

TAX FORECLOSURE CERTIFICATE ORDER NO.: W-156251-54

Issued by: **WHATCOM LAND TITLE COMPANY, INC.**
For: **TREASURER OF WHATCOM COUNTY, WASHINGTON**
Reference: **TAX PARCEL NO. 400536 478320 0000 PID 145189**

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 39, PLAT OF THE GLEN AT MAPLE FALLS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGES 28 THROUGH 37, 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:

ROLAND RAHOERASON and MICHELLE RAKOTONAIVO, husband and wife

Document No.: 2060201034
Excise Tax Receipt No.: 301207 119205
Date Excised: February 7, 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.

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TAX FORECLOSURE CERTIFICATE

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

A. Exceptions and reservations contained in an instrument;

From: THE GLEN COMPANY

Recorded: April 2, 1976

Recording No.: 1212704

As follows: Seller hereby reserves all rights to oil, gas and minerals in said lands

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 25th day of June, 2019

(Effective Date: June 12, 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"

THE GLEN AT MAPLE FALLS, DIVISION NO. 1

1. Dues, charges and assessments, if any, levied by THE GLEN COMPANY COMMUNITY ASSOCIATION.

2. Provisions as contained on face of said Plat as follows:

Reserve forever unto all purchasers of all lots and tracts within this plat and to all members of the Community Association formed in conjunction with this plat an equal and undivided beneficial interest in all roads, utility easements, parks and other common areas.

The owners further reserve a permanent easement on and across all roads, utility easements, parks and other common areas for public utilities, pedestrian and vehicle access, and private drainfields approved by BELLINGHAM-WHATCOM COUNTY DISTRICT DEPARTMENT OF PUBLIC HEALTH. The right is further reserved to drain all roads, utility easements parks and other common areas over and across any lot, lots or tracts where water may take its natural course after grading to make all necessary slopes for cuts and fills upon the lots and tracts, and to make any reasonable grading of the roads, easements, parks and common areas. An easement on each lot is further reserved as provided in the covenants, conditions and restrictions filed herewith for utility installation.

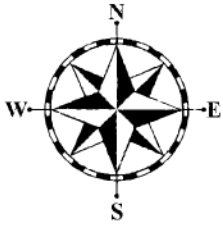
3. Covenants, conditions, restrictions, reservations and easements in Declaration, including the terms and provisions thereof, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, 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: THE GLEN COMPANY, a Washington limited partnership
Recorded: August 18, 1975
Recording No.: 1195585

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

Recorded: April 19, 1976, and June 24, 1976
Recording Nos.: 1214455 and 1221112, respectively

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

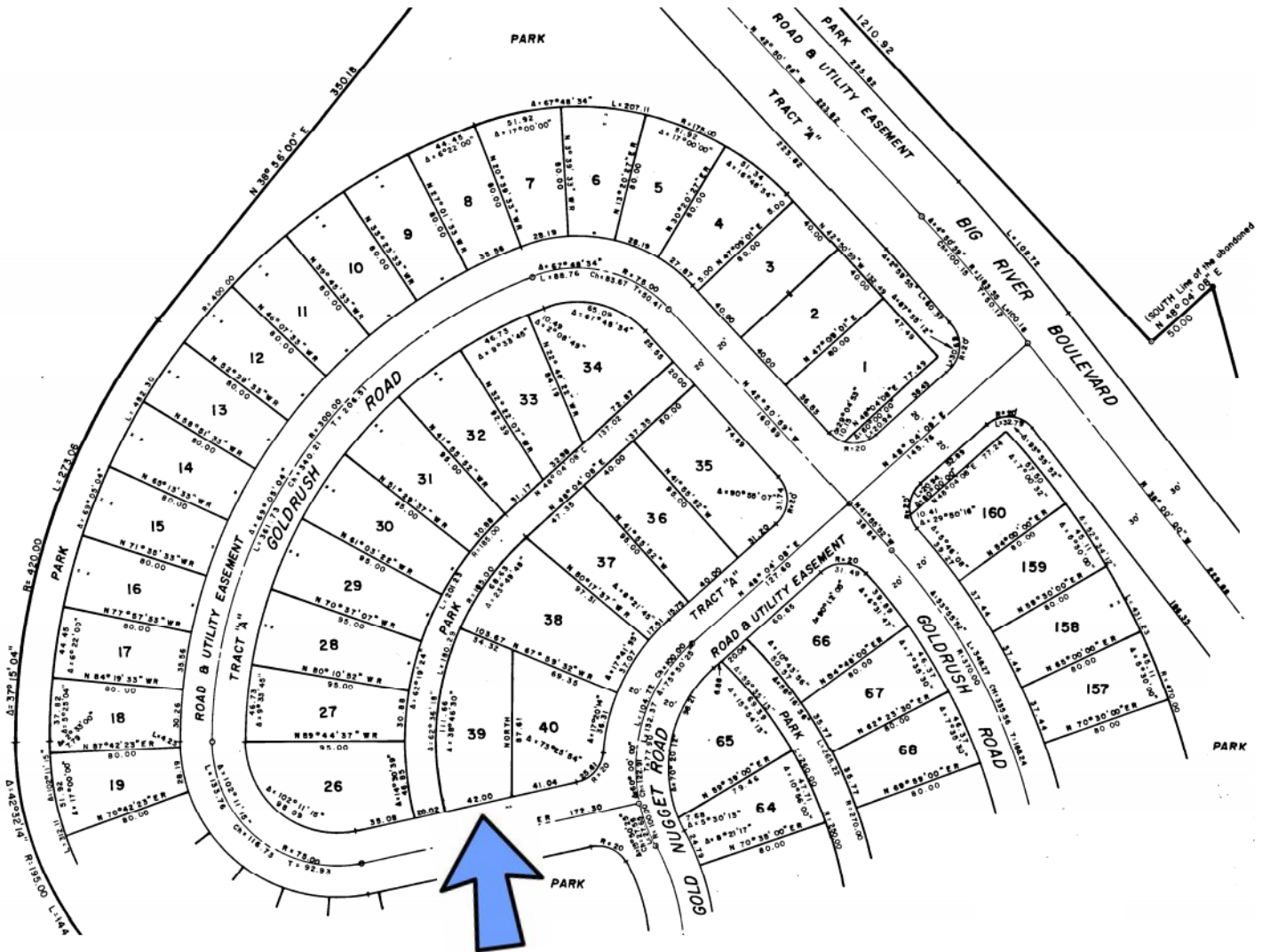


Whatcom Land Title Company, Inc.

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-156251-54

"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:	145189	Legal Description:	THE GLEN AT MAPLE FALLS DIV 1 LOT 39
Parcel # / Geo ID:	4005364783200000	Agent Code:	
Type:	Real		
Tax Area:	7115 - 507 R L F14	Land Use Code	18
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	T40N	Section:	36
Range:	R05E	Legal Acres:	0.0000

Location

Address:	GOLD NUGGET RD DEMING, WA	Mapsco:	
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Owner

Name:	ROLAND RAHOERASON & MICHELLE RAKOTONAIVO	Owner ID:	91223
Mailing Address:	10724 141 ST SURREY BC V3T 4R4	% Ownership:	100.0000000000%

Exemptions:

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2019	96706	\$91.37	\$91.27	\$5.52	\$3.64	\$0.00	\$191.80
2018	97130	\$96.64	\$96.56	\$21.23	\$27.03	\$0.00	\$241.46
2017	97747	\$91.52	\$91.43	\$20.10	\$47.56	\$0.00	\$250.61
2016	98267	\$1370.84	\$91.94	\$20.22	\$69.91	\$0.00	\$1552.91
2015	98809	\$91.58	\$91.49	\$7.34	\$40.29	\$91.58	\$139.12

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$14,000	
(+) Curr Use (HS):	+	\$0	\$0
(+) Curr Use (NHS):	+	\$0	\$0

(=) Market Value:	=	\$15,000	



2060201034

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2/07/2006 3:46 PM
DEED \$32.00
Whatcom County, WA

Request of: FIRST AMERICAN TITLE INSURANCE

AFTER RECORDING MAIL TO:

Name Mark Anderson Escrow Company
Address P.O. Box 136
City/State Deming, WA 98244

Filed for Record at Request of
MARK ANDERSON ESCROW COMPANY 5214
Title Insurance Company Number: 749557

STATUTORY WARRANTY DEED

THE GRANTOR(S), LUCY M. MARTINOW, as her separate property

for and in consideration of Ten Dollars and Other Valuable Consideration

in hand paid, conveys and warrants to ROLAND RAHOERASON and MICHELLE RAKOTONAIVO, husband and wife

the following described real estate, situated in the County of Whatcom, State of Washington:

Lot 39, the Glen at Maple Falls, Division No. 1, according to the plat thereof, recorded in Volume 13 of plats, page 28 through 37, inclusive, records of Whatcom County, Washington.

Subject to: The terms and provisions contained in the document entitled "The Glen at Maple Falls Div. 1" as recorded under Auditor's File No. 1195584. Covenants, conditions, restrictions and/or easements as recorded unde Auditor's File No. 1195585 and any amendments and/or modifications thereto.

Assessor's Property Tax Parcel/Account Number(s): 400536 478320 0000

Dated February 4, 2006

Lucy M. Martinow
Lucy M. Martinow

ACCEPTED AND APPROVED
Roland Rahoerason
Roland Rahoerason
Michelle Rakotonaivo
Michelle Rakotonaivo

STATE OF WASHINGTON, }
County of Whatcom } ss.

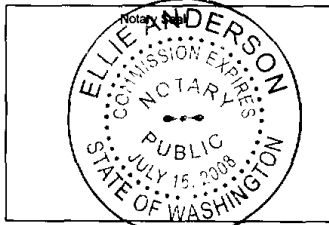
I hereby certify that I know or have satisfactory evidence that

Lucy M. Martinow

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 February 4, 2006

residing at Bellingham
My appointment expires: July 15, 2008



Ellie Anderson
Notary Public in and for the State of Washington
Ellie Anderson
Printed Name

5000 DEPOSIT REFUNDABLE IF LAWYER ADVISES NOT TO PURCHASE

1212704
2241
APR-276
P.A.I.

64.0

1212704

361



Maple Falls, Washington
Contract For Purchase and Sale of Real Estate

THIS AGREEMENT made this 7 day of MARCH, 1976, between THE GLEN COMPANY, a Washington limited partnership, hereafter called "Seller," and PAYE BUBRIC AND ANKA BUBRIC (HIS WIFE) hereafter called "Purchaser,"

WITNESSETH:

1. Seller agrees to sell to purchaser and purchaser agrees to buy from seller Lot 39 Division No. 1 Plat of The Glen at Maple Falls, according to recorded plat thereof in Whatcom County, Washington, SUBJECT TO all easements, restrictions, reservations and covenants of record for the following price and in the following manner: **06355**

- A. CASH \$ _____ payable on _____ 1976 of which sum \$ _____ is paid herewith and the balance of \$ _____ shall be due and payable on _____
- B. CREDIT, as follows:
 - 1. Cash price of lot **6400.00**
 - 2. Cash deposit \$ 5000 CASH
 - 3. Total down payment **640.00**
 - 4. Unpaid balance of cash price **5760.00**
 - 5. Other charges (NONE)
 - 6. Amount financed **5760.00**
 - 7. FINANCE CHARGE **4156.80**
 - 8. Total of payments **9916.80**
 - 9. Deferred payment price **10556.80**
 - 10. ANNUAL PERCENTAGE RATE **12 %**

2. PURCHASER hereby agrees to pay to SELLER or its assigns at their offices, or such other place as may from time to time be designated by SELLER, or its assigns, the "TOTAL OF PAYMENTS" shown above in 120 monthly installments of \$ 82.64 each, or more, commencing on the 5 day of APRIL, 1976, and continuing thereafter on the like day of each successive month until said sum shall have been paid in full. All funds payable in U. S. Dollars.

3. All payments to be made hereunder shall be made to Seller at The Glen Company c/o Mount Baker Mutual Savings Bank, 1621 Cornwall Avenue, Bellingham, Washington 98225, or elsewhere at Sellers option.

4. Appurtenant to each lot is a family membership in The Glen Community Association, Inc., a community association (hereinafter referred to as "the Association,") which will own community playgrounds, reserve areas, and common properties, and will regulate the use of the same by its members.

Purchaser hereby acknowledges that upon execution of this Contract, purchaser shall be a member of the Association, pay dues as determined by the Association, live up to the rules for the use of property in the development and pay his share of maintenance of Association property.

5. Real property taxes for the year of sale shall be pro-rated as of the first day of the month following full execution of this Contract, and purchaser shall pay any subsequent taxes and assessments before delinquency. Seller may make any such payment if purchaser does not, and that amount shall be repayable to seller on demand and bear interest at ten percent (10%) per annum until paid. Purchaser shall keep the property free of all liens and encumbrances and reimburse seller for all legal or other costs incurred in defending against or clearing off any such liens.

6. YOU HAVE THE OPTION TO VOID YOUR CONTRACT OR AGREEMENT BY NOTICE TO THE SELLER IF YOU DID NOT RECEIVE A PROPERTY REPORT PREPARED PURSUANT TO THE RULES AND REGULATIONS OF THE OFFICE OF INTERSTATE LAND SALES REGISTRATION, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, IN ADVANCE OF, OR AT THE TIME OF, YOUR SIGNING THE CONTRACT OR AGREEMENT. IF YOU RECEIVED THE PROPERTY REPORT LESS THAN 48 HOURS PRIOR TO SIGNING THE CONTRACT OR AGREEMENT, YOU HAVE THE RIGHT TO REVOKE THE CONTRACT OR AGREEMENT BY NOTICE TO THE SELLER UNTIL MIDNIGHT OF THE THIRD BUSINESS DAY FOLLOWING THE CONSUMMATION OF THE TRANSACTION. A BUSINESS DAY IS ANY CALENDAR DAY EXCEPT SUNDAY, OR THE FOLLOWING BUSINESS HOLIDAYS: NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, COLUMBUS DAY, THANKSGIVING AND CHRISTMAS.

Paragraphs 7 through 14 are a part of this contract and are printed on reverse side.

IN WITNESS WHEREOF, seller and buyer have set their hands and seals this 14 day of Mar, 1976

THE GLEN COMPANY
P. O. Box 82
Maple Falls, Washington 98269
By [Signature]
SALES AGENT
The Glen Sales Company Ltd.
P. O. Box 18
Maple Falls, Washington 98269
(206) 599-2794
By [Signature]

x [Signature]
Purchaser
x [Signature]
Purchaser
Address 1069 - E. 29th
VANCOUVER B.C.
Phone 876-1766
Address _____
Phone _____

STATE OF WASHINGTON) ss.
County of Whatcom

On this _____ day of _____ 19____ before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared _____ to me known to be a General Partner of THE GLEN COMPANY, the limited partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument in the name of, and on behalf of, such limited partnership.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

" REVERSE SIDE "

NOTARY PUBLIC in and for the State of Washington, residing at _____

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APR 8 1976

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7. Seller will convey the property to purchaser by warranty deed subject to all covenants, restrictions, reservations and assessments of record and free and clear of any encumbrance arising through seller and furnish standard form title insurance to purchaser, all at seller's expense and without closing costs to purchaser, when all or purchaser's obligations hereunder have been performed.

8. Purchaser shall be entitled to possession immediately, but shall not waste or strip the property and shall not, without the written permission of seller, place signs of any character including for sale or for rent signs, on any part of the property and agree to abide by all provisions of the restrictive covenants recorded in Whatcom County.

9. Where owned, Seller hereby reserves all rights to oil, gas and minerals in said lands.

10. If the purchaser herein fails to pay any of the said monthly payments, or if said purchaser violates any of the terms and conditions of this contract, the seller, herein, may immediately thereafter, at its option, either declare the entire balance of the purchase price with interest thereon, due and collectible, or cancel this contract, and in the event of such cancellation, all payments made by the purchaser shall be taken and retained by the seller, not as a penalty but as and for liquidated damages for the breach of this contract, and the seller shall have the right to re-enter and take possession of said premises; notice of forfeiture or exercise of any option hereunder to be mailed to post office address of purchaser as shown on this contract unless notice in writing is received by seller of a change of address. In event of forfeiture, notice to said address shall be sufficient.

11. It is further mutually agreed that this contract contains the entire agreement of the parties. Purchaser acknowledges that seller has filed with various governmental authorities certain planning documents and that purchaser did not rely on such documents to consummate this contract. Purchaser acknowledges the authority of the sales agent is limited and confined to securing purchasers for the property upon the terms and conditions set out in this contract, the protective covenants and Federal Property Report (in the case of British Columbia, Canada, residents, the British Columbia Prospectus), receipt of which is acknowledged by purchaser. Purchaser acknowledges sales persons have no power or authority to make any change, alterations, modification, stipulation, inducement, promise or any representation whatsoever other than those herein stated.

12. All terms and conditions hereof shall extend to and bind the heirs, executors, administrators, successors and assigns of the parties and shall be deemed covenants running with the land. No assignment or purchaser's interest shall be recognized by seller unless purchaser gives seller a written assumption of all purchaser's obligations hereunder by an assignee acceptable to seller.

13. In any suit or action to enforce any covenant of this contract or to collect any installment payment or any charge arising therefrom, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records, which sums shall be included in any judgment or decree entered in such suit.

14. No failure or repeated failure on the part of seller to enforce or require strict or literal compliance from purchaser of any one or more of purchaser's covenants and agreements contained herein, shall constitute or be deemed a waiver of seller's right at any time to demand strict compliance from purchaser.

STATE OF WASHINGTON
COUNTY OF WHATCOM
On this 1st day of April, 1976, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GORDON LAIRD, to me known to be a General Partner of THE GLEN COMPANY, the limited partnership, and IRVEN CHUNYK, to me known to be the Attorney in Fact for THE GLEN MANAGEMENT COMPANY, a Washington corporation, a General Partner in The Glen limited partnership, who executed the foregoing instrument, and acknowledged the said instrument to be their free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument in the name of such limited partnership.

STATE OF WASHINGTON)
COUNTY OF WHATCOM) ss.

On this 1st day of April, 1976, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GORDON LAIRD, to me known to be a General Partner of THE GLEN COMPANY, the limited partnership, and IRVEN CHUNYK, to me known to be the Attorney in Fact for THE GLEN MANAGEMENT COMPANY, a Washington corporation, a General Partner in The Glen limited partnership, who executed the foregoing instrument, and acknowledged the said instrument to be their free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument in the name of such limited partnership.

WITNESS my hand and official seal hereto affixed the day and year in this certificate written.

Charles W. Boston
NOTARY PUBLIC in and for the State of Washington, residing at Bellingham

Address: 1100 E. 2nd St.
Bellingham, WA 98201
Phone: 378-1212

On this day of April, 1976, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GORDON LAIRD, to me known to be a General Partner of THE GLEN COMPANY, the limited partnership, and IRVEN CHUNYK, to me known to be the Attorney in Fact for THE GLEN MANAGEMENT COMPANY, a Washington corporation, a General Partner in The Glen limited partnership, who executed the foregoing instrument, and acknowledged the said instrument to be their free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument in the name of such limited partnership.

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RECORDED
APR 2 11 53 AM '76
QUEST OF
WILLIAMSEN, ADRIAN
WILLIAMSEN, ADRIAN
WHATCOM COUNTY, WASH
STATE OF WASHINGTON

1212704
APR 2 1976
REVERSE SIDE