATS, DESCRIBED AS FOLLOWS:**

**PARCEL 1: PORTION OF LOT 3:**

**BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 2, SAID COUNTRY CLUB ESTATES; THENCE SOUTH 71 DEGREES 46'35" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 A DISTANCE OF 9.12 FEET TO THE EASTERLY EDGE OF A CONCRETE WALL; THENCE SOUTH 11 DEGREES 35'56" EAST ALONG SAID CONCRETE WALL A DISTANCE OF 23.58 FEET; THENCE SOUTH 78 DEGREES 23'29" WEST A DISTANCE OF 2.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 3; THENCE NORTH 21 DEGREES 54' WEST ALONG THE WESTERLY LINE OF LOT 3 A DISTANCE OF 28.57 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2: PORTION OF LOT 4:**

**BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, SAID COUNTRY CLUB ESTATES; THENCE NORTH 4 DEGREES 20' WEST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 46.72 FEET; THENCE NORTH 78 DEGREES 25'24" EAST A DISTANCE OF 2.00 FEET TO A POINT ON THE EASTERLY EDGE OF A CONCRETE WALL; THENCE SOUTH 11 DEGREES 35'56" EAST ALONG THE EASTERLY EDGE OF SAID WALL A DISTANCE OF 50.88 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 4; THENCE NORTH 71 DEGREES 46'35" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 9.12 FEET TO THE POINT OF BEGINNING.**

**SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON**