

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number CTL4101 Ref. No.:	Policy Number LTSG 08032131	Date of Policy June 07, 2017 at 8:00 AM	Amount of Insurance \$30,590.00	Premium \$527.00
---	---------------------------------------	--	---	----------------------------

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:

Harry Anderson III and Lori Anderson, husband and wife

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: **CTL4101**

Policy Number: **LTSG 08032131**

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
2017	\$369.82	\$0.00	\$369.82
2016	\$360.64	\$0.00	\$360.64
2015	\$334.04	\$0.00	\$334.04
2014	\$1,811.70	\$0.00	\$1,811.70

TAX PARCEL NO.: EA0201002 ACCT. NO.: R000080 TAX CODE: 920

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 THE TERMS AND CONDITIONS THEREOF:**

GRANTOR: HARRY ANDERSON III AND LORI ANDERSON, HUSBAND AND WIFE
TRUSTEE: US BANK TRUST COMPANY, NATIONAL ASSOCIATION
BENEFICIARY: US BANK NATIONAL ASSOCIATION ND
AMOUNT: \$21,500.00
DATED: OCTOBER 28, 1999
RECORDED: DECEMBER 6, 1999
AUDITOR'S FILE NO.: 3074603

File Number: **CTL4101**

Policy Number: **LTSG 08032131**

3. ABSTRACT OF JUDGMENT OF THE SUPERIOR COURT OF CLARK COUNTY:

COWLITZ COUNTY 11-9-02689-9
JUDGMENT NO.:
SUPERIOR COURT
CAUSE NO.: 11-2-01512-3
AGAINST: HARRY N. ANDERSON, III AND LORI A. ANDERSON; DONALD E. WEBB AND KAREN J. WEBB; CAPPSEALS, INC.
IN FAVOR OF: ACQUIRED CAPITAL I, L.P.
AMOUNT: \$854,238.36
ENTERED: NOVEMBER 18, 2011
CLARK COUNTY 11-9-07238-9
JUDGMENT NO.:
CLARK COUNTY 10-2-04573-6
SUPERIOR CAUSE NO.:
ATTORNEY FOR
CREDITOR: ROBERT R. ROWLEY

THIS JUDGMENT WAS RECORDED DECEMBER 8, 2011, UNDER COWLITZ COUNTY AUDITOR'S NO. 3447492.

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY
PURPOSE: ELECTRICAL TRANSMISSION
DATED: APRIL 4, 1952
RECORDED: APRIL 9, 1952
AUDITOR'S FILE NO.: 379469

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PACIFIC POWER AND LIGHT COMPANY
PURPOSE: RIGHT OF WAY EASEMENT
DATED: JULY 3, 1958
RECORDED: JULY 11, 1958
AUDITOR'S FILE NO.: 490185

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: UNITED STATES OF AMERICA
PURPOSE: MAINTAIN AND REBUILD A ROAD
DATED: JANUARY 13, 1959
RECORDED: FEBRUARY 2, 1959
AUDITOR'S FILE NO.: 499167
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY
PURPOSE: RIGHT-OF-WAY EASEMENT FOR POWER UNDERGROUND
DATED: JULY 28, 1975
RECORDED: AUGUST 26, 1975
AUDITOR'S FILE NO.: 780214
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

File Number: **CTL4101**

Policy Number: **LTSG 08032131**

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: RALPH BRYANT AND BETTY BRYANT, HUSBAND AND WIFE
PURPOSE: ROADWAY, UTILITY AND OTHER LAWFUL PURPOSES OVER,
UNDER AND ACROSS THE LAND 60 FEET IN WIDTH
DATED: MAY 26, 1978
RECORDED: OCTOBER 31, 1978
AUDITOR'S FILE NO.: 842912
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

9. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

DATED: MAY 24, 1985
RECORDED: JUNE 4, 1985
AUDITOR'S NO.: 850604021 VOLUME: 987 PAGE: 547

10. MATTERS SET FORTH BY SURVEY:

RECORDED: MAY 8, 1991
AUDITOR'S NO.: 910508039 VOLUME: 10 PAGE: 195

11. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGING IN THE COURSE OF THE HOUGHTON CREEK.

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: STATE OF WASHINGTON
PURPOSE: POWER LINE USE EASEMENT AND RIGHT-OF-WAY
RECORDED: AUGUST 1, 1957
AUDITOR'S FILE NO.: 475466
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

13. 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.

14. THE MANUFACTURED HOME, IF ANY, LOCATED ON THE LAND DESCRIBED HEREIN IS NOT CLASSIFIED AS REAL ESTATE PURSUANT TO RCW 65.20 AND IS EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS POLICY.

End of Schedule B Exceptions.

File Number: **CTL4101**

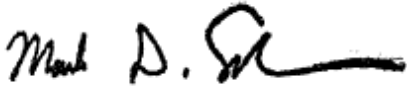
Policy Number: **LTSG 08032131**

NOTES:

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

- a. THE ADDRESS OF THE SUBJECT PROPERTY IS:
BARE LAND
WOODLAND, WA 98674
- 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: SECT, TWN, RNG 2-5N-1E DESC T-16E INCL FEE 3048075 EXC T-16E-1



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.

EXHIBIT "A"

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SECTION LINE OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE W.M., WHICH IS 460 FEET NORTH OF THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THE NEW LEWIS RIVER HIGHWAY 503 (1-S) AND SAID EAST SECTION LINE; THENCE WEST TO THE CENTER LINE OF HOUGHTON CREEK; THENCE SOUTHERLY ALONG THE CENTER LINE OF HOUGHTON CREEK TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THAT CERTAIN TRACT OF LAND RECORDED IN VOLUME 802, PAGE 1401, UNDER AUDITOR'S FILE NO. 758448, SOLD TO GEORGE FORD AND BEVERLY FORD, HIS WIFE; THENCE EAST 50 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE FORD TRACT OF LAND; THENCE SOUTH ALONG FORD'S EAST LINE A DISTANCE OF 240 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE LEWIS RIVER HIGHWAY; THENCE EAST ALONG SAID RIGHT OF WAY LINE TO THE EAST LINE OF SAID SECTION 2; THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING, THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WM, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EAST SECTION LINE OF SAID SECTION 2, WHICH IS 460 FEET NORTH OF THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THE NEW LEWIS RIVER HIGHWAY 503 (1-S) AND SAID EAST SECTION LINE;
THENCE WEST TO THE CENTERLINE OF HOUGHTON CREEK;
THENCE NORTHERLY ALONG SAID CENTERLINE TO ITS INTERSECTION WITH SAID EAST SECTION LINE;
THENCE SOUTH ALONG SAID EAST SECTION LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO US BANK, N.A. UNDER AUDITOR'S FILE NO. 3478919, RECORDED ON APRIL 30, 2013

SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON