

PARCEL NO.: WJ3309005

ACCT. NO.: R015226

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number CTL4123 Ref. No.:	Policy Number LTSG 08046654	Date of Policy June 09, 2017 at 8:00 AM	Amount of Insurance \$2,100.00	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:
TROUT LAKES JOINT VENTURES
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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Policy Number: **LTSG 08046654**

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.

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SPECIAL EXCEPTIONS FROM COVERAGE

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

YEAR	AMOUNT	PAID	OWING
2014	\$1,838.72	\$0.00	\$1,838.72
2015	\$46.18	\$0.00	\$46.18
2016	\$46.46	\$0.00	\$46.46
2017	\$48.92	\$0.00	\$48.92

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

2. DEED OF TRUST AND SECURITY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: GOLDEN CREST HOMES LLC
TRUSTEE: CASCADE TITLE COMPANY
BENEFICIARY: ROTHAUGE DEVELOPMENT
AMOUNT: \$507,500.00
DATED: OCTOBER 2006
RECORDED: OCTOBER 25, 2006
AUDITOR'S NO: 3315558

INCLUDES THIS AND OTHER PROPERTY

APPOINTMENT OF SUCCESSOR TRUSTEE:

APPOINTED: SECURITY TITLE AGENCY, INC.
RECORDED: JANUARY 30, 2007
AUDITOR'S NO.: 3324607

APPOINTMENT OF SUCCESSOR TRUSTEE:

APPOINTED: STEWART TITLE COMPANY
ADDRESS: 1700 HUDSON STREET, SUITE 201, LONGVIEW, WA 98632
RECORDED: APRIL 14, 2014
AUDITOR'S FILE NO: 3499688

APPOINTMENT OF SUCCESSOR TRUSTEE:

APPOINTED: STEWART TITLE COMPANY
ADDRESS: 1700 HUDSON STREET, SUITE 201, LONGVIEW, WA 98632
RECORDED: DECEMBER 13, 2016
AUDITOR'S FILE NO: 3558082

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

GRANTOR: TROUT LAKES JOINT VENTURE
TRUSTEE: CASCADE TITLE COMPANY
BENEFICIARY: ROTHAUGE DEVELOPMENT, LLC
AMOUNT: \$122,500.00
DATED: JUNE 16, 2008
RECORDED: JUNE 19, 2008
AUDITOR'S NO: 3370356
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INCLUDES THIS AND OTHER PROPERTY

APPOINTMENT OF SUCCESSOR TRUSTEE:

APPOINTED: STEWART TITLE COMPANY
ADDRESS: 1700 HUDSON STREET, SUITE 201, LONGVIEW, WA 98632
RECORDED: APRIL 14, 2014
AUDITOR'S FILE NO.: 3499690

4. MATTERS SET FORTH BY SURVEY:

RECORDED: APRIL 17, 1998
AUDITOR'S NO.: 3017664

INCLUDES THIS AND OTHER PROPERTY

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: P.U.D. NO. 1 OF COWLITZ COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
AUDITOR'S NO.: 207395
AREA AFFECTED: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.

INCLUDES THIS AND OTHER PROPERTY

6. COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN INSTRUMENT RECORDED MARCH 9, 1998 UNDER AUDITOR'S FILE NO. 3013619.

7. MATTERS SET FORTH BY SURVEY:

RECORDED: NOVEMBER 14, 1983
AUDITOR'S NO.: 831114001 VOLUME: 6 PAGE: 82

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: AUDITOR'S FILE NO. 970205075
PURPOSE: A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT OVER AND ACROSS AN EXISTING ROAD SYSTEM
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: P.U.D. NO. 1 OF COWLITZ COUNTY
PURPOSE: ELECTRICAL TRANSMISSION OR DISTRIBUTION LINE
RECORDED: SEPTEMBER 27, 1938
AUDITOR'S NO.: 172837
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: P.U.D. NO. 1 OF COWLITZ COUNTY
PURPOSE: ELECTRICAL TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM
RECORDED: FEBRUARY 28, 1941
AUDITOR'S NO.: 207395
AREA AFFECTED: SAID PROPERTY

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11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: UNITED STATES OF AMERICA
PURPOSE: ACCESS ROAD
RECORDED: JUNE 23, 1942
AUDITOR'S NO.: 228010
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: A.C. MOULTRIE AND SARA MOULTRIE, HIS WIFE
PURPOSE: INGRESS AND EGRESS
RECORDED: MAY 23, 1966
AUDITOR'S NO.: 629757
AREA AFFECTED: SAID PROPERTY

13. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED TO COWLITZ COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 275209.

14. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 16, 1968 UNDER AUDITOR'S FILE NO. 678222, EXECUTED BY HARRY SIVERSON AND FRANCES H. SIVERSON, HIS WIFE, AS FOLLOWS:

PROPERTY SHALL NOT BE USED FOR ERECT, PLACEMENT, OR MAINTENANCE OF MOBILE HOMES. GRANTORS RESERVE RIGHT OF INGRESS AND EGRESS TO THEIR PRESENT WATER SUPPLY LOCATED ON PROPERTY OWNED BY GRANTORS AND LYING ADJACENT TO ABOVE DESCRIBED PROPERTY. GRANTEE'S, THEIR HEIRS OR ASSIGNS SHALL NOT SELL OR CONVEY DESCRIBED PROPERTY TO LAMBERT R. BOPP, OR HIS WIFE, OR THEIR HEIRS OR ASSIGNS.

15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: 860429 VOLUME: 892 PAGE: 419
PURPOSE: EASEMENT OVER THE LAND HEREIN CONVEYED FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES

16. RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON AUGUST 22, 1979, UNDER AUDITOR'S FILE NO. 860429, VOLUME 892, PAGE 419, AS FOLLOWS:

THIS CONVEYANCE IS MADE UPON THE CONDITION THAT GRANTEE HEREIN OR ANY SUCCESSOR TO HIS INTEREST WILL NOT PLACE OR CAUSE TO BE PLACED A FENCE OR GATE ACROSS SAID PROPERTY BETWEEN THE PRESENT EXISTING DRIVEWAY FROM SAID STRIP OF LAND TO PROPERTY OWNED BY RONALD S. BAKER, ET UX, AND HAZEL DELL ROAD.

17. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TROUT LAKES ESTATES CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON, IMPOSED BY INSTRUMENT RECORDED ON MARCH 9, 1998, UNDER AUDITOR'S FILE NO. 3013619.

18. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: ROAD EASEMENT
RECORDED: MARCH 1, 2002
AUDITOR'S NO.: 3141260

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19. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: CLAUDIA ENEVOLDSEN
AND: CHANDLER & JOAN NOERENBERG, TRUSTEES OR THEIR
SUCCESSORS IN TRUST, UNDER THE NOERENBERG LIVING
TRUST
DATED: FEBRUARY 28TH, 2002
RECORDED: MARCH 1, 2002
AUDITOR'S NO.: 3141261
REGARDING: ROAD EASEMENT AND MAINTENANCE AGREEMENT

**20. ROAD USE PERMIT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S
FILE NOS. 960612075 AND 960613047.**

**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: 33-9N-2W T-11A-1A



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.

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EXHIBIT "A"

THE NORTHWESTERLY 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

**BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE W.M.;
THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER TO THE SOUTHERLY RIGHT OF WAY LINE OF HAZEL DELL ROAD;
THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF HAZEL DELL
ROAD 162 FEET;
THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THAT IS 718 FEET WEST OF THE
POINT OF BEGINNING;
THENCE EAST 718 FEET TO THE POINT OF BEGINNING.**

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON