

PARCEL NO.: 050210100

ACCT. NO.: R050640

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number <b>CTL4171</b> Ref. No.:	Policy Number <b>LTSG 08046699</b>	Date of Policy <b>June 21, 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:

**BRIAN DOUGLAS, WHO ALSO APPEARS OF RECORD AS BRIAN H. DOUGLAS, AS HIS SEPARATE ESTATE**

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.

SPECIAL EXCEPTIONS FROM COVERAGE

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

YEAR	AMOUNT	PAID	OWING
2017	\$91.80	\$45.90	\$45.90

TAX PARCEL NO.: 05021 ACCT. NO.: R026212 TAX CODE: 420E

YEAR	AMOUNT	PAID	OWING
2014	\$2,248.44	\$0.00	\$2,248.44
2015	\$377.28	\$0.00	\$377.28
2016	\$356.74	\$0.00	\$356.74
2017	\$380.04	\$0.00	\$380.04

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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. LIABILITY FOR EXEMPT TAXES IN THE EVENT OF SALE OF THE PROPERTY TO A TAX PAYER NOT ENTITLED TO AN EXEMPT STATUS. SAID TAXES MAY BECOME TAXABLE FROM THE DATE OF EXECUTION OF A CONVEYANCE TO A TAXABLE ENTITY AND SUBJECT TO THE LIEN OF REAL PROPERTY TAXES FOR THE BALANCE OF THE YEAR FROM THAT DATE, AND MAY BE FURTHER LIABLE FOR SUPPLEMENTAL ASSESSMENTS FOR GENERAL TAXES FOR PRIOR YEARS PURSUANT TO RCW 84-36-810. (A PORTION OF SAID PROPERTY)

3. DEED OF TRUST:

GRANTOR: BRIAN H. DOUGLAS, AN UNMARRIED INDIVIDUAL, AS HIS SEPARATE ESTATE

TRUSTEE: COWLITZ COUNTY TITLE COMPANY, A WASHINGTON CORPORATION

BENEFICIARY: WASHINGTON MUTUAL BANK, A WASHINGTON CORPORATION

AMOUNT: \$73,000.00

DATED: OCTOBER 15, 2004

RECORDED: OCTOBER 25, 2004

AUDITOR'S NO: 3239439

4. DEED OF TRUST SECURING A LINE OF CREDIT AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: BRIAN H. DOUGLAS

TRUSTEE: GROUP 9, INC.

BENEFICIARY: WASHINGTON MUTUAL BANK, FA

AMOUNT: \$20,000.00

DATED: FEBRUARY 3, 2006

RECORDED: FEBRUARY 28, 2006

AUDITOR'S FILE NO.: 3289301

INVESTIGATION SHOULD BE MADE TO DETERMINE THE PRESENT BALANCE OWING WITH THE APPROPRIATE LENDER/AGENCY/INDIVIDUAL. CAUTION SHOULD BE EXERCISED TO ENSURE THAT A RECONVEYANCE WILL BE OBTAINED AND THE LINE OF CREDIT WILL BE CLOSED.

CONTINUED...

**ASSIGNMENT OF SAID DEED OF TRUST:**

**ASSIGNEE:** JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
**RECORDED:** DECEMBER 3, 2012  
**AUDITOR'S FILE NO:** 3468642

5. **COWLITZ COUNTY SUPERIOR COURT JUDGMENT:**  
**AGAINST:** BRIAN H. DOUGLAS  
**IN FAVOR OF:** FIBRE FEDERAL CREDIT UNION  
**AMOUNT:** \$7,907.99  
**ENTERED:** FEBRUARY 19, 2009  
**CAUSE NO.:** 09-2-00156-2  
**ATTORNEY FOR CREDITOR:** MICHELLE M. BERTOLINO

SAID JUDGMENT WAS ALSO RECORDED MARCH 5, 2009 UNDER AUDITOR'S FILE NO. 3387857.

6. **COWLITZ COUNTY SUPERIOR COURT JUDGMENT:**  
**AGAINST:** BRIAN HAROLD DOUGLAS  
**IN FAVOR OF:** COWLITZ COUNTY SUPERIOR COURT CLERK  
**AMOUNT:** \$2,121.69  
**ENTERED:** MAY 16, 2012  
**JUDGMENT NO.:** 12-9-00955-1  
**CAUSE NO.:** 12-1-00071-6  
**ATTORNEY FOR CREDITOR:** NOT DISCLOSED

7. **COWLITZ COUNTY SUPERIOR COURT JUDGMENT:**  
**AGAINST:** BRIAN DOUGLAS  
**IN FAVOR OF:** MIDLAND FUNDING LLC  
**AMOUNT:** \$5,761.75  
**ENTERED:** APRIL 17, 2014  
**CAUSE NO.:** 14C0373  
**ATTORNEY FOR CREDITOR:** SUTTELL & HAMMER, P.S.

SAID JUDGMENT WAS ALSO RECORDED JUNE 4, 2014 UNDER AUDITOR'S FILE NO. 3502504.

8. **COWLITZ COUNTY SUPERIOR COURT JUDGMENT:**  
**AGAINST:** BRIAN DOUGLAS AND JANE DOE DOUGLAS  
**IN FAVOR OF:** SECURITY CREDIT SERVICES, LLC  
**AMOUNT:** \$1,885.23  
**ENTERED:** AUGUST 11, 2015  
**JUDGMENT NO.:** 15-9-01240-8  
**CAUSE NO.:** 14-2-00937-3  
**ATTORNEY FOR CREDITOR:** ROGER EDWARD RAHLFS

9. **NOTICE OF DISPUTED BOUNDARY LINE BY AND BETWEEN C. C. LAURSEN AND HELEN LAURSEN, HIS WIFE, AND DARRELL E. LEE AND VICTORIA L. LEE, HIS WIFE, DATED JUNE 22, 1972, RECORDED JUNE 22, 1972, UNDER AUDITOR'S FILE NO. 730436, TO WHICH REFERENCE IS HEREBY MADE FOR FULL PARTICULARS. (LOT 12)**

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- 10. 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. 418813 AND 418812.**
- 11. COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN DECLARATION ATTACHED TO SAID PLAT TO WHICH REFERENCE IS HEREBY MADE.**
- 12. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:  
EXECUTED BY: THE LONGVIEW COMPANY, A CORPORATION  
RECORDED: JULY 19, 1937  
AUDITOR'S NO.: 158902**
- 13. DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS AND RESERVATIONS AS DISCLOSED BY THE PLAT OF HILLSIDE ACRES NO. 2.**
- 14. 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:

4433 SUNSET WAY  
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: SUB HILLSIDE AC 2 BLK 7 LOT 12, 13



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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"**

**LOTS 12 AND 13, BLOCK 7, HILLSIDE ACRES NO. 2, AS RECORDED IN VOLUME 6 OF PLATS,  
PAGE 49, RECORDS OF SAID COUNTY.**

**EXCEPT THAT PORTION OF LOT 13, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 13 AND THE WESTERLY  
RIGHT OF WAY LINE OF SUNSET WAY;  
THENCE SOUTH 74° 41' 18" WEST ALONG THE SOUTH LINE OF SAID LOT 411.91 FEET TO THE  
SOUTHWEST CORNER THEREOF;  
THENCE NORTH 25° 46' 40" WEST 52.6 FEET;  
THENCE NORTH 79° 40' 00" EAST 432.0 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF  
WAY LINE OF SUNSET WAY;  
THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 14° 27' WEST 15.0 FEET TO THE POINT OF  
BEGINNING.**

**INCLUDING THE MANUFACTURED HOME LOCATED THEREON, TITLE TO WHICH WAS  
ELIMINATED BY INSTRUMENT RECORDED JANUARY 24, 2001, UNDER AUDITOR'S FILE NO.  
3105834.**

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