

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

SCHEDULE A

Office File Number CTL6103	Policy Number LTSG 08046725	Date of Policy June 08, 2018 at 8:00 AM	Amount of Insurance \$34,950.00	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:
ROLLIE ALFRED JACOBS, AS TO A 1/3 INTEREST, DOROTHY WINIFRED KINNUNEN, AS TO A 1/3 INTEREST, AND SARA JANE ALLISON, AS TO A 1/3 INTEREST, EACH AS TO THEIR 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

File Number: **CTL6103**

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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
2015	\$2,243.83	\$0.00	\$2,243.83
2016	\$367.52	\$183.76	\$183.76
2017	\$376.86	\$0.00	\$376.86
2018	\$463.66	\$0.00	\$463.66

TAX PARCEL NO.: EH3311003 ACCT. NO.: R002728 TAX CODE: 920

FIRST HALF OF GENERAL TAXES BECOME DELINQUENT ON MAY 1. SECOND HALF OF GENERAL TAXES BECOME DELINQUENT ON NOVEMBER 1.

2. REAL ESTATE CONTRACT AND THE TERMS AND CONDITIONS THEREOF:

SELLER: ESTATE OF KENNETH JACOBS
PURCHASER: PAUL E. USKOSKI, PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE IF MARRIED.
DATED: APRIL 5, 1983
RECORDED: APRIL 8, 1983
AUDITOR'S NO.: 830408043 VOLUME: 951 PAGE: 720
EXCISE NO.: 123332

SELLER'S INTEREST ASSIGNED:

TO: MUTUAL MORTGAGE AND INVESTMENT CO., INC., A WASHINGTON CORPORATION AS TO A 1/3 INTEREST
RECORDED: APRIL 3, 1987
AUDITOR'S NO.: 870403007 VOLUME: 1018 PAGE: 450

SELLER'S INTEREST ASSIGNED:

TO: NOBLE H. ELLISON, A SINGLE MAN, AS TO A 1/3 INTEREST
RECORDED: APRIL 5, 1988
AUDITOR'S NO.: 880405009 VOLUME: 1037 PAGE: 907

SELLER'S INTEREST ASSIGNED BY SUCCESSIVE ASSIGNMENT:

TO: SARA JANE ALLISON, A SINGLE WOMAN AS TO A 1/3 INTEREST
RECORDED: SEPTEMBER 26, 1989
AUDITOR'S NO.: 890926033 VOLUME: 1064 PAGE: 905

REMAINDER SELLER'S INTEREST OF CONTRACT AND DEED HELD BY ROLLIE ALFRED JACOBS, AS TO A 1/3 INTEREST, AND DOROTHY WINIFRED KINNUNEN, AS TO A 1/3 INTEREST, PURSUANT TO THE FINAL ORDER IN PROBATE CASE NO. 11260 FILED ON JANUARY 5, 1984

3. LIEN CLAIMED BY THE STATE OF WASHINGTON:

DEPARTMENT OF: STATE OF WASHINGTON DEPARTMENT OF SOCIAL AND HEALTH SERVICES OFFICE OF SUPPORT ENFORCEMENT (OSE)
AGAINST: SARAH J. ALLISON
AMOUNT: \$300.00
RECORDED: FEBRUARY 27, 1996
AUDITOR'S NO.: 960227033 VOLUME: 1223 PAGE: 0052
IDENTIFYING NO.: 1180587

PROVIDED SAID DEBTOR IS IDENTICAL WITH SAID SARA JANE ALLISON.

4. **EASEMENT AFFECTING A PORTION OF SAID PREMISES FOR THE PURPOSES HEREINAFTER STATED AS GRANTED BY INSTRUMENT RECORDED ON DECEMBER 18, 1929 UNDER AUDITOR'S FILE NO. 20930.**
IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: ERECT AND MAINTAIN POLES
AFFECTS: SAID PREMISES AND INCLUDES OTHER PROPERTY
5. **AGREEMENT DATED MARCH 18, 1940 RECORDED MAY 3, 1940 UNDER AUDITOR'S FILE NO. 194975 ENTERED INTO BY AND BETWEEN ROBERT CHILTON AND JENNIE CHILTON, HIS WIFE AND JOHN MCCLARON.**
PURPOSE: THE RIGHT TO USE, MAINTAIN, AND REPAIR THE PRESENT WATER PIPE LINE
AFFECTS: SAID PREMISES AND INCLUDES OTHER PROPERTY
6. **RESERVATION OF WATER FROM SPRING AND RIGHT OF WAY TO SPRING AS CONTAINED IN DEED FROM JOHN DAHL AND WIFE, TO ROBERT CHILTON, RECORDED IN VOLUME 61, AT PAGE 509, UNDER AUDITOR'S FILE NO. 3912.**
7. **EASEMENT GRANTED BY ROBERT CHILTON, ET UX, TO INLAND POWER AND LIGHT COMPANY AS SET OUT IN INSTRUMENT RECORDED MARCH 12, 1930, IN VOLUME 161, AT PAGE 295, UNDER AUDITOR'S FILE NO. 93107.**
8. **MATTERS SET FORTH BY SURVEY:**
RECORDED: SEPTEMBER 30, 1983
AUDITOR'S NO.: 830930062 VOLUME: 6 PAGE: 75
9. **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: CTL6103

NOTES:


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

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

5532 LEWIS RIVER RD.
ARIEL, WA 98603

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 33-6N-2E DESC T-11B



Authorized Signatory

Cascade Title Company of Cowlitz County

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**

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.: EH3311003
ACCT. NO.: R002728

File No.: CTL6103

EXHIBIT "A"

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE W.M. AND RUNNING EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 185 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION TO SAID LEWIS RIVER ROAD;
THENCE WESTERLY 185 FEET TO WEST LINE OF SAID QUARTER SECTION;
THENCE NORTH TO POINT OF BEGINNING.**

EXCEPT FROM SAID PARCEL THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 477997, AND AUDITOR'S FILE NO. 502560.

SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON