

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number CTL2399 Ref. No.:	Policy Number 2388-LG-CTL2399	Date of Policy June 28, 2016 at 8:00 AM	Amount of Insurance \$40,000.00	Premium SEE INVOICE
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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:
GILBERTO GONZALEZ, AS HIS SEPARATE ESTATE

- 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

File Number: **CTL2399**

Policy Number: **2388-LG-CTL2399**

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:**

YEAR	AMOUNT	PAID	OWING
2016	\$853.34	\$0.00	\$853.34
2015	\$1,382.66	\$0.00	\$1,382.66
2014	\$1,413.32	\$0.00	\$1,413.32
2013	\$2,955.12	\$0.00	\$2,955.12

TAX PARCEL NO.: **WB0204020**

ACCT. NO.: **R089735**

TAX CODE: **920**

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

- 2. **RIGHT OF COLUMBIA CREST HOMEOWNER'S ASSOCIATION TO LEVY AND COLLECT ASSESSMENTS AS PROVIDED FOR IN ARTICLES OF INCORPORATION AND BY-LAWS.**
- 3. **UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY COLUMBIA CREST HOMEOWNER'S ASSOCIATION.**

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: INLAND POWER AND LIGHT COMPANY
PURPOSE: TRANSMISSION OF ELECTRIC CURRENT
DATED: DECEMBER 16, 1929
RECORDED: JANUARY 27, 1930
AUDITOR'S NO.: 91853
AREA AFFECTED: A PORTION OF SECTION 2

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: WEST COAST TELEPHONE COMPANY
PURPOSE: POLES AND WIRES
DATED: JANUARY 9, 1958
RECORDED: NOVEMBER 8, 1962
AUDITOR'S NO.: 557295 VOLUME: 688 PAGE: 489
AREA AFFECTED: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: OLYMPIC LINE COMPANY
PURPOSE: OIL AND GAS PIPE LINE
DATED: JANUARY 11, 1964
RECORDED: NOVEMBER 20, 1964
AUDITOR'S NO.: 585616 VOLUME: 703 PAGE: 1526
AREA AFFECTED: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED

RIGHT OF WAY AMENDMENT:

RECORDED: SEPTEMBER 11, 1998
AUDITOR'S NO.: 3032272

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: P.U.D. NO. 1 OF COWLITZ COUNTY
PURPOSE: RIGHT OF WAY FOR ELECTRIC TRANSMISSION
DATED: APRIL 21, 1975
RECORDED: APRIL 23, 1975
AUDITOR'S NO.: 774151 VOLUME: 813 PAGE: 1276
AREA AFFECTED: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED

8. CONDEMNATION OF ACCESS TO STATE HIGHWAY NO. SR-5, AND OF LIGHT, VIEW, AND AIR, DECREE TO STATE OF WASHINGTON, ENTERED SEPTEMBER 19, 1969, COWLITZ COUNTY SUPERIOR COURT CAUSE NO. 32456.

9. RESERVATIONS CONTAINED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 931208116, AS FOLLOWS:

A PERPETUAL NON-EXCLUSIVE 60 FOOT INGRESS, EGRESS AND UTILITY EASEMENT OVER ALL THREE OF THE ABOVE DESCRIBED PARCELS OF REAL PROPERTY, THE SPECIFIC LOCATION OF WHICH SELLER MAY DESIGNATE AT ANY TIME IN THE FUTURE BY RECORDING WITH THE AUDITOR OF COWLITZ COUNTY AN INSTRUMENT DESIGNATING SUCH LOCATION. IT IS UNDERSTOOD THAT SUCH EASEMENT IS RESERVED FOR THE BENEFIT OF ALL ADJACENT REAL PROPERTY SELLER IS RETAINING THAT LIES WESTERLY AND/OR NORTHERLY OF THE ABOVE DESCRIBED REAL PROPERTY. (AFFECTS THIS AND OTHER PROPERTY)

10. MATTERS SET FORTH BY SURVEY:

RECORDED: MAY 26, 1994
AUDITOR'S NO.: 940526017 VOLUME: 13 PAGE: 57
DISCLOSES: PORTION IN SECTION 2

11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: HILDA WISHMAN, LOUISE MITTAL AND DORIS ROWLAND
AND: LENNY L. SARGENT, JILL E. SARGENT, AND LEE L. SARGENT; AND RUTH LANE
DATED: NOVEMBER 15, 1990
RECORDED: MARCH 7, 1991
AUDITOR'S NO.: 910307055 VOLUME: 1093 PAGE: 0987
REGARDING: EASEMENT AND JOINT ROAD MAINTENANCE AGREEMENT

12. MATTERS SET FORTH BY SURVEY:

RECORDED: NOVEMBER 7, 1994
AUDITOR'S NO.: 941107057 VOLUME: 13 PAGE: 157

13. RESERVATIONS DISCLOSED BY REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 941230104, AS FOLLOWS:

EASEMENT FOR INGRESS, EGRESS AND UTILITIES

14. RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON SEPTEMBER 12, 1995, UNDER AUDITOR'S FILE NO. 950912039.

15. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: CLASS DEVELOPMENT, INC., OWNER AND DEVELOPER OF COLUMBIA VIEW ESTATES, PHASES I, II, AND III
DATED: MAY 19, 1997
RECORDED: JUNE 9, 1997
AUDITOR'S NO.: 970609108 VOLUME: 1265 PAGE: 0734
REGARDING: JOINT MAINTENANCE AGREEMENT

16. DECLARATION OF COVENANTS:

BETWEEN: CLASS DEVELOPMENT, INC.
AND: COLUMBIA RIVER VIEW ESTATES, PHASE I AND FUTURE
PROPERTY OWNERS
DATED: JULY 1, 1997
RECORDED: JULY 3, 1997
AUDITOR'S NO.: 970703070 VOLUME: 1267 PAGE: 1959

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS AND HOMEOWNER'S ASSOCIATION:

DATED: SEPTEMBER 10, 1997
RECORDED: SEPTEMBER 10, 1997
AUDITOR'S NO.: 970910120 VOLUME: 1275 PAGE: 1026

ALSO AS AMENDED UNDER AUDITOR'S FILE NUMBER(S) 3344573, 3384823, 3384822, 3389431, AND 3391668.

17. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: CLASS DEVELOPMENT, INC.
AND: FUTURE OWNERS
DATED: JULY 3, 1997
RECORDED: JULY 7, 1997
AUDITOR'S NO.: 970707064 VOLUME: 1268 PAGE: 0211
REGARDING: COLUMBIA VIEW DRIVE JOINT MAINTENANCE AGREEMENT

SAID DOCUMENT IS A RE-RECORDING OF THE SAME, RECORDED ON JULY 3, 1997 UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 970703069.

18. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: CLASS DEVELOPMENT, INC.
AND: FUTURE OWNERS
DATED: MAY 19, 1997
RECORDED: JUNE 9, 1997
AUDITOR'S NO.: 970609108 VOLUME: 1265 PAGE: 0734
REGARDING: WISHMAN DRIVE JOINT MAINTENANCE AGREEMENT

19. MATTERS SET FORTH BY SURVEY:

RECORDED: SEPTEMBER 5, 1997
AUDITOR'S NO.: 970905002 VOLUME: 17 PAGE: 11
DISCLOSES: BOUNDARY LINES

20. MATTERS SET FORTH BY SURVEY:

RECORDED: MARCH 19, 1998
AUDITOR'S NO.: 3014683 VOLUME: 18 PAGE: 41
DISCLOSES: EASTERLY BOUNDARY LINE DIFFERS FROM PREVIOUS SURVEY

21. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: OLYMPIC PIPE LINE COMPANY, A CORPORATION
PURPOSE: RETAINING WALL AND SOIL STABILIZATION
DATED: JULY 17, 1997
RECORDED: JUNE 7, 2001
AUDITOR'S NO.: 3117170
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

22. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PACIFIC FIBRE LINK, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY
PURPOSE: TELECOMMUNICATIONS
DATED: JUNE 1, 1999
RECORDED: JUNE 12, 2001
AUDITOR'S NO.: 3117556
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

23. 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
WOODLAND, WA 98674

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: 2-5N-1W T-15C-2 AKA TR 19 ROS 17/11



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.

**PARCEL NO.-WB0204020
ACCT. NO.-R089735**

File No.: CTL2399

EXHIBIT "A"

**TRACT 19 OF SURVEY RECORDED IN VOLUME 17 OF SURVEYS, PAGE 11, UNDER AUDITOR'S
FILE NO. 970905002; AND BEING A PORTION OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 1
WEST OF THE WILLAMETTE MERIDIAN.**

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON