

PARCEL NO.: WC3407011

ACCT. NO.: R006203

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number <b>CTL4108</b> Ref. No.:	Policy Number <b>LTSG 08046712</b>	Date of Policy <b>June 28, 2017</b> at 8:00 AM	Amount of Insurance <b>\$9,640.00</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:

**RIVERVIEW COMMUNITY BANK**

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: **CTL4108**

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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	\$1,868.08	\$0.00	\$1,868.08
2015	\$80.68	\$0.00	\$80.68
2016	\$110.74	\$0.00	\$110.74
2017	\$114.64	\$0.00	\$114.64

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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 THE TERMS AND CONDITIONS THEREOF:**

GRANTOR: DAVE'S VIEW, LLC  
TRUSTEE: RIVERVIEW SERVICES, INC.  
BENEFICIARY: RIVERVIEW COMMUNITY BANK  
AMOUNT: \$1,255,000.00  
DATED: MAY 24, 2006  
RECORDED: JUNE 20, 2006  
AUDITOR'S NO: 3301430  
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

**APPOINTMENT OF SUCCESSOR TRUSTEE:**

APPOINTED: HEURLIN, POTTER, JAHN, LEATHAM & HOLTMANN, P.S.  
DATED: NOVEMBER 2, 2010  
RECORDED: NOVEMBER 18, 2010  
AUDITOR'S NO.: 3427006

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

GRANTOR: CM2K INVESTMENTS, LLC  
TRUSTEE: RIVERVIEW SERVICES, INC.  
BENEFICIARY: RIVERVIEW COMMUNITY BANK  
AMOUNT: \$250,000.00  
DATED: AUGUST 22, 2007  
RECORDED: SEPTEMBER 27, 2007  
AUDITOR'S NO: 3348217  
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

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

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY  
PURPOSE: PIPELINES AND/OR MAINS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER  
RECORDED: FEBRUARY 14, 1957  
AUDITOR'S NO.: 467401  
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

5. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**  
GRANTEE: OLYMPIC PIPELINE COMPANY  
PURPOSE: RIGHT-OF-WAY FOR PIPELINE(S)  
RECORDED: JULY 12, 1965  
AUDITOR'S NO.: 610395  
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY
6. **POSSESSION AND USE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**  
DATED: AUGUST 10, 1994  
RECORDED: OCTOBER 3, 1994  
AUDITOR'S NO.: 941003110 VOLUME: 1187 PAGE: 1053  
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY
7. **COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS RECORDED JULY 9, 1993, UNDER AUDITOR'S FILE NO. 930709051. (INCLUDES THIS AND OTHER PROPERTY)**
8. **UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY DAVE'S VIEW AT MARTINS BLUFF HOMEOWNERS ASSOCIATION.**
9. **RIGHTS OF DAVE'S VIEW AT MARTINS BLUFF HOMEOWNERS ASSOCIATION TO LEVY AND COLLECT ASSESSMENTS.**
10. **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: JANUARY 17, 2007  
RECORDED: JANUARY 31, 2007  
AUDITOR'S NO.: 3324707  
AREA AFFECTED: PHASE 3
11. **MATTERS SET FORTH BY SURVEY:**  
RECORDED: JUNE 1, 2007  
AUDITOR'S NO.: 3336415 VOLUME: 28 PAGE: 175
12. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**  
DISCLOSED BY: INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 3388015  
PURPOSE: EASEMENT FOR ACCESS AND STORM WATER RETENTION FACILITY  
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY
13. **DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS AND RESERVATIONS AS DISCLOSED BY THE PLAT OF DAVE'S VIEW AT MARTINS BLUFF PHASE 3.**
14. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**  
DISCLOSED BY: PLAT OF DAVE'S VIEW AT MARTINS BLUFF PHASE 3  
PURPOSE: STORM DRAINAGE AND STORM POND EASEMENTS  
AREA AFFECTED: AS DELINEATED ON THE FACE OF SAID PLAT
15. **DRAINAGE WAYS AS DELINEATED ON THE FACE OF THE PLAT OF DAVE'S VIEW AT MARTINS BLUFF PHASE 3.**

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16. GEOLOGIC AREAS AS DELINEATED ON THE FACE OF THE PLAT OF DAVE'S VIEW AT MARTINS BLUFF PHASE 3.

17. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY:	PLAT OF DAVE'S VIEW AT MARTINS BLUFF PHASE 3
PURPOSE:	PRIVATE ROAD AND UTILITY EASEMENTS AND TURNAROUND EASEMENTS
AREA AFFECTED:	AS DELINEATED ON THE FACE OF SAID PLAT

18. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY
PURPOSE:	RIGHT-OF-WAY EASEMENT POWER
RECORDED:	NOVEMBER 14, 1950
AUDITOR'S FILE NO.:	352762
AREA AFFECTED:	INCLUDES THIS AND OTHER PROPERTY

19. WAIVER OF CLAIM FOR DAMAGES AND CONSENT TO LOCATE ROADS, AS DISCLOSED ON SAID DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 486200, DATED APRIL 15, 1958 AND RECORDED APRIL 17, 1958.

20. ANY QUESTIONS THAT MAY ARISE RELATIVE TO THE LOCATION OF THE OLD COUNTY ROAD AS ESTABLISHED IN 1913, REFERENCED IN THE CAPTIONED LEGAL DESCRIPTION.

21. RIGHT TITLE INTEREST OF EDDIE C. BARNHART, A SINGLE MAN, AS DISCLOSED BY AUDITOR'S FILE NO. 920908043.

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.

End of Schedule B Exceptions.

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NOTES:

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

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

BARE LAND  
KALAMA, WA 98625

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 34-6N-1W DESC T-9B-2



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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.



**EXHIBIT "A"**

**THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY THAT LIES SOUTH OF THE OLD COUNTY ROAD ESTABLISHED IN THE YEAR 1913. BEING A PORTION OF LAND CONVEYED TO WILLIAM F. JUNGNIKEL AND ANNIE E. JUNGNIKEL, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 21, 1950 UNDER AUDITOR'S FILE NO. 347749;**

**A PARCEL OF PROPERTY IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN COWLITZ COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34;  
THENCE NORTH 88° 26' 16" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 990.00 FEET;  
THENCE SOUTH 01° 09' 38" WEST 660.53 FEET;  
THENCE NORTH 88° 28' 04" WEST 175.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 88° 28' 04" WEST 415.00 FEET;  
THENCE SOUTH 01° 09' 38" WEST 589.36 FEET TO A POINT ON A 180.00 FOOT RADIUS CURVE TO THE LEFT WHICH HAS A TANGENT BEARING OF SOUTH 77° 53' 07" EAST INTO SAID CURVE AT THIS POINT;  
THENCE AROUND SAID 180.00 FOOT RADIUS CURVE TO THE LEFT 140.38 FEET;  
THENCE NORTH 57° 25' 51" EAST 22.07 FEET TO AN 80.00 FOOT RADIUS CURVE TO THE RIGHT;  
THENCE AROUND SAID 80.00 FOOT RADIUS CURVE TO THE RIGHT 124.31 FEET;  
THENCE SOUTH 33° 32' 13" EAST 20.83 FEET TO A POINT ON THE CENTERLINE OF MARTIN BLUFF ROAD, SAID POINT IS ON A 193.54 FOOT RADIUS CURVE TO THE RIGHT WHICH HAS A TANGENT BEARING OF NORTH 64° 37' 19" EAST INTO SAID CURVE AT THIS POINT;  
THENCE ALONG SAID CENTERLINE AND AROUND SAID 193.54 FOOT RADIUS CURVE TO THE RIGHT 38.12 FEET;  
THENCE ALONG SAID CENTERLINE NORTH 75° 54' 20" EAST 108.70 FEET TO A POINT WHICH BEARS SOUTH 01° 09' 38" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 01° 09' 38" EAST 543.34 FEET TO THE TRUE POINT OF BEGINNING.**

**EXCEPT COUNTY ROADS.**