

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

**SCHEDULE A**

Office File Number <b>CTL6142</b>	Policy Number <b>LTSG 08048981</b>	Date of Policy <b>July 09, 2018</b> at 8:00 AM	Amount of Insurance <b>\$40,000.00</b>	Premium <b>\$527.00</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 SIMPLE**
3. Title to the estate or interest in the land is vested in:  
**COWLITZ VIEW MEMORIAL GARDENS, INCORPORATED, A WASHINGTON CORPORATION**
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: **CTL6142**

Policy Number: **LTSG 08048981**

**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
2015	\$1,797.00	\$0.00	\$1,797.00
2016	\$6.20	\$0.00	\$6.20
2017	\$8.24	\$0.00	\$8.24
2018	\$1,276.12	\$0.00	\$1,276.12

TAX PARCEL NO.: W12605016      ACCT. NO.: R052315      TAX CODE: 830

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

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

GRANTEE: CITY OF KELSO  
 PURPOSE: WATER LINES  
 RECORDED: NOVEMBER 27, 1925  
 AUDITOR'S FILE NO.: 50620 VOLUME: 128 PAGE: 23

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

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A MASSACHUSETTS CORPORATION  
 PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE  
 DATED: NOVEMBER 26, 1926  
 RECORDED: NOVEMBER 29, 1926  
 AUDITOR'S NO.: 61298  
 AREA AFFECTED: PORTION OF SAID PREMISES

**4. WAIVER OF CLAIM OF DAMAGES AND CONSENT TO LOCATE ROAD KNOWN AS NOT DISCLOSED, RECORDED MARCH 14, 1929, UNDER AUDITOR'S FILE NO. 82756 VOLUME: 160 PAGE: 189, GIVING AND GRANTING UNTO COWLITZ COUNTY, WASHINGTON THE SAID RIGHT OF WAY WITH FULL POWER AND AUTHORITY TO EXAMINE, SURVEY, LAYOUT AND ESTABLISH SAID ROAD AS PROPOSED AND TO PERPETUALLY MAINTAIN THE SAME AS A COUNTY ROAD.**

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

GRANTEE: CITY OF KELSO, A MUNICIPAL CORPORATION  
 PURPOSE: WATER PIPE LINES  
 DATED: FEBRUARY 27, 1954  
 RECORDED: MARCH 9, 1954  
 AUDITOR'S NO.: 413962 VOLUME: 546 PAGE: 235  
 AREA AFFECTED: PORTION OF SAID PREMISES

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

DISCLOSED BY: INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 413963  
 PURPOSE: ROADWAY  
 AREA AFFECTED: A STRIP OF LAND 16 FEET WIDE, BEING THE WESTERLY HALF OF THE EXISTING OLD KELSO SILVER LAKE COUNTY ROAD RIGHT OF WAY

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY  
 PURPOSE: RIGHT-OF-WAY EASEMENT FOR POWER  
 DATED: SEPTEMBER 13, 1956  
 RECORDED: SEPTEMBER 20, 1956  
 AUDITOR'S NO.: 460651 VOLUME: 573 PAGE: 11  
 AREA AFFECTED: PORTION OF SAID PROPERTY
8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY  
 PURPOSE: RIGHT-OF-WAY EASEMENT FOR WATER  
 DATED: SEPTEMBER 13, 1956  
 RECORDED: SEPTEMBER 20, 1956  
 AUDITOR'S NO.: 460654 VOLUME: 573 PAGE: 16  
 AREA AFFECTED: PORTION OF SAID PROPERTY
9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 DISCLOSED BY: INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 3144408  
 PURPOSE: WATER PIPE LINE  
 AREA AFFECTED: PORTION OF SAID PROPERTY
10. RESERVATION OF A STRIP OF LAND FOR STREET PURPOSES, AS CONTAINED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 406279.
11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 DISCLOSED BY: INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 465573  
 PURPOSE: WATER LINE  
 AREA AFFECTED: PORTION OF SAID PROPERTY
12. MATTERS SET FORTH BY SURVEY:  
 RECORDED: FEBRUARY 25, 1980  
 AUDITOR'S NO.: 800225020 VOLUME: 4 PAGE: 36A  
 DISCLOSES: NORTHERLY BOUNDARY LINE
13. MATTERS SET FORTH BY SURVEY:  
 RECORDED: MAY 11, 1984  
 AUDITOR'S NO.: 840511043 VOLUME: 6 PAGE: 182  
 DISCLOSES: NORTHERLY BOUNDARY LINE
14. MATTERS SET FORTH BY SURVEY:  
 RECORDED: SEPTEMBER 27, 1994  
 AUDITOR'S NO.: 940927099 VOLUME: 13 PAGE: 135  
 DISCLOSES: PORTION OF PROPERTY
15. MATTERS SET FORTH BY SURVEY:  
 RECORDED: NOVEMBER 14, 1994  
 AUDITOR'S NO.: 941114106 VOLUME: 13 PAGE: 160  
 DISCLOSES: PORTION OF PROPERTY
16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
 DISCLOSED BY: INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 3079809  
 PURPOSE: INGRESS, EGRESS AND UTILITIES  
 AREA AFFECTED: PORTION OF SAID PROPERTY KNOWN AS "N. 14TH AVENUE"

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

**RECORDED:** APRIL 1, 2003  
**AUDITOR'S NO.:** 3179663 **VOLUME:** 24 **PAGE:** 77  
**DISCLOSES:** PORTION OF BOUNDARY LINES, LOCATION OF ROADWAY

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

**GRANTEE:** CITY OF KELSO  
**PURPOSE:** AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND BEING A PORTION OF THE OLD KELSO-SILVER LAKE ROAD  
**RECORDED:** JULY 11, 1994  
**AUDITOR'S FILE NO.:** 940711090 **VOLUME:** 1181 **PAGE:** 1112

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

**GRANTEE:** CITY OF KELSO  
**PURPOSE:** AN EASEMENT TO CONSTRUCT, MAINTAIN AND REPAIR A WATER PIPELINE  
**RECORDED:** JUNE 15, 2000  
**AUDITOR'S FILE NO.:** 3089510

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

**GRANTEE:** LARRY S. WOOD AND TRACI M. WOOD, HUSBAND AND WIFE, ORIN W. LAUGHTON AND EVA E. LAUGHTON, HUSBAND AND WIFE, JOHN L. MUSSO, JR. A SINGLE PERSON AND MICHELLE C. SMITH, A SINGLE PERSON, JERRY M. CARROLL AND DELRAE K. CARROLL, HUSBAND AND WIFE, AND MARK KERR AND TRACI KERR, HUSBAND AND WIFE  
**PURPOSE:** A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES  
**RECORDED:** FEBRUARY 14, 2000  
**AUDITOR'S FILE NO.:** 3079809

**21. CONDITIONS, LIMITATIONS, OBLIGATIONS, REVERSIONARY RIGHTS AND RIGHTS OF SEPULCHER ARISING OR EXISTING BY REASON OF DEDICATION, RESERVATION OR USE OF ANY PORTION OF SAID PREMISES AS A CEMETERY, AS DISCLOSED BY INSTRUMENT DATED SEPTEMBER 13, 1956 AND RECORDED SEPTEMBER 20, 1656 UNDER FILE NO. 460651 VOLUME 573 PAGE 11.**

**22. RIGHTS, INTERESTS, AND EASEMENTS OF ANY AND ALL PERSONS WHO HAVE PURCHASED BURIAL LOTS LOCATED WITHIN THE ENTIRE CEMETERY PREMISES.**

**23. STATUTORY RIGHTS AND POWERS OF THE STATE OF WASHINGTON AND OF THE COUNTY AND LOCAL MUNICIPALITY TO REGULATE AND CONTROL THE USE OF THE PREMISES AS A CEMETERY OR THE ABANDONMENT OF ANY PORTION THEREOF FOR USES OTHER THAN CEMETERY PURPOSES.**

**24. RIGHT OF ANY PARTY INTERESTED TO SUE OR PETITION TO HAVE SET ASIDE, MODIFIED, OR CONTEST A JUDICIAL OR NON-JUDICIAL FORECLOSURE OR FORFEITURE, OR ANY DEED PURSUANT THERETO, THROUGH WHICH TITLE TO THE LAND DESCRIBED HEREIN IS DERIVED; AND ANY LIENS, ENCUMBRANCES AND/OR OWNERSHIP INTERESTS WHICH MAY EXIST AS A RESULT OF ANY ACTS OR OMISSIONS OF THE FORECLOSING PARTIES, OR AS A RESULT OF SUCH SUIT OR PETITION.**

End of Schedule B Exceptions.

File Number: **CTL6142**

NOTES:

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

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

BARE LAND  
KELSO, WA 98626

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: 26-8N-2W T-1, 18A-1, 21A/23-8-2W T-36A



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Authorized Signatory

**Cascade Title Company of Cowlitz County**

**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**

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"**

**BEGINNING AT A POINT 34.46 CHAINS WEST AND 10 CHAINS SOUTH OF THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;  
THENCE NORTH 10 CHAINS;  
THENCE EAST TO THE CENTER OF THE SILVER LAKE ROAD;  
THENCE IN A SOUTHWESTERLY DIRECTION, FOLLOWING THE ANGLES OF SAID ROAD, TO A POINT DUE EAST OF THE PLACE OF BEGINNING;  
THENCE WEST 7.55 CHAINS TO THE POINT OF BEGINNING.**

**ALSO COMMENCING AT A POINT 34.46 CHAINS WEST AND 10 CHAINS SOUTH OF THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;  
THENCE WEST 436 FEET;  
THENCE NORTH 315 FEET;  
THENCE EAST 255 FEET;  
THENCE NORTH 445 FEET;  
THENCE EAST 180 FEET;  
THENCE SOUTH 680 FEET TO THE PLACE OF BEGINNING.**

**EXCEPTING THEREFROM A CERTAIN ONE ACRE TRACT IN THE SOUTHEAST CORNER OF THE FIRST ABOVE DESCRIBED LAND, CONVEYED BY BERNARD ONORATO, ET UX, TO THE KELSO WATER AND LIGHT COMPANY ON OCTOBER 16, 1904, BY DEED RECORDED OCTOBER 22, 1904, IN VOLUME 33 OF DEEDS, AT PAGE 771, IN SAID COWLITZ COUNTY, WASHINGTON.**

**ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION THEREOF SOLD AND CONVEYED TO ARTHUR HERMAN DUDANSKY AND THELMA IDA DUDANSKY, HIS WIFE, BY DEED DATED JULY 30, 1937, RECORDED AUGUST 9, 1937, IN VOLUME 212, PAGE 611, RECORDS OF SAID COUNTY, TO WIT:**

**A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 26, WHERE IT INTERSECTS THE WESTERLY RIGHT OF WAY LINE OF THE OLD KELSO SILVER LAKE ROAD, SAID BEGINNING POINT BEING ALSO SOUTH 89° 16' WEST 386.4 FEET AS MEASURED ALONG THE NORTH LINE OF SAID SECTION 26 FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, SAID NORTHEAST CORNER BEING MARKED BY AN IRON PIPE;  
THENCE ALONG THE NORTH LINE OF SAID SECTION 26 SOUTH 89° 16' WEST 139.5 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE WILLIAM AND FINNEY ROAD;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 14° 32' EAST 242.8 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 75.5 FEET;  
THENCE ALONG SAID CURVE 91.7 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE OLD KELSO SILVER LAKE ROAD;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 12° 31' EAST 85.1 FEET;  
THENCE NORTH 5° 20' EAST 125.1 FEET TO THE PLACE OF BEGINNING.**

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

**PARCEL NO.: WI2605016**  
**ACCT. NO.: R052315**