

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number CTL4135 Ref. No.:	Policy Number LTSG 08046665	Date of Policy June 12, 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:
MARLENE M. BENNETT, TRUSTEE FOR THE MARLENE M. BENNETT REVOCABLE LIVING TRUST
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: **CTL4135**

Policy Number: **LTSG 08046665**

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	\$3,232.04	\$0.00	\$3,232.04
2015	\$1,460.88	\$0.00	\$1,460.88
2016	\$1,342.58	\$0.00	\$1,342.58
2017	\$1,427.02	\$0.00	\$1,427.02

TAX PARCEL NO.: 03122 ACCT. NO.: R023945 TAX CODE: 420

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

2. REAL ESTATE CONTRACT AND THE TERMS AND CONDITIONS THEREOF:

SELLER: MARLENE M. BENNETT, AN UNMARRIED WOMAN
PURCHASER: LELAND L. COOK AND ANGELA R. COOK, HUSBAND AND WIFE
DATED: AUGUST 25, 1992
RECORDED: SEPTEMBER 1, 1992
AUDITOR'S NO.: 920901057 VOLUME: 1128 PAGE: 0586

SAID DOCUMENT WAS RE-RECORDED ON JANUARY 31, 1995 UNDER AUDITOR'S FILE NUMBER 950131039.

PURCHASER'S INTEREST ASSIGNED:

TO: THOMAS D. WEATHERS AND KATHY J. WEATHERS, HUSBAND AND WIFE
RECORDED: JANUARY 31, 1995
AUDITOR'S NO.: 950131040 VOLUME: 1195 PAGE: 0483
EXCISE NO.: 950288

PURCHASER'S INTEREST ASSIGNED:

TO: T & K WEATHERS LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP
RECORDED: JULY 8, 1996
AUDITOR'S NO.: 960708100 VOLUME: 1234 PAGE: 1013
EXCISE NO.: 950288

SELLER'S ASSIGNMENT OF CONTRACT AND DEED DATED APRIL 14, 2015, RECORDED APRIL 22, 2015 UNDER AUDITOR'S FILE NO. 3520802 FROM MARLENE M. BENNETT, AN UNMARRIED WOMAN TO MARLENE M. BENNETT, TRUSTEE FOR THE MARLENE M. BENNETT REVOCABLE LIVING TRUST.

3. MORTGAGE AND THE TERMS AND CONDITIONS THEREOF:

MORTGAGOR: T & K WEATHERS LIMITED PARTNERSHIP
MORTGAGEE: SOUTHWIND SOFTWARE DEVELOPMENT CORP.
AMOUNT: \$1,500,000.00
DATED: NOVEMBER 2, 1998
RECORDED: NOVEMBER 2, 1998
AUDITOR'S NO.: 3037792

CONTINUED...

ASSIGNMENT OF MORTGAGE:

ASSIGNEE: FINANCIAL ASSISSTANCE
ADDRESS: 818 S.W. 3RD AVE. #1363, PORTLAND, OR 97204
DATED: NOVEMBER 14, 2000
RECORDED: NOVEMBER 16, 2000
AUDITOR'S NO.: 3101238

4. **NOTICE OF FEDERAL TAX LIEN, FILED MAY 20, 1999, AS**
FILE NO.: 3057615
AMOUNT: \$117,749.47
FOR: UNPAID TAXES
AGAINST: THOMAS & KATHY WEATHERS
DATED: APRIL 13, 2007

5. **NOTICE OF FEDERAL TAX LIEN:**
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS AND KATHY WEATHERS
AMOUNT: \$117,293.36
FILED: APRIL 13, 2007
AUDITOR'S NO.: 3331791
IDENTIFYING NO.: 541-56-7969

6. **NOTICE OF FEDERAL TAX LIEN, FILED APRIL 13, 2007, AS**
FILE NO.: 3331792
AMOUNT: \$117,293.36
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS & KATHY WEATHERS
DATED: APRIL 13, 2007

7. **NOTICE OF FEDERAL TAX LIEN, FILED APRIL 13, 2007, AS**
FILE NO.: 3331793
AMOUNT: \$117,293.36
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS & KATHY WEATHERS
DATED: APRIL 13, 2007

8. **NOTICE OF FEDERAL TAX LIEN, FILED APRIL 13, 2007, AS**
FILE NO.: 3331794
AMOUNT: \$117,293.36
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS & KATHY WEATHERS
DATED: APRIL 13, 2007

9. **NOTICE OF FEDERAL TAX LIEN, FILED APRIL 13, 2007, AS**
Litigation/Trustee's Sale/Contract Forfeiture Guarantee

File Number: CTL4135

Policy Number: LTSG 08046665

FILE NO.: 3331795
AMOUNT: \$117,293.36
FOR: UNPAID TAXES
AGAINST: T & K. WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE FOR
THOMAS & KATHY WEATHERS
DATED: APRIL 13, 2007

10. NOTICE OF FEDERAL TAX LIEN:
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF
THOMAS AND KATHY WEATHERS
AMOUNT: \$125,434.69
FILED: SEPTEMBER 6, 2007
AUDITOR'S NO.: 3346392
IDENTIFYING NO.: XXX-XX-7969

11. NOTICE OF FEDERAL TAX LIEN:
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF
THOMAS AND KATHY WEATHERS
AMOUNT: \$125,434.69
FILED: SEPTEMBER 17, 2007
AUDITOR'S NO.: 3347324
IDENTIFYING NO.: XXX-XX7969

12. NOTICE OF FEDERAL TAX LIEN:
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF
THOMAS AND KATHY WEATHERS
AMOUNT: \$125,434.69
FILED: SEPTEMBER 17, 2007
AUDITOR'S NO.: 3347325
IDENTIFYING NO.: XXX-XX-7969

13. NOTICE OF FEDERAL TAX LIEN:
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF
THOMAS AND KATHY WEATHERS
AMOUNT: \$125,434.69
FILED: SEPTEMBER 17, 2007
AUDITOR'S NO.: 3347326
IDENTIFYING NO.: XXX-XX-7969

14. NOTICE OF FEDERAL TAX LIEN:
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF
THOMAS AND KATHY WEATHERS
AMOUNT: \$125,434.69
FILED: SEPTEMBER 17, 2007
AUDITOR'S NO.: 3347327
IDENTIFYING NO.: XXX-XX-7969

15. NOTICE OF FEDERAL TAX LIEN, FILED DECEMBER 10, 2007, AS
Litigation/Trustee's Sale/Contract Forfeiture Guarantee

File Number: CTL4135

Policy Number: LTSG 08046665

FILE NO.: 3354296
AMOUNT: \$61,014.52
FOR: UNPAID TAXES
AGAINST: KATHY J. WEATHERS
DATED: NOVEMBER 30, 2007

16. NOTICE OF FEDERAL TAX LIEN, FILED MAY 14, 2008, AS

FILE NO.: 3367220
AMOUNT: \$61,014.52
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE
NOMINEE/TRANSFEE/ALTER EGO OF KATHY J. WEATHERS
DATED: MAY 9, 2008

17. NOTICE OF FEDERAL TAX LIEN, FILED MAY 14, 2008, AS

FILE NO.: 3367221
AMOUNT: \$61,014.52
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE
NOMINEE/TRANSFEE/ALTER EGO OF KATHY J. WEATHERS
DATED: MAY 9, 2008

18. NOTICE OF FEDERAL TAX LIEN, FILED MAY 14, 2008, AS

FILE NO.: 3367222
AMOUNT: \$61,014.52
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHP AS THE
NOMINEE/TRANSFEE/ALTER EGO OF KATHY J. WEATHERS
DATED: MAY 9, 2008

19. NOTICE OF FEDERAL TAX LIEN, FILED MAY 14, 2008, AS

FILE NO.: 3367223
AMOUNT: \$61,014.52
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE
NOMINEE/TRANSFEE/ALTER EGO OF KATHY J. WEATHERS
DATED: MAY 9, 2008

20. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE
NOMINEE/TRANSFEE/ALTER EGO OF KATHY J. WEATHERS
AMOUNT: \$61,014.52
FILED: MAY 14 2008
AUDITOR'S NO.: 3367224
IDENTIFYING NO.: XXX-XX-2936

21. NOTICE OF FEDERAL TAX LIEN, FILED NOVEMBER 5, 2010, AS

FILE NO.: 3426300
AMOUNT: \$1,177,752.23
FOR: UNPAID TAXES
AGAINST: THOMAS WEATHERS
DATED: OCTOBER 29, 2010

File Number: CTL4135

Policy Number: LTSG 08046665

22. NOTICE OF FEDERAL TAX LIEN, FILED FEBRUARY 11, 2011, AS
FILE NO.: 3431971
AMOUNT: \$621,865.92
FOR: UNPAID TAXES
AGAINST: KATHY J. WEATHERS
DATED: FEBRUARY 4, 2011
23. NOTICE OF FEDERAL TAX LIEN, FILED APRIL 22, 2011, AS
FILE NO.: 3435667
AMOUNT: \$7,520.00
FOR: UNPAID TAXES
AGAINST: TKW LIMITED PARTNERSHIP, A PARTNERSHIP, WEATHERS THOMAS D.
GEN PTR
DATED: APRIL 13, 2011
24. NOTICE OF FEDERAL TAX LIEN:
AGAINST: T & K WEATHERS LIMITED PARTNERS, THOMAS D. WEATHERS
GEN PTR, A PARTNERSHIP
AMOUNT: \$7,520.00
FILED: APRIL 22, 2011
AUDITOR'S NO.: 3435668
IDENTIFYING NO.: 91-1722755
25. NOTICE OF FEDERAL TAX LIEN, FILED MAY 17, 2011, AS
FILE NO.: 3436917
AMOUNT: \$18,900.83
FOR: UNPAID TAXES
AGAINST: THOMAS WEATHERS
DATED: MAY 9, 2011
26. NOTICE OF FEDERAL TAX LIEN, FILED MAY 17, 2011, AS
FILE NO.: 3436918
AMOUNT: \$2,132.49
FOR: UNPAID TAXES
AGAINST: THOMAS D. & KATHY J. WEATHERS
DATED: MAY 9, 2011
27. NOTICE OF FEDERAL TAX LIEN, FILED JUNE 20, 2011, AS
FILE NO.: 3438630
AMOUNT: \$26,345.71
FOR: UNPAID TAXES
AGAINST: THOMAS D. & KATHY J. WEATHERS
DATED: JUNE 14, 2011
28. NOTICE OF FEDERAL TAX LIEN, FILED OCTOBER 28, 2011, AS
FILE NO.: 3445431
AMOUNT: \$128,122.02
FOR: UNPAID TAXES
AGAINST: THOMAS D. & KATHY J. WEATHERS
DATED: OCTOBER 21, 2011

29. NOTICE OF FEDERAL TAX LIEN:
Litigation/Trustee's Sale/Contract Forfeiture Guarantee

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF
KATHY WEATHERS REGARDING THE REAL PROPERTY LISTED ON
ATTACHMENT
AMOUNT: \$652,148.29
FILED: DECEMBER 5, 2011
AUDITOR'S NO.: 3447236
IDENTIFYING NO.: XXX-XX-2936

30. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF
THOMAS WEATHERS
AMOUNT: \$1,193,510.08
FILED: DECEMBER 5, 2011
AUDITOR'S NO.: 3447237
IDENTIFYING NO.: XXX-XX-7969

31. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF
THOMAS & KATHY WEATHERS
AMOUNT: \$157,635.75
FILED: DECEMBER 5, 2011
AUDITOR'S NO.: 3447238
IDENTIFYING NO.: XXX-XX-7969

32. NOTICE OF FEDERAL TAX LIEN, FILED DECEMBER 5, 2011, AS

FILE NO.: 3447245
AMOUNT: \$652,148.29
FOR: UNPAID TAXES
AGAINST: PRECISION PROPERTY MANAGEMENT CORPORATION AS THE
ALTER EGO OF KATHY WEATHERS
DATED: DECEMBER 2, 2011

33. NOTICE OF FEDERAL TAX LIEN, FILED DECEMBER 5, 2011, AS

FILE NO.: 3447246
AMOUNT: \$1,193,510.08
FOR: UNPAID TAXES
AGAINST: PRECISION PROPERTY MANAGEMENT CORPORATION AS THE
ALTER EGO OF THOMAS WEATHERS
DATED: DECEMBER 2, 2011

34. NOTICE OF FEDERAL TAX LIEN, FILED DECEMBER 5, 2011, AS

FILE NO.: 3447247
AMOUNT: \$203,174.22
FOR: UNPAID TAXES
AGAINST: PRECISION PROPERTY MANAGEMENT CORPORATION AS THE
ALTER EGO OF THOMAS & KATHY WEATHERS
DATED: DECEMBER 2, 2011

35. NOTICE OF FEDERAL TAX LIEN:

Litigation/Trustee's Sale/Contract Forfeiture Guarantee

File Number: CTL4135

Policy Number: LTSG 08046665

AGAINST: T & K WEATHERS LIMITED PARTNERS, THOMAS D. WEATHERS,
GEN PTR, A PARTNERSHIP
AMOUNT: \$7,620.00
FILED: JANUARY 17, 2012
AUDITOR'S NO.: 3449625
IDENTIFYING NO.: 91-1722755

36. NOTICE OF FEDERAL TAX LIEN, FILED SEPTEMBER 19, 2012, AS

FILE NO.: 3463821
AMOUNT: \$1,170.00
FOR: UNPAID TAXES
AGAINST: TKW LIMITED PARTNERSHIP, A PARTNERSHIP, WEATHERS
THOMAS D. GEN PTR
DATED: SEPTEMBER 11, 2012

37. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERS, THOMAS D. WEATHERS,
GEN PTR, A PARTNERSHIP
AMOUNT: \$1,170.00
FILED: SEPTEMBER 19, 2012
AUDITOR'S NO.: 3463822
IDENTIFYING NO.: 91-1722755

38. NOTICE OF FEDERAL TAX LIEN, FILED FEBRUARY 15, 2013, AS

FILE NO.: 3473684
AMOUNT: \$64,750.70
FOR: UNPAID TAXES
AGAINST: THOMAS WEATHERS
DATED: FEBRUARY 8, 2013

39. NOTICE OF FEDERAL TAX LIEN, FILED FEBRUARY 15, 2013, AS

FILE NO.: 3473685
AMOUNT: \$56,495.40
FOR: UNPAID TAXES
AGAINST: THOMAS D. WEATHERS
DATED: FEBRUARY 8, 2013

40. NOTICE OF FEDERAL TAX LIEN, FILED FEBRUARY 15, 2013, AS

FILE NO.: 3473686
AMOUNT: \$88,976.45
FOR: UNPAID TAXES
AGAINST: THOMAS D. & KATHY J. WEATHERS
DATED: FEBRUARY 8, 2013

41. NOTICE OF FEDERAL TAX LIEN, FILED OCTOBER 17, 2014, AS

FILE NO.: 3509803
AMOUNT: \$5,167.40
FOR: UNPAID TAXES
AGAINST: THOMAS D. & KATHY J. WEATHERS
DATED: OCTOBER 8, 2014

42. COWLITZ COUNTY SUPERIOR COURT JUDGMENT:

Litigation/Trustee's Sale/Contract Forfeiture Guarantee

File Number: CTL4135

Policy Number: LTSG 08046665

AGAINST: MARLENE M. BENNETT AND JOHN DOE BENNETT AND
THEIR MARITAL COMMUNITY
IN FAVOR OF: ASSET ACCEPTANCE L.L.C. ASSIGNEE OF RNB
AMOUNT: \$1,998.15
ENTERED: JANUARY 16, 2007
JUDGMENT NO.: 3324343
CAUSE NO.: 07-2-00066-7
ATTORNEY FOR CREDITOR: KRISTA L. WHITE, PATRICK J. LAYMAN, SCOTT D.
CRAWFORD

43. RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED OCTOBER 25, 1941, UNDER AUDITOR'S FILE NO.219259.
44. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.
45. DITCH EASEMENTS AS DELINEATED ON THE FACE OF THE PLAT.
46. UTILITY EASEMENT AS DELINEATED ON THE FACE OF THE PLAT.
47. RESERVATIONS, RESTRICTIONS AND CONDITIONS CONTAINED IN THE DEDICATION OF THE PLAT OF COLUMBIA VALLEY GARDENS NO.4.
48. BUILDING LINES AS DELINEATED ON THE FACE OF THE PLAT.
49. RESTRICTIONS DEDICATED IN THE PLAT OF SAID ADDITION; INTERNATIONAL PAPER COMPANY RELEASED, WAIVED, RESCINDED AND RELINQUISHED ANY RIGHTS IT MAY HAVE IN SAID PLAT RESTRICTIONS BY INSTRUMENT RECORDED JANUARY 20, 1993, UNDER AUDITOR'S FILE NO.930120100; AGREEMENT, WAIVER AND RELEASE OF PLAT RESTRICTIONS BY VARIOUS PROPERTY OWNERS BY VARIOUS INSTRUMENTS RECORDED FEBRUARY 17, 1995, UNDER AUDITOR'S FILE NOS.950217043 THROUGH 950217121 INCLUSIVE. ALSO AS DEEDED TO BRP, LLC UNDER AUDITOR'S FILE NO.3421056.
50. 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:

File Number: **CTL4135**

PARCEL NO.: 03122
ACCT. NO.: R023945
Policy Number: **LTSG 08046665**


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

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

2111 42ND AVE.
LONGVIEW, WA 98632

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: CVG 4 BLK 33 LOT 14A



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.: 03122
ACCT. NO.: R023945

File No.: CTL4135

EXHIBIT "A"

**THE NORTHEASTERLY 132 FEET OF LOT 14, BLOCK 33, COLUMBIA VALLEY GARDENS NO.4,
TO LONGVIEW, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS,
PAGE 14, RECORDS OF COWLITZ COUNTY, WASHINGTON.**

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON