

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number <b>CTL2358</b> Ref. No.:	Policy Number <b>2388-LG-CTL2358</b>	Date of Policy <b>June 13, 2016</b> at 8:00 AM	Amount of Insurance <b>\$40,000.00</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:

**JACK M. SMITH AND SHIRLEY M. SMITH, HUSBAND AND WIFE**

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	\$581.24	\$0.00	\$581.24
2015	\$581.96	\$0.00	\$581.96
2014	\$499.48	\$0.00	\$499.48
2013	\$2,078.40	\$0.00	\$2,078.40

**TAX PARCEL NO.: WD3509003 ACCT. NO.: R008556**

**TAX CODE: 715**

**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. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED:**

**FROM:** JOHN R. KELLER, A WIDOWER  
**DATED:** MARCH 9, 1972  
**RECORDED:** MARCH 10, 1972  
**AS FOLLOWS:** SUBJECT TO A COVENANT RUNNING WITH THE LAND THAT NO COMMERCIAL ENTERPRISE OR ENTERPRISES OF ANY KIND, PARTICULARLY A MOBILE HOME OR TRAILER PARK FOR PROFIT SHALL BE MAINTAINED UPON, IN FRONT OF , OR IN CONNECTION WITH THE LAND HEREBY CONVEYED, NOR SHALL SAID SITE IN ANY WAY BE USED, FOR OTHER THAN EXACTLY RESIDENTIAL PURPOSES.

**3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**GRANTEE:** PUGET SOUND POWER AND LIGHT COMPANY  
**PURPOSE:** TRANSMISSION OF ELECTRICAL ENERGY  
**RECORDED:** November 06, 1936  
**AUDITOR'S FILE NO.:** 149040  
**AREA AFFECTED:** PARCELS A AND B AND INCLUDES OTHER PROPERTY

**4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**GRANTEE:** PUGET SOUND POWER AND LIGHT COMPANY  
**PURPOSE:** POLES  
**RECORDED:** September 14, 1937  
**AUDITOR'S FILE NO.:** 161156  
**AREA AFFECTED:** PARCELS A AND B AND INCLUDES OTHER PROPERTY

**5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**GRANTEE:** P.U.D. NO. 1  
**PURPOSE:** TRANSMISSION OF ELECTRICAL ENERGY  
**RECORDED:** December 18, 1941  
**AUDITOR'S FILE NO.:** 221206  
**AREA AFFECTED:** PARCELS A AND B AND INCLUDES OTHER PROPERTY

**6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**GRANTEE:** P.U.D. NO. 1  
**PURPOSE:** TRANSMISSION OF ELECTRICAL ENERGY  
**RECORDED:** December 18, 1941  
**AUDITOR'S FILE NO.:** 221211  
**AREA AFFECTED:** PARCELS A AND B AND INCLUDES OTHER PROPERTY

**7. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES AS GRANTED IN INSTRUMENT:**

**RECORDED:** MARCH 16, 1953  
**AUDITOR'S NO.:** 397821  
**AFFECTS:** PARCEL A AND INCLUDES THIS AND OTHER PROPERTY

**8. RIGHT TO MAKE NECESSARY SLOPES CUTS FOR FILLS UPON SAID PREMISES AS GRANTED IN INSTRUMENT:**

**RECORDED:** APRIL 20, 1953  
**AUDITOR'S NO.:** 399810  
**AFFECTS:** PARCEL B AND INCLUDES THIS AND OTHER PROPERTY

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**9. CERTIFICATE OF WATER RIGHT:**

AUDITOR'S NO.: 810401018 VOLUME: 920 PAGE: 1024

**10. MATTERS SET FORTH BY SURVEY:**

RECORDED: OCTOBER 27, 2006  
AUDITOR'S NO.: 3315865 VOLUME: 28 PAGE: 24

**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  
KALAMA, WA 98625

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: 35-7N-1W T-9B, 10B-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"

PARCEL A:

A TRACT OF LAND IN SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE W.M. DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 WEST, W.M., SAID POINT BEING 2396.82 FEET SOUTH AND 1211.63 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH 1°45' WEST 261.05 FEET ALONG SAID 1/16 LINE; THENCE NORTH 44°36" EAST 115.8 FEET; THENCE NORTH 8° 51' EAST 173.0 FEET; THENCE NORTH 81° 41' WEST 100.24 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY THAT LIES WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE W.M.:

A TRACT OF LAND IN SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 WEST OF W.M. DESCRIBED AS COMMENCING AT A POINT ON THE CENTERLINE OF KALAMA RIVER ROAD AT ENGINEER'S STATION 233+55.9, SAID ENGINEER'S STATION BEING ALSO 2587.7 FEET SOUTH AND 921.6 FEET EAST FROM THE NORTHWEST CORNER TO SAID SECTION 35; THENCE ALONG THE CENTERLINE OF SAID KALAMA RIVER ROAD SOUTH 34° 13' EAST 72.02 FEET TO THE ENGINEER'S STATION 234+28.1 SAID ROAD AND THE TRUE PLACE OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 71° 26' EAST 56.4 FEET; THENCE NORTH 41° 23' EAST 103.9 FEET; THENCE NORTH 33° 09' WEST 50.3 FEET; THENCE NORTH 21° 14' WEST 132.89 FEET; THENCE NORTH 49° 43' 30" EAST 81.56 FEET; THENCE SOUTH 66° 57' EAST 163.65 FEET; THENCE SOUTH 1° 45' WEST 261.05 FEET; THENCE NORTH 88° 15' WEST 150 FEET; THENCE SOUTH 1° 45' WEST 75.79 FEET; THENCE NORTH 88° 15' WEST 147.10 FEET TO POINT IN KALAMA RIVER; THENCE NORTH 69° 50' WEST 92.35 FEET ALONG SAID RIVER; THENCE NORTH 71° 26' EAST 142 FEET TO PLACE OF BEGINNING.

EXCEPT KALAMA RIVER ROAD.