

PARCEL NO.: 507270300

ACCT. NO.: R092540

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number <b>CTL4181</b> Ref. No.:	Policy Number <b>LTSG 08046704</b>	Date of Policy <b>June 26, 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:

**NORTHWEST INVESTMENT SPECIALISTS, INC., AN OREGON BUSINESS CORPORATION**

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: **CTL4181**

Policy Number: **LTSG 08046704**

**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	\$4,299.52	\$0.00	\$4,299.52
2015	\$2,475.06	\$0.00	\$2,475.06
2016	\$2,390.30	\$0.00	\$2,390.30
2017	\$2,351.92	\$0.00	\$2,351.92

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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. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

GRANTEE: NORTHWESTERN LONG DISTANCE TELEPHONE COMPANY  
PURPOSE: TELEPHONE AND TELEGRAPH PURPOSES  
RECORDED: JULY 5, 1907  
AUDITOR'S NO.: 1241 VOLUME: 27 PAGE: 375  
AREA AFFECTED: SAID PROPERTY

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

GRANTEE: NORTHWESTERN LONG DISTANCE TELEPHONE COMPANY  
PURPOSE: TELEPHONE AND TELEGRAPH PURPOSES  
RECORDED: JULY 5, 1907  
AUDITOR'S NO.: 1242 VOLUME: 27 PAGE: 376  
AREA AFFECTED: SAID PROPERTY

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

GRANTEE: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: OVERHANG ARMS WITH NECESSARY WIRES AND FIXTURES  
RECORDED: JANUARY 3, 1917  
AUDITOR'S NO.: 10350 PAGE: 488  
AREA AFFECTED: SAID PROPERTY

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

GRANTEE: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: ONE ANCHOR WITH NECESSARY WIRES AND FIXTURES  
RECORDED: JANUARY 3, 1917  
AUDITOR'S NO.: 10352 PAGE: 488  
AREA AFFECTED: SAID PROPERTY

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

GRANTEE: NORTH COAST POWER COMPANY  
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTING LINE  
RECORDED: FEBRUARY 15, 1917  
AUDITOR'S NO.: 10571 PAGE: 631  
AREA AFFECTED: SAID PROPERTY

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

**GRANTEE:** P.U.D. NO. 1 OF COWLITZ COUNTY  
**DATED:** JULY 25, 1950  
**RECORDED:** AUGUST 4, 1950  
**AUDITOR'S NO.:** 346700 VOLUME: 488 PAGE: 676  
**AREA AFFECTED:** INCLUDES THIS AND OTHER PROPERTY

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

**GRANTEE:** P.U.D. NO. 1 OF COWLITZ COUNTY  
**DATED:** FEBRUARY 28, 1948  
**RECORDED:** MARCH 17, 1948  
**AUDITOR'S NO.:** 301995 VOLUME: 412 PAGE: 121  
**AREA AFFECTED:** INCLUDES THIS AND OTHER PROPERTY

**9. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON, RECORDED UNDER AUDITOR'S FILE NOS. 430116 AND 253982.**

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

**GRANTEE:** P.U.D. NO. 1 OF COWLITZ COUNTY  
**DATED:** APRIL 30, 1963  
**RECORDED:** MAY 1, 1963  
**AUDITOR'S NO.:** 565535 VOLUME: 695 PAGE: 688  
**AREA AFFECTED:** INCLUDES THIS AND OTHER PROPERTY

**11. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON, RECORDED UNDER AUDITOR'S FILE NO. 430117. (INCLUDES THIS AND OTHER PROPERTY)**

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

**GRANTEE:** CITY OF WOODLAND  
**PURPOSE:** THE RIGHT TO BUILD, CONSTRUCT, OPERATE, MAINTAIN AND REPAIR A WATER AND SEWER LINE OF SUCH SIZE AND MATERIAL AS DEEMED NECESSARY  
**DATED:** AUGUST 29, 1994  
**RECORDED:** MARCH 12, 1999  
**AUDITOR'S NO.:** 3050973  
**AREA AFFECTED:** INCLUDES THIS AND OTHER PROPERTY

**13. 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  
**RECORDED:** JUNE 28, 1999  
**AUDITOR'S NO.:** 3060857  
**AREA AFFECTED:** SAID PROPERTY

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

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

**RECORDED:** JULY 10, 2003  
**AUDITOR'S NO.:** 3191195 VOLUME: 1 PAGE: 44 OF BINDING SITE PLANS

15. COVENANTS, CONDITIONS AND RESTRICTIONS OF PACIFIC PARK CENTER PHASE III BINDING SITE PLAT RECORDED MAY 10, 2006 UNDER AUDITOR'S FILE NO. 3297049.

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	CITY OF WOODLAND, A MUNICIPAL CORPORATION
PURPOSE:	RIGHTS OF WAY DESIGNATED AS BELMONT LOOP AND FRANKLIN STREET, AND EASEMENTS FOR UTILITIES, SLOPE, AND TEMPORARY EMERGENCY TURNAROUND
RECORDED:	MAY 10, 2006
AUDITOR'S FILE NO.:	3297050

17. MATTERS SET FORTH BY SURVEY:

RECORDED:	OCTOBER 13, 2004
AUDITOR'S NO.:	3238514 VOLUME: 25 PAGE: 178

18. 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:

1837 BELMONT LOOP  
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: BSP01045 LOT 14 STRONG DLC



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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"**

**LOT 14 OF PACIFIC PARK CENTER BINDING SITE PLAN PHASE 3 AS RECORDED IN VOLUME 1 OF BINDING SITE PLANS, PAGE 45 UNDER AUDITOR'S FILE NO. 3238513. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A PORTION OF SOLOMON STRONG DLC MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF LOT Q OF PACIFIC PARK CENTER PHASE 2 AS RECORDED IN VOLUME 1, PAGES 31-35, COWLITZ COUNTY RECORDS OF WASHINGTON,**

**THENCE SOUTH 82° 26' 19" EAST, 331.44 FEET TO THE EAST RIGHT-OF-WAY OF FRANKLIN STREET;**

**THENCE NORTH 07° 26' 35" EAST ALONG SAID RIGHT-OF-WAY, 70.29 FEET TO A 382-FOOT RADIUS CURVE TO THE LEFT AND THE POINT OF BEGINNING, THE CHORD OF WHICH BEARS NORTH 00° 43' 49" WEST, 108.62 FEET;**

**THENCE ALONG SAID CURVE 108.99 FEET;**

**THENCE NORTH 79° 59' 51" EAST, 306.49 FEET TO THE WEST RIGHT-OF-WAY OF OLD PACIFIC HIGHWAY AND A 909.93-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 28° 36' 59" EAST, 173.41 FEET;**

**THENCE ALONG SAID CURVE 173.69 FEET;**

**THENCE SOUTH 88° 33' 50" WEST, 383.62 FEET TO THE POINT OF BEGINNING.**

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