

TAX FORECLOSURE CERTIFICATE ORDER NO.: W-156238-14

Issued by: **WHATCOM LAND TITLE COMPANY, INC.**
For: **TREASURER OF WHATCOM COUNTY, WASHINGTON**
Reference: **TAX PARCEL NO. 370406 368436 0000 PID 30814**

PURSUANT TO THE PROVISIONS OF RCW 84.64.050 (AS AMENDED) AND ACCORDING TO A TITLE SEARCH OF THE OFFICIAL RECORDS FOR WHATCOM COUNTY, WASHINGTON. THE WHATCOM LAND TITLE COMPANY, INC. (HEREINAFTER REFERRED TO AS "THE COMPANY") CERTIFIES AS FOLLOWS:

1. Based upon information from the Treasurer's Rolls supplied to the Company by the Whatcom County Treasurer, the Legal Description of the property to be sold is:

LOT 5, PLAT OF SUDDEN VALLEY, DIVISION NO. 34, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13, OF PLATS, PAGES 57 THROUGH 59, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

2. We find the following discrepancy between the above description from the Treasurer's Rolls and the record title legal description:

NONE

3. The record title holder of said property on the date hereof is:

DEBRA PITTS, as her sole and separate property

Document No.: 2060800119
Excise Tax Receipt No.: 311453 124884
Date Excised: August 1, 2006

4. The record Purchaser (if any) named in the Executory Real Estate Contracts to convey said property on the date hereof are:

NONE

5. Deeds of Trust/Mortgages/Lien Holders (if any):

A. Real and Personal Property Taxes due and owing.

B. Lien in favor of: SUDDEN VALLEY COMMUNITY ASSOCIATION, a Washington nonprofit corporation
Auditor's File No.: 2141002393

WLT Order No.: **W-156238-14**
TAX FORECLOSURE CERTIFICATE

C. Lien in favor of: LAKE WHATCOM WATER AND SEWER DISTRICT
Auditor's File No.: 2018-0401751

D. Water or local improvement assessments, if any, including any interest and penalties if applicable, levied by WHATCOM COUNTY WATER DISTRICT NO. 10. Information regarding such matters **must** be obtained from said water district. [Phone (360) 734-9224/Fax (360) 738-8250].

6. Easements, Reservations, Agreements, etc., (if any):

A. Exceptions and reservations contained in an instrument;
From: FIRST MARK INVESTMENTS, INC.
Recorded: September 17, 1976
Recording No.: 1229319
As follows: Seller hereby reserves all rights to oil, gas and minerals in said lands

B. Easement(s) as delineated or dedicated on the face of said plat;
For: 20-foot screening and access prohibiting easement
Affects: Portion along the Northeasterly line of said premises

SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART THEREOF.

THIS CERTIFICATE MAY BE RELIED UPON FOR THE PURPOSE OF DETERMINING THE LEGAL DESCRIPTION, THE RECORD TITLE HOLDER, AND THE CONTRACT PURCHASERS, AS REQUESTED BY THE WHATCOM COUNTY TREASURER'S OFFICE PURSUANT TO THE PROVISIONS OF RCW 84.64.050 (AS AMENDED). IT DOES NOT PURPORT TO SHOW ALL ENCUMBRANCES AND NO REPRESENTATION IS MADE AS TO THE SUFFICIENCY OF THE TITLE OF THE ABOVE PARTIES. LIABILITY OF THE COMPANY FOR THIS TITLE SEARCH IS LIMITED TO THE CHARGE MADE THEREFORE.

Dated this 14th day of June, 2019

(Effective Date: June 5, 2019, at 8:00 AM)

WHATCOM LAND TITLE COMPANY, INC.

BY: 
SERGEY BASANTSEV, Authorized Signatory

CHARGES:	Premium	\$	375.00
	Tax	\$	<u>32.63</u>
	Total	\$	407.63

EXHIBIT "A"

SUDDEN VALLEY, DIVISION NO. 34

1. Agreement entered into by and between;
GLEN CORNING and ELIZABETH CORNING, husband and wife
And: ROY N. GAASLAND and HAZEL GAASLAND, husband and wife; WILLIAM J. MORRISON and LEOTA L. MORRISON, husband and wife; and ETHEL L. SEFRIT, a widow
Dated: August 4, 1953
Recorded: September 9, 1953
Recording No.: 760722
Records of: Whatcom County, Washington
Providing: Regarding Electric line, contemplating the construction over said lands of an electric pole line of PUGET SOUND POWER AND LIGHT COMPANY on the Lake Whatcom Boulevard, etc.
Affects: Said premises and other property

2. Agreement entered into by and between;
WHATCOM COUNTY WATER DISTRICT NO. 10
And: SUDDEN VALLEY
Dated: November 3, 1971
Recorded: October 31, 1973
Recording No.: 1149765
Records of: Whatcom County, Washington
Providing: For a trunk sewer line running from Sudden Valley to the City of Bellingham; for the method of financing the line; for the Subsequent collection of "Hook-up fees and/or connection changes," all upon the terms, conditions and provisions as more fully set forth therein.

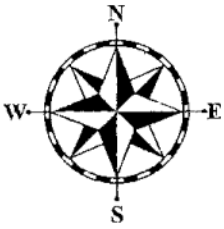
3. Assessments and charges, if any, levied by WATER DISTRICT NO. 10 and/or SUDDEN VALLEY COMMUNITY ASSOCIATION.

4. The dedication of roads and easements shown on the plat hereby reserved forever unto all purchasers of all lots and tracts in the plat an equal and undivided beneficial interest in all roads and easements. With a permanent easement for public utilities thereon, with the right to drain all roads. Easements and public sites over and across any lot or lots where water might take a natural course after the grading and the right to make all necessary slopes for cuts and fills upon the lots, blocks and tracts in any reasonable grading of blocks and easements.

SUDDEN VALLEY, DIVISION NO. 34

5. Easement including the terms, covenants and provisions thereof, as granted by instrument
Recorded: July 9, 1982
Recording No: 1422707
Records of: Whatcom County, Washington
In favor of: WHATCOM COUNTY CABLEVISION, INC., a
Washington corporation
For: Underground electric cable television and/or distribution
system
Affects: Three (3) feet on each side lot line, five (5) feet on each rear
lot line and fifteen (15) feet on each front lot line
6. Covenants, conditions, restrictions and easement in declaration of restrictions;
Recorded: May 16, 1969
Recording No.: 1060370
Records of: Whatcom County, Washington
Executed by: SUDDEN VALLEY, INC.
- Said covenants, conditions and restrictions have been modified by instrument;
Recorded: April 5, 1976, and August 11, 1982
Recording Nos.: 1212859 and 1425140, respectively
7. Easement including the terms, covenants and provisions thereof, as granted by
instrument;
Recorded: November 16, 1993
Recording No.: 931116105
Records of: Whatcom County, Washington
In favor of: CASCADE NATURAL GAS CORPORATION
For: Construct, install, maintain, protect, improve, repair and
abandon in place an underground natural gas pipeline or
pipelines
Affects: All roads together with common areas and parks

... END OF EXHIBIT "A" ...

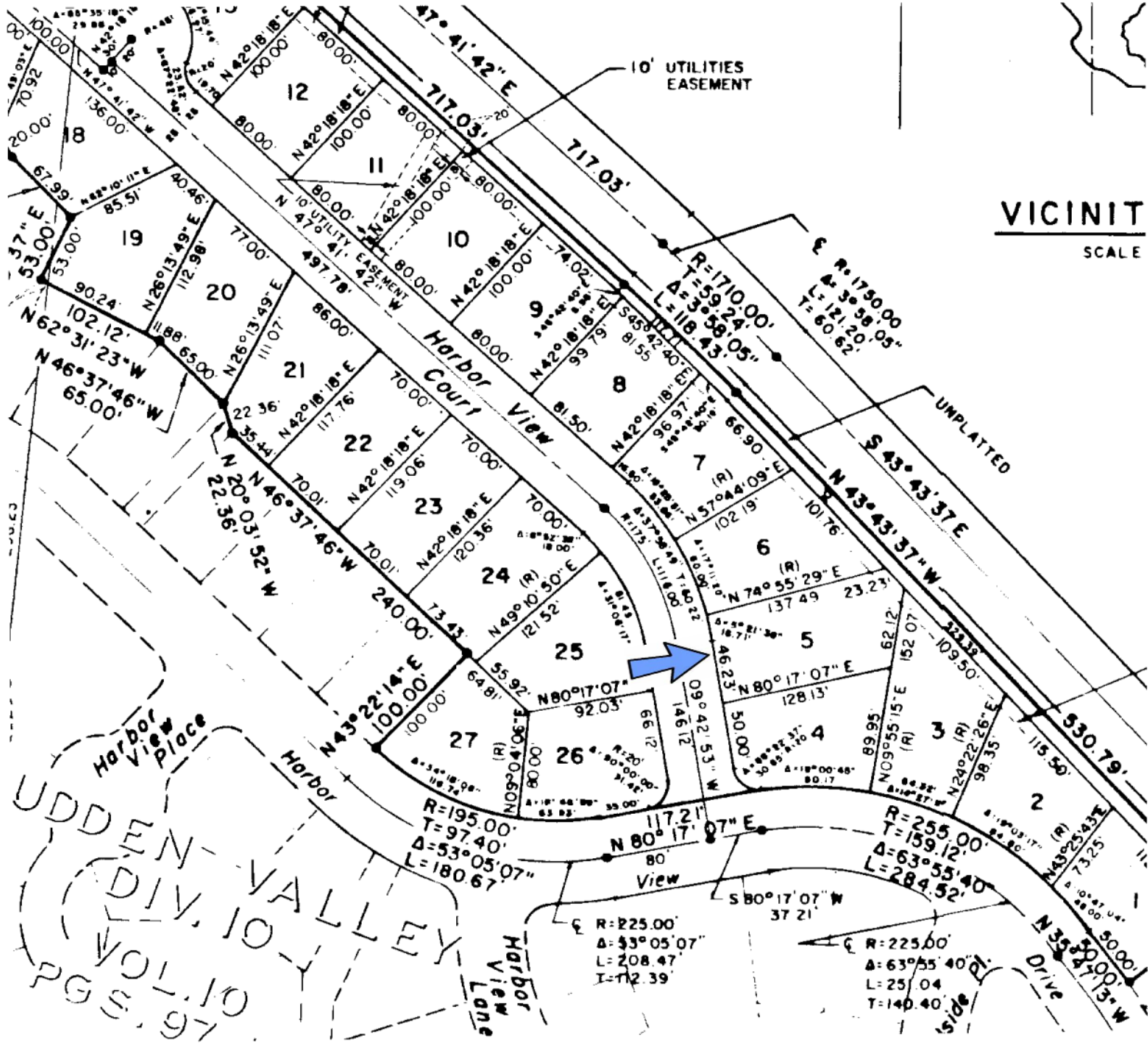


Whatcom Land Title Company, Inc.

2011 Young Street
Bellingham, Washington 98225
Phone (360) 676-8484 Toll Free 1-800-334-6314
Fax (360) 671-0982
Website www.whatcomtitle.com

W-156238-14

"Locally Owned and Operated since 1982"



THIS SKETCH IS FURNISHED FOR INFORMATION PURPOSES ONLY.

IT DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS, OR EASEMENTS AFFECTING THIS PROPERTY. NO LIABILITY IS ASSUMED FOR VARIATIONS IN DIMENSIONS AND LOCATIONS. THIS SKETCH IS NOT GUARANTEED AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

Property

Account

Property ID:	30814	Legal Description:	SUDDEN VALLEY DIV 34 LOT 5
Parcel # / Geo ID:	3704063684360000	Agent Code:	
Type:	Real		
Tax Area:	1015 - 501 R L FSW LWWS	Land Use Code	91
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	T37N	Section:	06
Range:	R04E	Legal Acres:	0.0000

Location

Address:	3 WINTER CREEK PL BELLINGHAM, WA	Mapsco:	
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Owner

Name:	DEBRA PITTS	Owner ID:	88805
Mailing Address:	MIKE SOFIE 2500 ELM ST STE 14 BELLINGHAM, WA 98225-2745	% Ownership:	100.0000000000%

Exemptions:

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2019	15447	\$29.80	\$29.65	\$1.79	\$1.19	\$0.00	\$62.43
2018	15622	\$33.38	\$33.28	\$7.33	\$9.33	\$0.00	\$83.32
2017	15808	\$30.15	\$30.07	\$6.62	\$15.67	\$0.00	\$82.51
2016	16013	\$1307.60	\$28.70	\$6.32	\$21.87	\$0.00	\$1364.49

▼ Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$5,419	
(+) Curr Use (HS):	+	\$0	\$0
(+) Curr Use (NHS):	+	\$0	\$0

(=) Market Value:	=	\$5,419	



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DEED \$33.00

Whatcom County, WA

Request of: FIRST AMERICAN TITLE INSURANCE

AFTER RECORDING MAIL TO:

Debra Pitts
3374 Robertson Road
Ferndale, WA 98248

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4271-762786 (KM)**

Date: **July 27, 2006**

Grantor(s): **Florencio I. Lim and Esperanza R. Lim**

Grantee(s): **Debra Pitts**

Abbreviated Legal: **Lot 5, Sudden Valley, Div. 34, V 13, p 57-59 (plat)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **370406 368436 0000**

THE GRANTOR(S) Florencio I. Lim and Esperanza R. Lim, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Debra Pitts, a married woman as her sole and separate property**, the following described real estate, situated in the County of **Whatcom**, State of **Washington**.

Lot 5, Sudden Valley, Division No. 34, according to the plat thereof, recorded in Volume 13 of plats, pages 57, 58 and 59, records of Whatcom County, Washington.

Subject to a LID for Lake Whatcom Water and Sewer District with a principal balance of \$2,063.50 account no.631.00. The undersigned purchaser hereby agrees to assume and pay according to the terms and conditions thereof.

Debra Pitts

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.



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DEED \$33.00

Whatcom County, WA

Request of: FIRST AMERICAN TITLE INSURANCE

AFTER RECORDING MAIL TO:

Debra Pitts
3374 Robertson Road
Ferndale, WA 98248

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

QUIT CLAIM DEED

File No: **4271-762786 (KM)**

Date: **July 27, 2006**

Grantor(s): **James M. Sofie**

Grantee(s): **Debra Pitts**

Abbreviated Legal: **Lot 5, Sudden Valley, Div. 34, V 13, p 57-59 (plat)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **370406 368436 0000**

THE GRANTOR(S) James M. Sofie for and in consideration of **WAC #458-61A-203 To Create Separate Property**, conveys and quit claims to **Debra Pitts**, the following described real estate, situated in the County of **Whatcom**, State of **Washington**, together with all after acquired title of the grantor(s) therein:

Lot 5, Sudden Valley, Division No. 34, according to the plat thereof, recorded in Volume 13 of plats, pages 57, 58 and 59, records of Whatcom County, Washington.

James M. Sofie

STATE OF Washington)
)-ss.
COUNTY OF Whatcom)

I certify that I know or have satisfactory evidence that, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

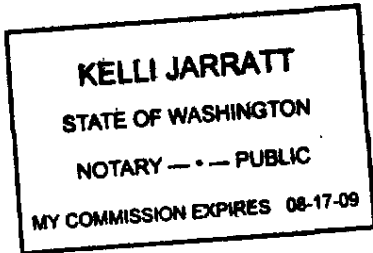
Dated: 7/31/06

[Handwritten signature]

Notary Public in and for the State of Washington

Residing at: *Blaine*

My appointment expires: *8/17/09*





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LIEN \$72.00
Whatcom County, WA

Request of: SUDDEN VALLEY COMMUNITY ASSN

SUDDEN VALLEY COMMUNITY ASSOCIATION
4 CLUBHOUSE CIRCLE
BELLINGHAM, WA 98229

NOTICE OF CLAIM OF LIEN

SUDDEN VALLEY COMMUNITY ASSOCIATION
a Washington Nonprofit Corporation

Claimant,

vs. DEBRA PITTS

NOTICE IS HEREBY GIVEN that the Sudden Valley Community Association, a Washington nonprofit corporation, the Claimant above named, does hereby claim a lien against the real property more particularly described below for unpaid dues and/or assessments in the amount of \$1162.36 together with interest in the amount of \$33.82, fines of \$0.00, attorney's fees and/or collection costs of \$250.00 and any future unpaid dues and/or assessments together with interest, fines, attorney fees and collection costs (Interest on principal at 12% per annum).

THIS LIEN is FILED pursuant to the Restrictive Covenants running with the land dated the 26th day of June, 1969, and recorded under Auditor's File No. 1062500.

THIS CLAIM of LIEN is against the real property more particularly described below;

ASSESSOR'S TAX PARCEL NO. 370406 368436 0000

Lot 005, "Sudden Valley, Division No. 34," Whatcom County, Washington, as per the map thereof, recorded in Volume 13 of Plats, pages 57 to 59 in the Auditor's office of said county and state.

Dated this 15th of October 2014

SUDDEN VALLEY COMMUNITY ASSOCIATION
a Washington Nonprofit Corporation

By: Morgan Buscher
MORGAN BUSCHER, Interim General Manager

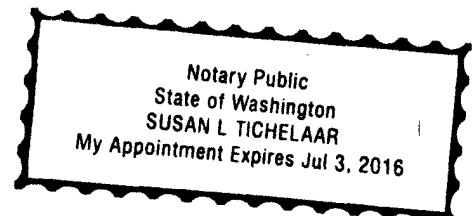
STATE OF WASHINGTON
COUNTY OF WHATCOM ss)

I, Morgan Buscher, being first duly sworn on oath depose and state: That I am the Interim General Manager of the Sudden Valley Community Association, Claimant named in the foregoing instrument; that I have heard the foregoing claim read, know the contents thereof, and believe the same to be true and just; that I am authorized to make this verification for and on behalf of the above named claimant.

Morgan Buscher
MORGAN BUSCHER

SUBSCRIBED and SWORN to before me on this 15th day of October 2014

Susan L. Tichelaar
NOTARY PUBLIC in and for the State of Washington, 7/13/16
residing in Bellingham. My commission expires



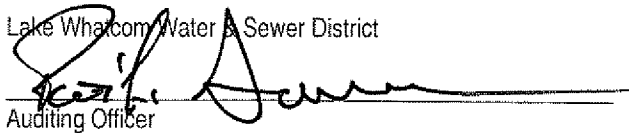
Once recorded, please return to:
 Lake Whatcom Water and Sewer District
 1220 Lakeway Drive
 Bellingham, WA 98229-2010

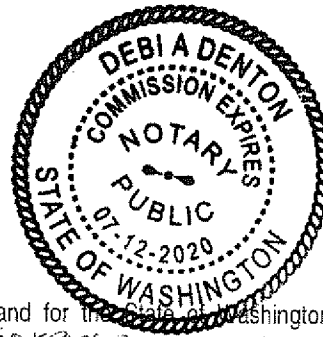
NOTICE OF LIEN

Lake Whatcom Water and Sewer District of Whatcom County, Washington, hereby certifies the following re lien for delinquent ULID#18 charges together with penalties and interest for ULID #18 account #629 against the following described property, for such charges pursuant to RCW 57.16.050(1) and RCW 35.50.010:

Owner	DEBRA PITTS
Legal Description	3 WINTER CREEK PL SUDDEN VALLEY DIV 34 LOT 5
Parcel ID	370406 368436 0000
Amount of Lien	\$648.52, plus any additional charges and penalties delivered to the above described legal description.
As of	04/12/2018

Lake Whatcom Water & Sewer District


 Auditing Officer



State of Washington)
 : ss
 County of Whatcom)

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Petrick Sorenson, to me known to be the Auditing Officer of Lake Whatcom Water & Sewer District and acknowledged to me that he/she signed the same as his/her free, voluntary act and deed for the uses and purposes therein.

Witness my hand and official seal this 16th day of April, 2018.

Debi A Denton

NOTARY PUBLIC in and for the State of
 Washington: Residing at Bellingham
 My Commission Expires: 7/12/20