



**TAX FORECLOSURE CERTIFICATE ORDER NO.: W-156240-27**

Issued by: **WHATCOM LAND TITLE COMPANY, INC.**  
For: **TREASURER OF WHATCOM COUNTY, WASHINGTON**  
Reference: **TAX PARCEL NO. 380315 112241 0000 PID 58165**

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 105, PLAT OF TWEED TWENTY, DIVISION NO. 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 133 THROUGH 135, 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:

**G. GIBSON and I. GIBSON, husband and wife**

Document No.: 2120500365  
Excise Tax Receipt No.: 1579327 169494  
Date Excised: May 4, 2012

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.

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

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

WLT Order No.: **W-156240-27**  
TAX FORECLOSURE CERTIFICATE

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"**

**TWEED TWENTY, DIVISION NO. 6**

1. An easement is hereby reserved for and granted to PUGET SOUND POWER AND LIGHT COMPANY, NATIONWIDE CABLEVISION COMPANY, PACIFIC NORTHWEST BELL TELEPHONE COMPANY, and their respective successors and assigns over and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities, and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purpose stated.
2. The right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways shown hereon, no drainage waters on any lots shall be diverted or blocked from their existing course so as to discharge upon any public road rights of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts and drains or rerouting thereof, across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

3. 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: HENRY JANSEN, et ux., et al.  
Recorded: December 14, 1973  
Recording No.: 1152115

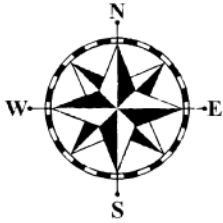
Said covenants, conditions and restrictions have been amended by instrument;

Recorded: November 27, 1974  
Recording Dated: November 18, 1974  
No.: 1177453  
Records of: Whatcom County, Washington

Said instrument has been amended or modified by the following instrument;

Recorded: June 5, 1985, and June 18, 1992  
Recording No.: 1508659 and 920618124, which was originally recorded under Auditor's File No. 920608007, respectively

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



# WHATCOM LAND TITLE COMPANY, INC.

2011 Young Street  
Bellingham, WA 98225

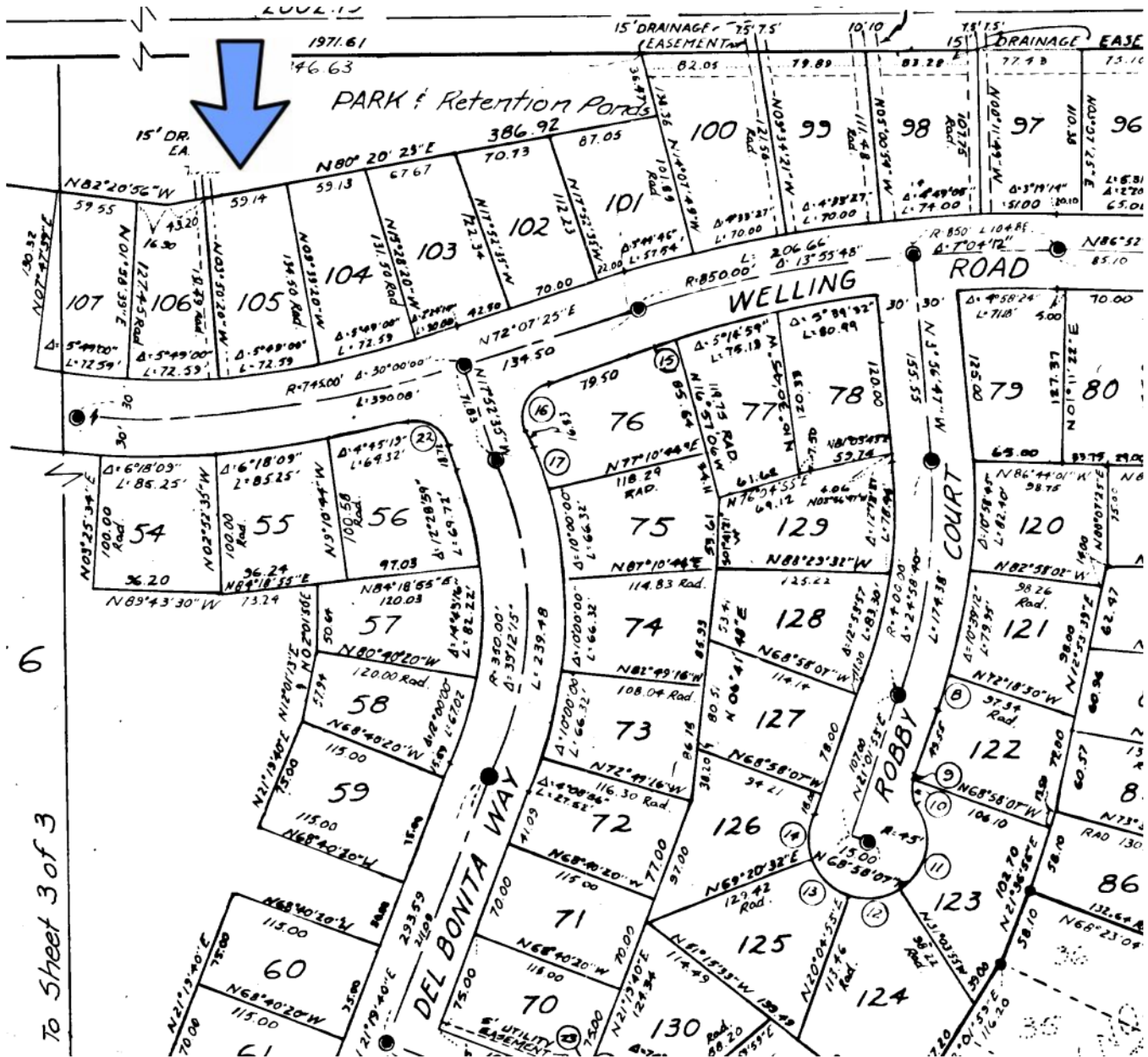
Phone (360) 676-8484 / Toll Free (800) 334-6314

Fax (360) 671-0982

Website [www.whatcomtitle.com](http://www.whatcomtitle.com)

"Locally Owned and Operated since 1982"

W-156240-27



**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:	58165	Legal Description:	TWEED TWENTY DIV NO 6 LOT 105
Parcel # / Geo ID:	3803151122410000	Agent Code:	
Type:	Real		
Tax Area:	1021 - 501 R L F4 EMS4	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	T38N	Section:	15
Range:	R03E	Legal Acres:	0.1900

**Location**

Address:	1382 WELLING RD BELLINGHAM, WA	Mapsc0:	
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**Owner**

Name:	G & I GIBSON	Owner ID:	495447
Mailing Address:	PO BOX 28072 BELLINGHAM, WA 98229-0072	% Ownership:	100.0000000000%

Exemptions:

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2019	35256	\$1656.31	\$1656.21	\$99.38	\$66.26	\$0.00	\$3478.16
2018	35459	\$1717.27	\$1717.14	\$377.82	\$480.81	\$0.00	\$4293.04
2017	35768	\$1495.41	\$1495.25	\$328.97	\$777.59	\$0.00	\$4097.22
2016	36047	\$2659.97	\$1381.03	\$303.82	\$1049.61	\$0.00	\$5394.43

**▼ Values**

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$191,449	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$111,053	
(+) Curr Use (HS):	+	\$0	\$0
(+) Curr Use (NHS):	+	\$0	\$0
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(=) Market Value:	=	\$302,502	



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Page: 1 of 2  
5/04/2012 11:23 AM  
DEED \$63.00  
Whatcom County, WA

Request of: STEVE HAGER

**AFTER RECORDING RETURN TO:**

**STEVE HAGER, P.S.**  
Attorney and Counselor at Law  
805 Dupont St., Suite 6  
Bellingham, WA 98225

**DEED OF PERSONAL REPRESENTATIVE**

**GRANTOR:** GEORGE F. GIBSON, as Personal Representative  
of the ESTATE OF ANN S. GIBSON, deceased,  
under Whatcom County Probate No. 10-4-00248-4

**GRANTEE:** G. GIBSON and I. GIBSON,  
husband and wife

**GRANTEE (TRUSTEE):** N/A

**LEGAL DESCRIPTION**  
(ABBREVIATED): TWEED TWENTY, DIV. 6, LOT 105

**ASSESSOR'S TAX PARCEL ID:** 380315-112241-0000

**REFERENCE NOS. OF DOCUMENTS RELEASED OR ASSIGNED:**

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THE GRANTOR, GEORGE F. GIBSON, as the duly appointed and acting personal representative of the ESTATE OF ANN S. GIBSON , deceased, Whatcom County Superior Court Cause No. 10-4-00248-4, and not in Grantor's individual capacity, hereby grants and confirms to G. GIBSON and I. GIBSON, husband and wife, Grantees, the real property commonly known as 1382 Welling Road, Bellingham, Whatcom County, Washington, and more particularly described to-wit:

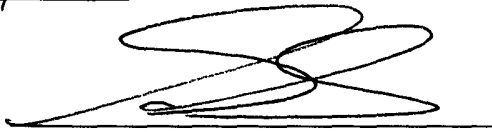
LOT 105, "TWEED TWENTY, DIVISION NO. 6," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 133, 134 AND 135, IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO: EASEMENT PROVISION AS CONTAINED IN SAID PLAT; COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 1152115 AS AMENDED BY DOCUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 1177453 AND 1508659; DEDICATION CONTAINED IN SAID PLAT; EASEMENT AS DELINEATED ON THE FACT OF THE PLAT FOR DRAINAGE.

Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

DATED this 3 day of MAY, 2012.



GEORGE F. GIBSON  
Personal Representative of the  
ESTATE OF ANN S. GIBSON

STATE OF WASHINGTON)  
  ) ss.  
COUNTY OF WHATCOM )

On this day personally appeared before me GEORGE F. GIBSON, Personal Representative of the Estate of ANN S. GIBSON, deceased, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3<sup>rd</sup> day of May, 2012.



NOTARY PUBLIC, State of Washington,  
residing at Bellingham.  
My commission expires 11-23-2012.