

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number CTL4113 Ref. No.:	Policy Number LTSG 08032128	Date of Policy June 06, 2017 at 8:00 AM	Amount of Insurance \$40,000.00	Premium \$527.00
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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:

Dick Derosier Trucking Inc., 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

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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:**

YEAR	AMOUNT	PAID	OWING
2014	\$2,379.42	\$0.00	\$2,379.42
2015	\$581.00	\$0.00	\$581.00
2016	\$554.46	\$0.00	\$554.46
2017	\$551.54	\$0.00	\$551.54
TAX PARCEL NO.: WE3209001		ACCT. NO.: R009390	TAX CODE: 810

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

- 2. **WASHINGTON STATE TAX WARRANT:**
 - AGAINST: DEROSIER TRUCKING**
 - IN FAVOR OF: DEPT OF EMPLOYMENT SECURITY**
 - AMOUNT: \$3,207.53**
 - ENTERED: SEPTEMBER 27, 2012**
 - JUDGMENT NO.: 12-9-02116-0**
 - SUPERIOR COURT**
 - CAUSE NO.: 12-2-02286-1**

File Number: **CTL4113**

3. **NOTICE OF FEDERAL TAX LIEN, FILED FEBRUARY 26, 2013, AS**
 FILE NO.: 3474425
 AMOUNT: \$61,472.49
 FOR: UNPAID TAXES
 AGAINST: DEROSIER TRUCKING INC., A CORPORATION
 DATED: MARCH 6, 2013

4. **NOTICE OF FEDERAL TAX LIEN, FILED MARCH 6, 2013, AS**
 FILE NO.: 3474988
 AMOUNT: \$22,673.90
 FOR: UNPAID TAXES
 AGAINST: DEROSIER TRUCKING INC., A CORPORATION
 DATED: FEBRUARY 25, 2013

5. **NOTICE OF FEDERAL TAX LIEN, FILED APRIL 19, 2013, AS**
 FILE NO.: 3478102
 AMOUNT: \$14,166.24
 FOR: UNPAID TAXES
 AGAINST: DEROSIER TRUCKING INC., A CORPORATION
 DATED: APRIL 10, 2013

6. **WASHINGTON STATE TAX WARRANT:**

 AGAINST: DEROSIER TRUCKING INC.
 IN FAVOR OF: DEPT OF EMPLOYMENT SECURITY
 AMOUNT: \$7,446.11
 ENTERED: AUGUST 12, 2013

 JUDGMENT NO.: 13-9-01920-1
 SUPERIOR COURT
 CAUSE NO.: 13-2-02933-3

7. **NOTICE OF FEDERAL TAX LIEN, FILED JUNE 10, 2014, AS**
 FILE NO.: 3502814
 AMOUNT: \$881.48
 FOR: UNPAID TAXES
 AGAINST: DEROSIER TRUCKING INC., A CORPORATION
 DATED: MAY 28, 2014

8. **NOTICE OF FEDERAL TAX LIEN, FILED OCTOBER 27, 2014, AS**
 FILE NO.: 3510265
 AMOUNT: \$4,680.00
 FOR: UNPAID TAXES
 AGAINST: DEROSIER TRUCKING INC., A CORPORATION
 DATED: OCTOBER 20, 2014

9. **NOTICE OF FEDERAL TAX LIEN, FILED JANUARY 2, 2015, AS**
 FILE NO.: 3514354
 AMOUNT: \$2,644.24
 FOR: UNPAID TAXES
 AGAINST: DEROSIER TRUCKING INC., A CORPORATION
 DATED: DECEMBER 23, 2014

10. NOTICE OF FEDERAL TAX LIEN, FILED AUGUST 4, 2015, AS

FILE NO.: 3527378
AMOUNT: \$42,961.04
FOR: UNPAID TAXES
AGAINST: DEROSIER TRUCKING INC., A CORPORATION
DATED: JULY 22, 2015

11. WASHINGTON STATE TAX WARRANT:

AGAINST: DEROSIER TRUCKING INC.
IN FAVOR OF: DEPT OF LABOR AND INDUSTRIES
AMOUNT: \$8,841.47
ENTERED: DECEMBER 15, 2015
JUDGMENT NO.: 15-9-01982-8
SUPERIOR COURT
CAUSE NO.: 15-2-02572-5

12. WASHINGTON STATE TAX WARRANT:

AGAINST: DEROSIER TRUCKING INC.
IN FAVOR OF: DEPT OF LABOR AND INDUSTRIES
AMOUNT: \$6,276.31
ENTERED: NOVEMBER 17, 2016
JUDGMENT NO.: 16-9-01915-0
SUPERIOR COURT
CAUSE NO.: 16-2-01981-2

13. WASHINGTON STATE TAX WARRANT:

AGAINST: DEROSIER TRUCKING INC.
IN FAVOR OF: DEPT OF LABOR AND INDUSTRIES
AMOUNT: \$5,061.98
ENTERED: APRIL 18, 2017
JUDGMENT NO.: 17-9-00880-6
SUPERIOR COURT
CAUSE NO.: 17-2-02281-1

14. WASHINGTON STATE TAX WARRANT:

WARRANT NO.: 17-2-02420-08
AGAINST: DEROSIER TRUCKING INC, A CORPORATION DOING BUSINESS AS
DEROSIER TRUCKING INC.
IN FAVOR OF: WASHINGTON STATE EMPLOYMENT SECURITY DEPARTMENT
AMOUNT: \$48,142.61
ENTERED: MAY 26, 2017

15. LIEN CLAIMED BY THE STATE OF WASHINGTON, UNDER DEPARTMENT OF EMPLOYMENT SECURITY DEPARTMENT, RECORDED MAY 31, 2017, UNDER AUDITOR'S FILE NO. 3569122

FOR: \$58,812.13
AGAINST: DEROSIER TRUCKING INC, CORPORATION, DOING BUSINESS AS
DEROSIER TRUCKING INC.

16. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: DICK DEROSIER TRUCKING INC., AND SCOTT A. DEROSIER AND
LAUREN DEROSIER, HUSBAND AND WIFE
TRUSTEE: COWLITZ COUNTY TITLE COMPANY
BENEFICIARY: FIRST SOUTHWESTERN FINANCIAL SERVICES
AMOUNT: \$181,463.64
DATED: DECEMBER 21, 2011
RECORDED: DECEMBER 29, 2011
AUDITOR'S FILE NO.: 3448612

SAID DECEMBER 29, 2011 IS A RE-RECORD OF INSTRUMENT RECORDED DECEMBER 27, 2011 UNDER FILE NO. 3448469.

17. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM WEYERHAEUSER TIMBER

COMPANY, A WASHINGTON CORPORATION, RECORDED JULY 1, 1941, UNDER AUDITOR'S FILE NO. 213793, WHEREBY THE FIRST PARTY EXPRESSLY SAVES, EXCEPTS AND RESERVES OUT OF THE GRANT HEREBY MADE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS FOREVER, ALL ORES AND MINERALS OF ANY NATURE WHATSOEVER IN OR UPON SAID LANDS, INCLUDING COAL, OIL AND GAS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LANDS FOR THE PURPOSE OF EXPLORING THE SAME FOR SUCH ORES AND MINERALS, AND FOR THE PURPOSE OF DRILLING, OPENING, DEVELOPING AND WORKING MINES AND WELLS THEREON, AND TAKING OUT AND REMOVING THEREFROM ALL SUCH ORES AND MINERALS, AND TO OCCUPY AND MAKE USE OF SO MUCH OF THE SURFACE OF SAID LAND AS MAY BE REASONABLY NECESSARY FOR SAID PURPOSE; PROVIDED THAT THE SECOND PARTY, THEIR HEIRS, REPRESENTATIVES, SUCCESSORS OR ASSIGNS SHALL BE PAID JUST AND REASONABLE COMPENSATION FOR ANY INJURY OR DAMAGE TO THE SURFACE OF SAID LAND, TO THE CROPS OR TO THE IMPROVEMENTS HEREON BY THE EXERCISE OF SUCH RIGHT BY THE FIRST PARTY SHALL NOT BE POSTPONED OR DELAYED PENDING REASONABLE EFFORTS TO AGREE UPON OR HAVE DETERMINED SUCH JUST AND REASONABLE COMPENSATION.

18. RESERVATION FOR COUNTY ROAD 60.00 FEET IN WIDTH ON EITHER SIDE OF OLD ROAD NOW

LOCATED ACROSS SAID PREMISES HEREIN OR THE CENTERLINE OF A NEW ROAD, AS ESTABLISHED BY COUNTY ENGINEER, IN DEED FROM WEYERHAEUSER TIMBER COMPANY, RECORDED JULY 1, 1941, UNDER AUDITOR'S FILE NO. 213793.

19. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY
PURPOSE: RIGHT OF WAY FOR ELECTRIC POWER
DATED: SEPTEMBER 26, 1973
RECORDED: OCTOBER 2, 1973
AUDITOR'S NO.: 752031 **VOLUME:** 798 **PAGE:** 208

20. MATTERS SET FORTH BY SURVEY:

RECORDED: DECEMBER 3, 2013
AUDITOR'S NO.: 3493246 **VOLUME:** 33 **PAGE:** 117

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21. 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.

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: 32-8N-1W T-9



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.: WE3209001
ACCT. NO.: R009390

File No.: CTL4113

EXHIBIT "A"

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 1 WEST OF THE W.M., LYING SOUTHEASTERLY OF A LINE DRAWN IN A STRAIGHT LINE FROM THE NORTHEAST CORNER OF SAID SUBDIVISION (SOUTHWEST QUARTER OF THE NORTHWEST QUARTER) SOUTHWESTERLY TO THE SOUTHWEST CORNER OF THE SUBDIVISION.

SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON