

PARCEL NO.: WJ3312010

ACCT. NO.: R092283

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number CTL4179 Ref. No.:	Policy Number LTSG 08046702	Date of Policy June 26, 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:

TROUT LAKES JOINT VENTURE

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: **CTL4179**

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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	\$2,452.54	\$0.00	\$2,452.54
2015	\$644.72	\$0.00	\$644.72
2016	\$651.34	\$0.00	\$651.34
2017	\$688.20	\$0.00	\$688.20

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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 SECURITY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: GOLDEN CREST HOMES LLC
TRUSTEE: CASCADE TITLE COMPANY
BENEFICIARY: ROTHAUGE DEVELOPMENT LLC
AMOUNT: \$507,500.00
DATED: OCTOBER 24, 2006
RECORDED: OCTOBER 25, 2006
AUDITOR'S NO: 3315558 AND 3315559
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

APPOINTMENT OF SUCCESSOR TRUSTEE:

APPOINTED: SECURITY TITLE AGENCY, INC.
RECORDED: JANUARY 30, 2007
AUDITOR'S NO.: 3324607

APPOINTMENT OF SUCCESSOR TRUSTEE:

APPOINTED: STEWART TITLE COMPANY
ADDRESS: 1700 HUDSON STREET, SUITE 201, LONGVIEW, WA 98632
RECORDED: APRIL 14, 2014
AUDITOR'S FILE NO: 3499688

APPOINTMENT OF SUCCESSOR TRUSTEE:

APPOINTED: STEWART TITLE COMPANY
ADDRESS: 1700 HUDSON ST., SUITE 200, LONGVIEW, WA 98632
RECORDED: DECEMBER 13, 2016
AUDITOR'S FILE NO: 3558082

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

GRANTOR: GOLDEN CREST HOMES LLC, A OREGON LIMITED LIABILITY COMPANY
TRUSTEE: CASCADE TITLE COMPANY
BENEFICIARY: TROUT LAKES JOINT VENTURE
AMOUNT: \$75,000.00
DATED: OCTOBER 24, 2006
RECORDED: OCTOBER 25, 2006
AUDITOR'S NO: 3315560
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

File Number: CTL4179

4. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: TROUT LAKES JOINT VENTURE
TRUSTEE: CASCADE TITLE COMPANY
BENEFICIARY: ROTHAUGE DEVELOPMENT, LLC
AMOUNT: \$122,500.00
DATED: JUNE 16, 2008
RECORDED: JUNE 19, 2008
AUDITOR'S NO.: 3370356
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

APPOINTMENT OF SUCCESSOR TRUSTEE:

APPOINTED: STEWART TITLE COMPANY
ADDRESS: 1700 HUDSON STREET, SUITE 201, LONGVIEW, WA 98632
RECORDED: APRIL 14, 2014
AUDITOR'S FILE NO.: 3499690

5. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: TROUT LAKES JOINT VENTURE
TRUSTEE: CASCADE TITLE COMPANY
BENEFICIARY: MONA L. SMITH
AMOUNT: \$17,000.00
DATED: FEBRUARY 10, 2011
RECORDED: FEBRUARY 11, 2011
AUDITOR'S NO.: 3432033
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

APPOINTMENT OF SUCCESSOR TRUSTEE:

APPOINTED: STEWART TITLE COMPANY
ADDRESS: 1700 HUDSON STREET, SUITE 201, LONGVIEW, WA 98632
RECORDED: APRIL 14, 2014
AUDITOR'S FILE NO.: 3499686

6. EASEMENTS AND THE TERMS AND CONDITIONS THEREOF

GRANTEE: UNITED STATES OF AMERICA
PURPOSE: ACCESS ROAD
DATED: APRIL 15, 1941
RECORDED: APRIL 29, 1941
AUDITOR'S NO.: 210489 VOLUME: 267 PAGE: 104

7. MATTERS SET FORTH BY SURVEY:

RECORDED: APRIL 17, 1998
AUDITOR'S NO.: 3017664 VOLUME: 19 PAGE: 9 and 10

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: P.U.D. NO. 1 OF COWLITZ COUNTY
PURPOSE: ELECTRICAL TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM
RECORDED: FEBRUARY 28, 1941
AUDITOR'S NO.: 207395
AREA AFFECTED: SAID PROPERTY

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: ROBERT B. DAVIDSON & D FAITH DAVIDSON, HUSBAND & WIFE
PURPOSE: ROAD AND UTILITY PURPOSES, OVER, UNDER, AND ACROSS THAT CERTAIN EXISTING ROAD KNOWN AS TROUT LAKES ROAD
DATED: JUNE 24, 1996
RECORDED: JUNE 25, 1996
AUDITOR'S NO.: 960625028 VOLUME: 1233 PAGE: 0965

10. EASEMENTS, RESTRICTIONS AND RECITAL SET FORTH ON THE FACE OF SHORT PLAT RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 830824001.

11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: AUDITOR'S FILE NO. 970709071
PURPOSE: ROAD AND UTILITY
AREA AFFECTED: PORTION OF SAID PROPERTY

12. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: P.U.D. NO. 1 OF COWLITZ COUNTY
PURPOSE: RIGHT OF WAY FOR POWER UNDERGROUND
DATED: AUGUST 29, 1983
RECORDED: SEPTEMBER 14, 1983
AUDITOR'S NO.: 830914025 VOLUME: 959 PAGE: 547
AREA AFFECTED: SAID PROPERTY

CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.

13. EASEMENT FOR TRANSMISSION LINE RIGHT OF WAY 300 FEET IN WIDTH WITH APPURTENANT RIGHTS, AS ACQUIRED BY THE UNITED STATES OF AMERICA UNDER DECLARATION OF TAKING ENTERED IN CAUSE NO. 77, UNITES STATES DISTRICT COURT, HOLDING TERMS AT TACOMA. CERTIFIED COPY OF JUDGMENT THEREIN RECORDED UNDER AUDITOR'S FILE NO. 184308. REFERENCE TO SAID RECORD IS MADE FOR FURTHER PARTICULARS.

14. RIGHT TO THE WATERS OF UNNAMED SPRINGS NOT TO EXCEED 2.02 CUBIC FEET PER SECOND, UNDER STATE CERTIFICATE:

ISSUED: APRIL 22, 1983
RECORDED: APRIL 25, 1986
AUDITOR'S NO.: 860425043 VOLUME: 1001 PAGE: 460

15. MATTERS SET FORTH BY SURVEY:

AUDITOR'S NO.: 831114001 VOLUME: 6 PAGE: 82

16. MATTERS SET FORTH BY SURVEY:

AUDITOR'S NO.: 3019590 VOLUME: 19 PAGE: 33

17. RESERVATIONS CONTAINED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 960628181, AS FOLLOWS:

RESERVING TO GRANTOR AN EASEMENT 60 FEET IN WIDTH, 30 FEET ON EACH SIDE OF THE CENTERLINE OF THE EXISTING ROAD, FOR INGRESS, EGRESS, AND UTILITY PURPOSES.

- 18. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
DISCLOSED BY: AUDITOR'S FILE NO. 970205075
PURPOSE: A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT OVER AND ACROSS AN EXISTING ROAD SYSTEM
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY
- 19. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TROUT LAKES ESTATES CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON, IMPOSED BY INSTRUMENT RECORDED ON MARCH 9, 1998, UNDER AUDITOR'S FILE NO. 3013619.**
- 20. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
PURPOSE: ROAD EASEMENT
RECORDED: MARCH 1, 2002
AUDITOR'S NO.: 3141260
- 21. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**
BETWEEN: CLAUDIA ENEVOLDSEN
AND: CHANDLER & JOAN NOERENBERG, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE NOERENBERG LIVING TRUST
DATED: FEBRUARY 28TH, 2002
RECORDED: MARCH 1, 2002
AUDITOR'S NO.: 3141261
REGARDING: ROAD EASEMENT AND MAINTENANCE AGREEMENT
- 22. WATER EASEMENT AND AGREEMENT FOR AN OFF-SITE WATER SOURCE RECORDED AUGUST 25, 2009 UNDER AUDITOR'S FILE NO. 3400913 AND RE-RECORDED MARCH 1, 2010 UNDER AUDITOR'S FILE NO. 3411241.**
- 23. WATER USERS EASEMENT AND AGREEMENT RECORDED AUGUST 25, 2009 UNDER AUDITOR'S FILE NO. 3400914 AND RE-RECORDED MARCH 1, 2010 UNDER AUDITOR'S FILE NO. 3411242.**
- 24. EASEMENTS, RESTRICTIONS AND RECITAL SET FORTH ON THE FACE OF SHORT PLAT RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3414064, VOLUME 16, PAGES 69 AND 70.**
- 25. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
GRANTEE: TODD A. WADE; TROUT LAKES JOINT VENTURE, A WASHINGTON PARTNERSHIP
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDED: NOVEMBER 21, 2016
AUDITOR'S FILE NO.: 3556671
- 26. 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
CASTLE ROCK, WA 98611

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 33-9N-2W DESC CC16069 LOT 2



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.

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EXHIBIT "A"

LOT 2 OF TROUT LAKES ESTATES SHORT PLAT-AMENDED UNDER COWLITZ COUNTY SHORT PLAT NO. CC07-15, AS RECORDED APRIL 21, 2010 IN VOLUME 16 OF SHORT PLATS, PAGE 69 AND 70, UNDER AUDITOR'S FILE NO. 3414064, RECORDS OF COWLITZ COUNTY, WASHINGTON. BEING A RE-PLAT OF LOT 1 OF SHORT SUBDIVISION NO. 83-024 RECORDED IN VOLUME 5 OF SHORT PLATS PAGE 145 UNDER AUDITOR'S FILE NO. 830824001 AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 2 W OF THE W.M.

SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON