

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number CTL4143 Ref. No.:	Policy Number LTSG 08046666	Date of Policy June 14, 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:
T & K WEATHERS LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP
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
2014	\$2,992.17	\$0.00	\$2,992.17
2015	\$1,096.41	\$0.00	\$1,096.41
2016	\$861.47	\$0.00	\$861.47
2017	\$1,509.16	\$0.00	\$1,509.16

TAX PARCEL NO.: 20197

ACCT. NO.: R034185

TAX CODE: 800

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: T & K WEATHERS LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
BENEFICIARY: WAPITI VENTURES LLC, AN OREGON LIMITED LIABILITY COMPANY
AMOUNT: \$160,000.00
DATED: JANUARY 7, 2013
RECORDED: JANUARY 8, 2013
AUDITOR'S NO.: 3471032
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

3. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS & KATHY WEATHERS
AMOUNT: \$117,293.36
FILED: APRIL 13, 2007
AUDITOR'S NO.: 3331794
IDENTIFYING NO.: 541-56-7969

4. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS & KATHY WEATHERS
AMOUNT: \$125,434.69
FILED: SEPTEMBER 6, 2007
AUDITOR'S NO.: 3346392
IDENTIFYING NO.: XXX-XX-7969

5. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS & KATHY WEATHERS
AMOUNT: \$125,434.69
FILED: SEPTEMBER 17, 2007
AUDITOR'S NO.: 3347324
IDENTIFYING NO.: XXX-XX-7969

6. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS & KATHY WEATHERS
AMOUNT: \$125,434.69
FILED: SEPTEMBER 17, 2007
AUDITOR'S NO.: 3347325
IDENTIFYING NO.: XXX-XX-7969

7. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS & KATHY WEATHERS
AMOUNT: \$125,434.69
FILED: SEPTEMBER 17, 2007
AUDITOR'S NO.: 3347326
IDENTIFYING NO.: XXX-XX-7969

8. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS & KATHY WEATHERS
AMOUNT: \$125,434.69
FILED: SEPTEMBER 17, 2007
AUDITOR'S NO.: 3347327
IDENTIFYING NO.: XXX-XX-7969

9. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE/TRANSFeree/ALTER EGO OF KATHY J. WEATHERS
AMOUNT: \$61,014.52
FILED: MAY 14, 2008
AUDITOR'S NO.: 3367221
IDENTIFYING NO.: XXX-XX-2936

10. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERS, WEATHERS, THOMAS D. GEN PTR, A PARTNERSHIP
AMOUNT: \$7,520.00
FILED: APRIL 22, 2011
AUDITOR'S NO.: 3435668
IDENTIFYING NO.: 91-1722755

11. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF KATHY WEATHERS REGARDING THE REAL PROPERTY LISTED ON ATTACHMENT
AMOUNT: \$652,148.29
FILED: DECEMBER 5, 2011
AUDITOR'S NO.: 3447236
IDENTIFYING NO.: XXX-XX-2936

12. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS WEATHERS REGARDING THE REAL PROPERTY LISTED ON ATTACHMENT
AMOUNT: \$1,193,510.08
FILED: DECEMBER 5, 2011
AUDITOR'S NO.: 3447237
IDENTIFYING NO.: XXX-XX-7969

13. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF THOMAS & KATHY WEATHERS REGARDING THE REAL PROPERTY LISTED ON ATTACHMENT
AMOUNT: \$157,635.75
FILED: DECEMBER 5, 2011
AUDITOR'S NO.: 3447238
IDENTIFYING NO.: XXX-XX-7969

14. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERS, WEATHERS, THOMAS D. GEN PTR, A PARTNERSHIP
AMOUNT: \$7,620.00
FILED: JANUARY 17, 2012
AUDITOR'S NO.: 3449625
IDENTIFYING NO.: 91-1722755

15. NOTICE OF FEDERAL TAX LIEN:

AGAINST: T & K WEATHERS LIMITED PARTNERS, THOMAS D WEATHERS, GEN PTR, A PARTNERSHIP
AMOUNT: \$1,170.00
FILED: SEPTEMBER 19, 2012
AUDITOR'S NO.: 3463822
IDENTIFYING NO.: 91-1722755

16. SUBORDINATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BY AGREEMENT

RECORDED: JANUARY 17, 2013
AUDITOR'S NO.: 3471648

THE ABOVE INTERNAL REVENUE SERVICE LIENS WERE MADE SUBORDINATE TO THE DEED OF TRUST RECORDED UNDER AUDITOR'S FILE NO. 3471032, SET FORTH IN PARAGRAPH 2 HEREIN.

17. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: A.D. TRACY AND REBECCA J. TRACY, HIS WIFE
PURPOSE: RIGHT OF WAY OVER AND ACROSS THE NORTH END OF THE PROPERTY HEREIN DESCRIBED OF SUFFICIENT WIDTH FOR INGRESS AND EGRESS WITH A TEAM OF HORSES AND WAGON OR AUTO TRUCK
DATED: JANUARY 27, 1941
RECORDED: FEBRUARY 15, 1941
AUDITOR'S NO.: 206819 VOLUME: 262 PAGE: 455
AREA AFFECTED: SAID PREMISES

File Number: CTL4143

Policy Number: LTSG 08046666

18. NOTICE OF FEDERAL TAX LIEN, FILED APRIL 13, 2007, AS
FILE NO.: 3331791
AMOUNT: \$117,293.36
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF
THOMAS & KATHY WEATHERS
DATED: APRIL 13, 2007
19. NOTICE OF FEDERAL TAX LIEN, FILED APRIL 13, 2007, AS
FILE NO.: 3331792
AMOUNT: \$117,293.36
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF
THOMAS & KATHY WEATHERS
DATED: APRIL 13, 2007
20. NOTICE OF FEDERAL TAX LIEN, FILED APRIL 13, 2007, AS
FILE NO.: 3331793
AMOUNT: \$117,293.36
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE FOR
THOMAS & KATHY WEATHERS
DATED: APRIL 13, 2007
21. NOTICE OF FEDERAL TAX LIEN, FILED APRIL 13, 2007, AS
FILE NO.: 3331795
AMOUNT: \$117,293.36
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE NOMINEE OF
THOMAS & KATHY WEATHERS
DATED: APRIL 13, 2007
22. NOTICE OF FEDERAL TAX LIEN, FILED MAY 14, 2008, AS
FILE NO.: 3367220
AMOUNT: \$61,014.52
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE
NOMINEE/TRANSFEE/ALTER EGO OF KATHY J. WEATHERS
DATED: MAY 9, 2008
23. NOTICE OF FEDERAL TAX LIEN, FILED MAY 14, 2008, AS
FILE NO.: 3367222
AMOUNT: \$61,014.52
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE
NOMINEE/TRANSFEE/ALTER EGO OF KATHY J. WEATHERS
DATED: MAY 9, 2008

File Number: CTL4143

24. NOTICE OF FEDERAL TAX LIEN, FILED MAY 14, 2008, AS

FILE NO.: 3367223
AMOUNT: \$61,014.52
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE
NOMINEE/TRANSFeree/ALTER EGO OF KATHY J. WEATHERS
DATED: MAY 9, 2008

25. NOTICE OF FEDERAL TAX LIEN, FILED MAY 14, 2008, AS

FILE NO.: 3367224
AMOUNT: \$61,014.52
FOR: UNPAID TAXES
AGAINST: T & K WEATHERS LIMITED PARTNERSHIP AS THE
NOMINEE/TRANSFeree/ALTER EGO OF KATHY J. WEATHERS
DATED: MAY 9, 2008

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.

File Number: **CTL4143**

PARCEL NO.: 20197
ACCT. NO.: R034185
Policy Number: **LTSG 08046666**

NOTES:

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

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

603 ACADEMY ST.
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: KELSO OLD TOWN BLK 29 LOT 7



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.: 20197
ACCT. NO.: R034185

File No.: CTL4143

EXHIBIT "A"

THE WEST 33 1/3 FEET OF LOT 7, BLOCK 29, THE NEW TOWN OF KELSO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 12, RECORDS OF SAID COUNTY.

SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON