

TAX FORECLOSURE CERTIFICATE ORDER NO.: W-156252-70

Issued by: **WHATCOM LAND TITLE COMPANY, INC.**
For: **TREASURER OF WHATCOM COUNTY, WASHINGTON**
Reference: **TAX PARCEL NO. 410132 431224 0000 PID 157864**

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:

LOTS 13, 14, 15 AND 16, BLOCK 6, PLAT OF CAPLES ADDITION TO BLAINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 16, 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:

MICHAEL MARCUSON, as his separate property; and the Heirs or Devisees for the Estate of GWEN MARCUSON, deceased

Document No.: 920417122
Excise Tax Receipt No.: 11013Z
Date Excised: April 17, 1993
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. Local Improvement District Assessments, if any, levied by the City of Blaine.

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TAX FORECLOSURE CERTIFICATE

- C. Possible lien against the Estate of GWEN F. MARCUSON, deceased, in favor of the STATE OF WASHINGTON, DEPARTMENT OF SOCIAL AND HEALTH SERVICES, for recovery of costs of medical care provided, if any.
- D. Questions relating to heirship, creditor's claims and succession tax liability arising upon the death of GWEN F. MARCUSON. MICHAEL and GWEN MARCUSON is/are the last record owner(s), according to the chain of title.

We find no probate of the Estate of GWEN F. MARCUSON, deceased.

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

- A. Lack of a means of ingress and egress from said premises to a public road.

We note "Notice of Private Easement" recorded May 17, 1990, under Auditor's File No. 900517105. Said instrument mentions the availability of access easements for purchase, however, we find no actual grant of easement for this property.

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 27th day of June, 2019

(Effective Date: June 14, 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

Property**Account**

Property ID:	157864	Legal Description:	CAPLE'S ADD TO BLAINE LOTS 13 THRU 16 BLK 6
Parcel # / Geo ID:	4101324312240000	Agent Code:	
Type:	Real		
Tax Area:	0300 - BLAINE 503 L F21 BBBPR	Land Use Code	91
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	T41N	Section:	32
Range:	R01E	Legal Acres:	0.0000

Location

Address:	JEROME RD BLAINE, WA	Mapsc0:	
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Owner

Name:	MICHAEL MARCUSON &	Owner ID:	72745
Mailing Address:	GWEN F MARCUSON ESTATE 424 INGLETON AVE N BURNABY BC V5C 1T3	% Ownership:	100.0000000000%

Exemptions:

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2019	107201	\$127.68	\$127.55	\$7.66	\$5.12	\$0.00	\$268.01
2018	107649	\$131.38	\$131.23	\$28.89	\$36.77	\$0.00	\$328.27
2017	108288	\$100.99	\$100.88	\$22.21	\$52.48	\$0.00	\$276.56
2016	108847	\$1366.01	\$87.09	\$19.18	\$66.20	\$0.00	\$1538.48

▼ Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$25,042	
(+) Curr Use (HS):	+	\$0	\$0
(+) Curr Use (NHS):	+	\$0	\$0

(=) Market Value:	=	\$25,042	



**CHICAGO TITLE
INSURANCE COMPANY**

FILED FOR RECORD AT REQUEST OF

CHICAGO TITLE INSURANCE COMPANY

P. O. BOX 1115
2011 YOUNG STREET
BELLINGHAM, WA 98225

WHEN RECORDED RETURN TO

MICHAEL MARCUSON and GWEN MARCUSON
14023 MARINE DRIVE
WHITE ROCK, B.C. CANADA V4B 1A6

THIS SPACE PROVIDED FOR RECORDER'S USE

WHATCOM COUNTY
BELLINGHAM, WA
04/17/92 11:17 AM
REQUEST OF: /CTI
Shirley Forslof, AUDITOR
BY: BS, DEPUTY
\$7.00 DEED
Vol: 246 Page: 1719
File No: 920417122

119852 STATUTORY WARRANTY DEED

THE GRANTOR

KELLY DEAN WILSON, AN UNMARRIED INDIVIDUAL NOW AND ON DATE OF ACQUIRING TITLE

for and in consideration of

TEN DOLLARS (\$10.00) AND OTHER GOOD & VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
MICHAEL MARCUSON and GWEN MARCUSON, HUSBAND AND WIFE

the following described real estate situated in the County of **WHATCOM**

State of Washington:

**LOTS 13, 14, 15 AND 16, BLOCK 6, CAPLES ADDITION TO BLAINE, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 3 OF PLATS, PAGE 16, RECORDS OF WHATCOM COUNTY, WASHINGTON.**

SITUATE IN WHATCOM COUNTY, WASHINGTON.

CHICAGO TITLE INSURANCE CO.

Dated April 09, 1992

KELLY DEAN WILSON

110132 EX 4/17/92 Paid \$61.20

STATE OF WASHINGTON)
County of WHATCOM) ss.

On this 15th day of April, 1992, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

KELLY DEAN WILSON

who is known to me the individual(s) described in and who executed the within and foregoing instrument and that HIS signed the same as HIS free and voluntary act and deed, for the uses and purposes therein mentioned.

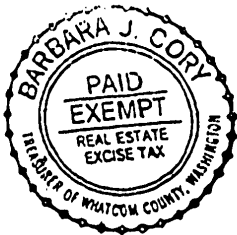
Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,

My commission expires:

October 15, 1992

residing at BELLINGHAM



NOTICE OF PRIVATE EASEMENT

THE UNDERSIGNED, DORIS ROSE GREGORY, is the owner of the East 60 feet of the North 33.95 acres of the Northeast quarter of the Southwest quarter of Section 32, Township 41 North, Range 1 East of W.M. This 60-foot strip has a county approved roadway established thereon. This roadway is a private road with many non-exclusive easement users for access to properties located North of said roadway. It is also access for utilities.

The roadway described above is the only established access to "Caples' Addition to Blaine," Whatcom County, Washington, as per the map thereof, recorded in Book 3 of Plats, page 16, in the Auditor's office of said county and state. It is necessary to establish access in order to receive a building permit for Caples' Addition home construction.

The undersigned will sell additional non-exclusive, permanent easements to property owners in Caples' Addition to Blaine for the sum of Eight Hundred Dollars (\$800.00) per household. The grantees of those easements will have to agree to pay an additional Fifty Dollars (\$50.00) per year for upkeep of said roadway, and this price will hold for a period of five (5) years from the date of this instrument. Thereafter, the cost of maintenance may be increased or decreased in accordance with actual costs of road maintenance. Each single easement granted will be designated to supply one household access only.

DATED this 17th day of May, 1990.

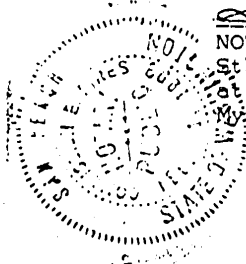
STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

Doris Rose Gregory
DORIS ROSE GREGORY
Apt 601 - 4350 Burdwood St
 Burnaby BC
phone 604-4337993 V5H 4K9

On this day personally appeared before me DORIS ROSE GREGORY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of May, 1990.

Sam Paeth
NOTARY PUBLIC in and for the
State of Washington, residing
at Bellingham.
My commission exp: 5-17-90



WHATCOM COUNTY
BELLINGHAM, WA
05/17/90 3:33 PM
REQUEST OF: GREGORY,
Shirley Forslof, AUDITOR
BY: BS, DEPUTY
\$7.00 EASE

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File No: 900517105