

TAX FORECLOSURE CERTIFICATE ORDER NO.: W-156238-15

Issued by: **WHATCOM LAND TITLE COMPANY, INC.**
For: **TREASURER OF WHATCOM COUNTY, WASHINGTON**
Reference: **TAX PARCEL NO. 370408 012239 0000 PID 32699**

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 15, PLAT OF SUDDEN VALLEY, DIVISION NO. 27, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGES 27 THROUGH 29, 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:

ANTHONY L. SCHMITT, presumptively subject to the community interest of his spouse, if married on December 13, 2004, the date of acquiring title

Document No.:	2041202032
Excise Tax Receipt No.:	316459 103808
Date Excised:	December 13, 2004

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. 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].
- C. Lien in favor of: LAKE WHATCOM WATER AND SEWER DISTRICT OF WHATCOM COUNTY
Auditor's File No.: 2017-0700455
- D. Questions of the identity of the spouse or domestic partner of the named party herein on ANTHONY L. SCHMITT, the date of acquiring title, together with all rights and matters that would be disclosed by a General Index search against the name of the spouse or domestic partner of said named party. If unmarried on said date, statement of the fact may be made on the forthcoming instrument or by affidavit. Otherwise, the name of any spouse or domestic partner on said date and the potential community interest of said individual must be determined.

Name Party: ANTHONY L. SCHMITT

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

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. 27

1. Easement for electric transmission and distribution line, together with necessary appurtenances, granted by instrument recorded March 24, 1960, in the office of the recording officer of Whatcom County, Washington, under Recording No. 890431;
To: PUGET SOUND POWER AND LIGHT COMPANY, a corporation
Affects: Said premises and other property
2. Agreement dated August 4, 1953, recorded September 9, 1953, in the office of the recording officer of Whatcom County, Washington under Recording No. 760722, entered into by and between: GLEN CORNING and ELIZABETH CORNING, husband and wife; and ROY W. GAASLAND and HAZEL GAASLAND, husband and wife; et al.;
Providing: Contemplating the construction over said land of an electric pole line forming a connection with the power line of PUGET SOUND POWER AND LIGHT COMPANY on the Lake Whatcom Boulevard.
3. Assessments and charges, if any, levied by WATER DISTRICT NO. 10 and/or SUDDEN VALLEY COMMUNITY ASSOCIATION.
4. Exceptions and reservations as contained in Deed;
From: WILLIAM J. MORRISON and LEOTA L. MORRISON, husband and wife
Recorded: December 7, 1954
Recording No.: 785883
Records of: Whatcom County, Washington
As follows: Grantors reserve all minerals and oil rights in, to and under the lands herein conveyed.
5. The dedication of roads and easements shown on the plat hereby reserve unto all purchasers of all lots and tracts in the plat, an equal an 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 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. 27

6. Covenants, conditions, restrictions, reservations and easements in Declaration, including the terms and provisions thereof, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Executed By: SUDDEN VALLEY, INC.
Recorded: July 28, 1972
Recording No.: 1120125

Said covenants, conditions and restrictions have been modified by instruments;
Recorded: October 21, 1971, 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: 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 feet on each side lot line, five feet on each rear lot line
and fifteen feet on each front lot line
8. Notes as shown on the face of the plat:
 - A. Those tracts as designated with the "K" or "P" prefix shall be for the community use of the adjoining lots. The undivided ownership shall be in the proportionate share of the number of lots served.
 - B. "Tract 1" shall be used as access to Lot 76 and adjacent Park. Declarant shall retain ownership of said "Tract 1".

SUDDEN VALLEY, DIVISION NO. 27

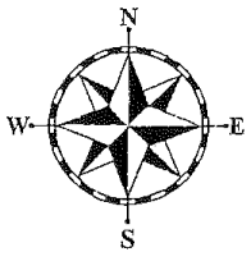
9. Easement including the terms, covenants and provisions thereof, as granted by instrument;
- | | |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Recorded: | November 16, 1993 |
| Recording No.: | 931116105 |
| 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" ...

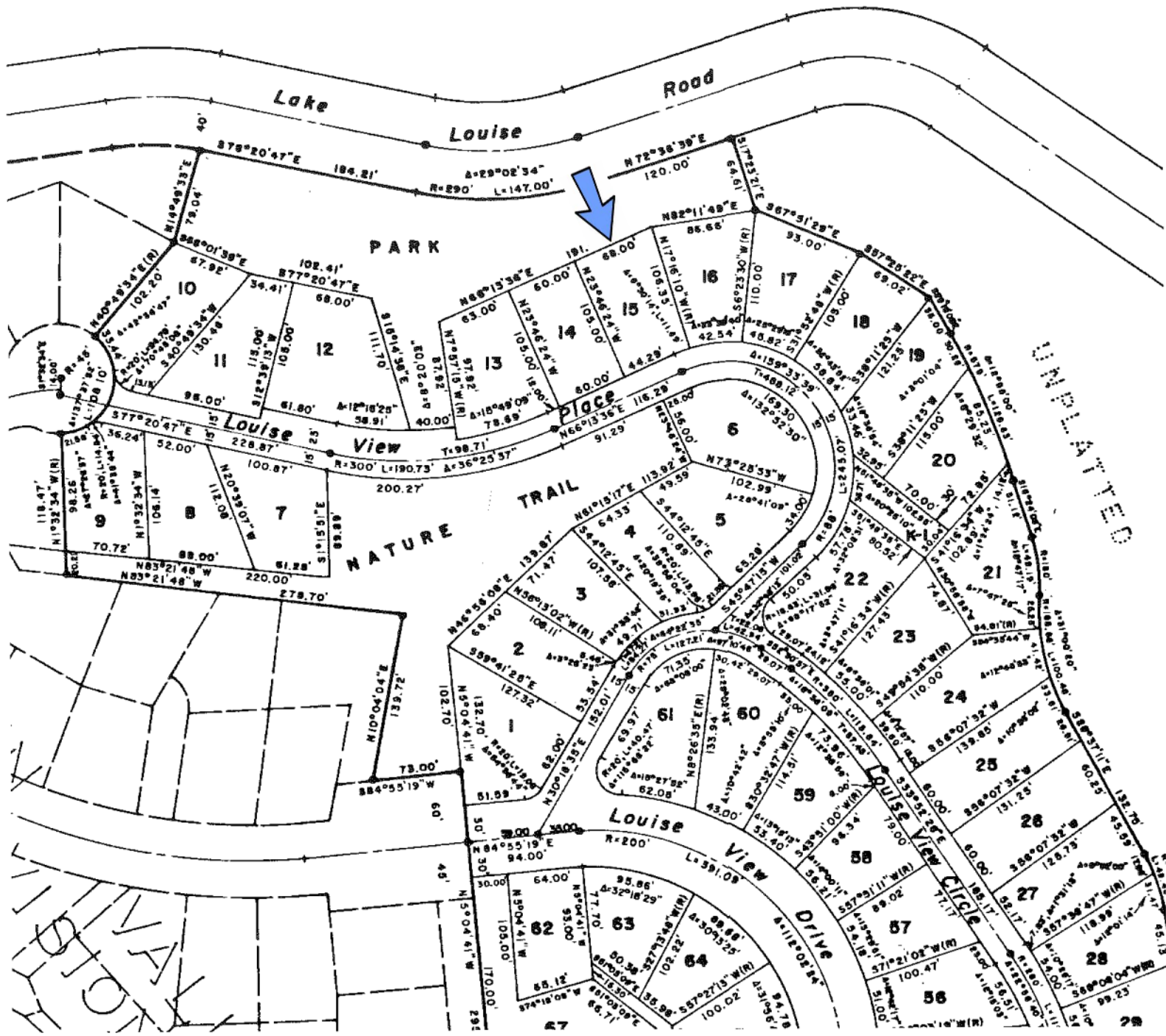
Whatcom Land Title Company, Inc.

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-156238-15



"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 THERON.

Property**Account**

Property ID:	32699	Legal Description:	SUDDEN VALLEY DIV 27 LOT 15
Parcel # / Geo ID:	3704080122390000	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:	08
Range:	R04E	Legal Acres:	0.0000

Location

Address:	12 WINTERCRESS WAY BELLINGHAM, WA	Mapsc0:	
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Owner

Name:	ANTHONY L SCHMITT	Owner ID:	97883
Mailing Address:	PO BOX 65966 TACOMA, WA 98464-0059	% Ownership:	100.0000000000%

Exemptions:**▼ Pay Tax Due**

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2019	16795	\$38.63	\$38.52	\$2.33	\$1.54	\$0.00	\$81.02
2018	16971	\$42.20	\$42.13	\$9.27	\$11.80	\$0.00	\$105.40
2017	17165	\$38.99	\$38.89	\$8.55	\$20.27	\$0.00	\$106.70
2016	17405	\$1307.49	\$28.58	\$6.30	\$21.77	\$0.00	\$1364.14

▼ Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$5,398	
(+) Curr Use (HS):	+	\$0	\$0
(+) Curr Use (NHS):	+	\$0	\$0

(=) Market Value:	=	\$5,398	



2041202032

Page: 1 of 2
12/13/2004 11:48 AM
DEED \$20.00
Whatcom County, WA

Request of: Whatcom County Treasurer

Return to:
Whatcom County Treasurer
311 Grand Ave
Bellingham WA 98226

Tax Deed

State of Washington



County of Whatcom

THIS INDENTURE, made this 13th day of December 2004, between Barbara J. Cory, as the Treasurer of Whatcom County, state of Washington, the party of the first part, and ANTHONY L SCHMITT party of the second part.

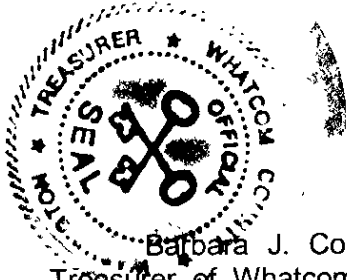
WITNESSETH, that whereas, at a public sale of real property held on the 19th day of November 2004, pursuant to a real property tax judgment entered in the superior court in the county of Whatcom on the 3rd day of November 2004, in proceedings to foreclose tax liens upon real property and an order of sale duly issued by the court, ANTHONY L SCHMITT duly purchased in compliance with the laws of the state of Washington, the following described real property, to wit:

Assessor's Tax Parcel 370408-012239-0000
SUDDEN VALLEY DIV 27 LOT 15

And; that ANTHONY L SCHMITT complied with the laws of the state of Washington necessary to entitle to a deed for the real property.

NOW, THEREFORE, know ye, that I, Barbara J. Cory, treasurer of the county of Whatcom, state of Washington, in consideration of the premises and by virtue of the statutes of the state of Washington, in such cases provided, do hereby grant and convey unto ANTHONY L SCHMITT, his or her heirs and assigns, forever, the real property hereinbefore described.

Given under my hand and seal of office this day and year first above written.



Barbara J. Cory
Barbara J. Cory, Whatcom County Treasurer

Barbara J. Cory, personally appeared before me, to me known to be the Treasurer of Whatcom County, Washington, and the person described in and who executed the foregoing instrument as Treasurer of said County, as her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Shirley Forester

Whatcom County Auditor in and for the state of Washington
Residing at Bellingham
Dated December 13, 2004
My appointment expires Jan/2008

Successful Bid Amt. \$16,000.00

ANTHONY L SCHMITT
447 FARALLONE AVE
FIRCREST WA 98466

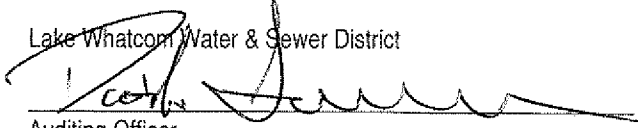


Once recorded, please return to:
 Lake Whatcom Water and Sewer District
 1220 Lakeway Drive
 Bellingham, WA 98229-2010

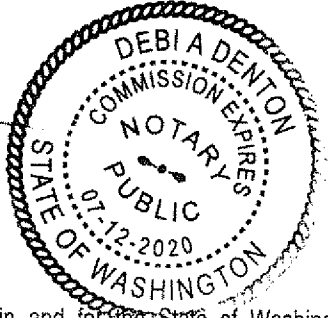
NOTICE OF LIEN

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 #1101 against the following described property, for such charges pursuant to RCW 57.16.050(1) and RCW 35.50.010:

Owner	ANTHONY SCHMITT
Legal Description	12 WINTERCRESS WAY SUDDEN VALLEY DIV 27 LOT 15
Parcel ID	370408 012239 0000
Amount of Lien	\$2268.42, plus any additional charges and penalties delivered to the above described legal description.
As of	07/05/2017

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 Patricia Sorensen, 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 6th day of JULY, 2017.

Debi A. Denton

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