

PARCEL NO.: WJ3312001

ACCT. NO.: R015227

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number <b>CTL4124</b> Ref. No.:	Policy Number <b>LTSG 08046653</b>	Date of Policy <b>June 09, 2017</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:

**TROUT LAKES JOINT VENTURE**

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.

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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	\$2,204.84	\$0.00	\$2,204.84
2015	\$404.44	\$0.00	\$404.44
2016	\$408.46	\$0.00	\$408.46
2017	\$431.56	\$0.00	\$431.56

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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 LLC  
AMOUNT: \$507,500.00  
DATED: OCTOBER 24, 2006  
RECORDED: OCTOBER 25, 2006  
AUDITOR'S NO: 3315558 AND 3315559  
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

**APPOINTMENT OF SUCCESSOR TRUSTEE:**

APPOINTED: SECURITY TITLE AGENCY, INC.  
RECORDED: JANUARY 30, 2007  
AUDITOR'S FILE 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 ST., SUITE 200, LONGVIEW, WA 98632  
RECORDED: DECEMBER 13, 2016  
AUDITOR'S FILE NO: 3558082

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

**GRANTOR:** GOLDEN CREST HOMES LLC, A OREGON LIMITED LIABILITY COMPANY  
**TRUSTEE:** CASCADE TITLE COMPANY  
**BENEFICIARY:** TROUT LAKES JOINT VENTURE  
**AMOUNT:** \$75,000.00  
**DATED:** OCTOBER 24, 2006  
**RECORDED:** OCTOBER 25, 2006  
**AUDITOR'S NO:** 3315560  
**AREA AFFECTED:** INCLUDES THIS AND OTHER PROPERTY

**4. 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  
**AREA AFFECTED:** 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

**5. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:**

**GRANTOR:** TROUT LAKES JOINT VENTURE  
**TRUSTEE:** CASCADE TITLE COMPANY  
**BENEFICIARY:** MONA L. SMITH  
**AMOUNT:** \$17,000.00  
**DATED:** FEBRUARY 10, 2011  
**RECORDED:** FEBRUARY 11, 2011  
**AUDITOR'S NO:** 3432033  
**AREA AFFECTED:** 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:** 3499686

**6. EASEMENTS AND THE TERMS AND CONDITIONS THEREOF**

**GRANTEE:** UNITED STATES OF AMERICA  
**PURPOSE:** ACCESS ROAD  
**DATED:** APRIL 15, 1941  
**RECORDED:** APRIL 29, 1941  
**AUDITOR'S NO.:** 210489 VOLUME: 267 PAGE: 104

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

RECORDED: APRIL 17, 1998  
AUDITOR'S NO.: 3017664 VOLUME: 19 PAGE: 9 and 10

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

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

**9. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

GRANTEE: P.U.D. NO. 1 OF COWLITZ COUNTY  
PURPOSE: RIGHT OF WAY FOR POWER UNDERGROUND  
DATED: AUGUST 29, 1983  
RECORDED: SEPTEMBER 14, 1983  
AUDITOR'S NO.: 830914025 VOLUME: 959 PAGE: 547  
AREA AFFECTED: SAID PROPERTY

CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.

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

GRANTEE: PORTLAND GENERAL ELECTRIC COMPANY AND KB PIPELINE  
COMPANY, AS TENANTS IN COMMON  
PURPOSE: EASEMENT AND RIGHT OF WAY, REMOVE A NATURAL GAS  
PIPELINE  
DATED: MARCH 19, 1992  
RECORDED: APRIL 29, 1992  
AUDITOR'S NO.: 920429133 VOLUME: 1119 PAGE: 1998  
AREA AFFECTED: SAID PROPERTY

**11. EASEMENT FOR TRANSMISSION LINE RIGHT OF WAY 300 FEET IN WIDTH WITH APPURTENANT RIGHTS, AS ACQUIRED BY THE UNITED STATES OF AMERICA UNDER DECLARATION OF TAKEN ENTERED IN CAUSE NO. 77, UNITED STATES DISTRICT COURT, HOLDING TERMS AT TACOMA. CERTIFIED COPY OF JUDGEMENT THEREIN RECORDED UNDER AUDITOR'S FILE NO. 184308. REFERENCE TO SAID RECORD IS MADE FOR FURTHER PARTICULARS.**

**12. RIGHT TO THE WATERS OF UNNAMED SPRINGS NOT TO EXCEED 2.02 CUBIC FEET PER SECOND, UNDER STATE CERTIFICATE:**

ISSUED: APRIL 22, 1983  
RECORDED: APRIL 25, 1986  
AUDITOR'S NO.: 860425043 VOLUME: 1001 PAGE: 460

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

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

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

AUDITOR'S NO.: 3019590 VOLUME: 19 PAGE: 33

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**15. RESERVATIONS CONTAINED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 960628181, AS FOLLOWS:**

RESERVING TO GRANTOR AN EASEMENT 60 FEET IN WIDTH, 30 FEET ON EACH SIDE OF THE CENTERLINE OF THE EXISTING ROAD, FOR INGRESS, EGRESS, AND UTILITY PURPOSES.

**16. 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.

**17. 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

**18. 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.**

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

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

**20. 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

**21. RIGHT OF ANY PARTY INTERESTED TO SUE OR PETITION TO HAVE SET ASIDE, TO MODIFY 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.**

NOTE: WE MAY BE WILLING TO REMOVE THIS EXCEPTION UPON A CONVEYANCE TO A BONA-FIDE PURCHASER FOR FAIR MARKET VALUE.

**22. 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.**

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**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:

265 TROUT LAKES RD.  
CASTLE ROCK, WA 98611

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-12 AKA TR 18 ROS 19/33



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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.

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**EXHIBIT "A"**

**PARCEL 18 OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3019590 IN VOLUME 19 OF SURVEYS, PAGE 33, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9, NORTH, RANGE 2 WEST OF THE W.M.**

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