

PARCEL NO.: WE2608016

ACCT. NO.: R052236

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number <b>CTL4172</b> Ref. No.:	Policy Number <b>LTSG 08046696</b>	Date of Policy <b>June 21, 2017</b> at 8:00 AM	Amount of Insurance <b>\$1,610.00</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:  
**JASON FORSTER AND JENNIFER FORSTER, 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: **CTL4172**

Policy Number: **LTSG 08046696**

**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	\$1,829.48	\$0.00	\$1,829.48
2015	\$41.04	\$0.00	\$41.04
2016	\$40.10	\$0.00	\$40.10
2017	\$40.82	\$0.00	\$40.82

TAX PARCEL NO.: WE2608016 ACCT. NO.: R052236 TAX CODE: 850

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: JASON FORSTER AND JENNIFER FORSTER, HUSBAND AND WIFE  
TRUSTEE: NORTHWEST TRUSTEE SERVICES, LLC  
BENEFICIARY: WELLS FARGO BANK, N.A.  
AMOUNT: \$324,000.00  
DATED: JULY 24, 2007  
RECORDED: JULY 30, 2007  
AUDITOR'S FILE NO.: 3342547

ASSIGNMENT OF SAID DEED OF TRUST:

ASSIGNEE: BAYVIEW LOAN SERVICING, LLC  
RECORDED: AUGUST 28, 2013  
AUDITOR'S FILE NO: 3487562

3. COWLITZ COUNTY SUPERIOR COURT JUDGMENT:

AGAINST: JASON M. FORSTER  
IN FAVOR OF: CITIBANK SOUTH DAKOTA NA  
AMOUNT: \$9,286.49  
ENTERED: JULY 7, 2009  
JUDGMENT NO.: 09-9-01613-1  
CAUSE NO.: 09-2-01343-9  
ATTORNEY FOR CREDITOR: SUTTELL & ASSOCIATES, P.S.

4. RESERVATIONS CONTAINED IN DEED RECORDED UNDER AUDITOR'S FILE NOS. 166022 AND 235125.

5. MATTERS SET FORTH BY SURVEY:

RECORDED: MARCH 21, 1975  
AUDITOR'S NO.: 772673 VOLUME: 1 PAGE: 157

6. RIGHT TO THE WATERS OF LIBBY SPRING, NOT TO EXCEED 0.04 CUBIC FEET PER SECOND, UNDER STATE CERTIFICATE ISSUED NOVEMBER 6, 1992, TO ARDITH LIBBY, RECORDED UNDER AUDITOR'S FILE NO. 940526078, VOLUME 1177, PAGE 1939.

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

**GRANTEE:** P.U.D. NO. 1 OF COWLITZ COUNTY  
**PURPOSE:** RIGHT OF WAY FOR POWER UNDERGROUND  
**DATED:** JUNE 17, 1997  
**RECORDED:** JULY 25, 1997  
**AUDITOR'S NO.:** 970725027 VOLUME: 1270 PAGE: 0063  
**AREA AFFECTED:** INCLUDES THIS AND OTHER PROPERTY

**8. ROAD MAINTENANCE AGREEMENT AND LAND USE RESTRICTIONS DATED SEPTEMBER 7, 1999 AND RECORDED SEPTEMBER 7, 1999 UNDER AUDITOR'S FILE NOS. 3067566 AND 3067567.**

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

**RECORDED:** APRIL 16, 1998  
**AUDITOR'S NO.:** 3017520 VOLUME: 18 PAGE: 100

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

**GRANTEE:** PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY  
**PURPOSE:** RIGHT OF WAY EASEMENT POWER UNDERGROUND  
**RECORDED:** OCTOBER 4, 2001  
**AUDITOR'S NO.:** 3127827  
**AREA AFFECTED:** INCLUDES THIS AND OTHER PROPERTY

**11. ASSIGNMENT OF RIGHT OF WAY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**GRANTEE:** PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY  
**DATED:** OCTOBER 8, 2001  
**RECORDED:** OCTOBER 9, 2001  
**AUDITOR'S FILE NO.:** 3127967  
**AREA AFFECTED:** INCLUDES THIS AND OTHER PROPERTY

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

**RECORDED:** JUNE 11, 2001  
**AUDITOR'S NO.:** 3150842 VOLUME: 23 PAGE: 113

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

**RECORDED:** OCTOBER 30, 2002  
**AUDITOR'S NO.:** 3163901 VOLUME: 23 PAGE: 196

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

**GRANTEE:** P.U.D. NO. 1 OF COWLITZ COUNTY  
**PURPOSE:** RIGHT OF WAY EASEMENT POWER UNDERGROUND  
**DATED:** OCTOBER 23, 2002  
**RECORDED:** NOVEMBER 4, 2002  
**AUDITOR'S NO.:** 3164238  
**AREA AFFECTED:** INCLUDES THIS AND OTHER PROPERTY

**15. TERMS, CONDITIONS AND OBLIGATIONS AS IMPOSED BY FINDINGS OF FACTS AND CONCLUSIONS OF LAW CONTAINED IN COWLITZ COUNTY SUPERIOR COURT:**

**CASE NO.:** 93-2-00214-0  
**FILLED:** JANUARY 21, 1994  
**REGARDING:** ALLOCATION OF BRIDGE MAINTENANCE COST  
**AFFECTS:** SAID PREMISES AND INCLUDES OTHER PROPERTY

**16. ROAD MAINTENANCE AGREEMENT AND LAND USE RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF, RECORDED OCTOBER 20, 2003 UNDER AUDITOR'S FILE NUMBER 3204235.**

**17. PROVISIONAL ROADWAY/ BRIDGE MAINTENCE COVENANT RECORDED APRIL 11, 2005 UNDER AUDITOR'S FILE NO. 3254618**

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

**RECORDED:** AUGUST 1, 2000  
**AUDITOR'S NO.:** 3093025 VOLUME: 21 PAGE: 131

**19. 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:

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

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

BARE LAND  
KELSO, WA 98626

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: 26-8N-1W T-8D-2 AKA PORTION OF TR 9



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.: WE2608016**  
**ACCT. NO.: R052236**

File No.: CTL4172

**EXHIBIT "A"**

**THAT PORTION OF LOT 9, OF SURVEY RECORDED AUGUST 1, 2000 IN VOLUME 21 OF SURVEYS, PAGE 131 UNDER AUDITOR'S FILE NO. 3093025 THAT LIES IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN.**

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