

TAX FORECLOSURE CERTIFICATE ORDER NO.: W-156252-63

Issued by: **WHATCOM LAND TITLE COMPANY, INC.**
For: **TREASURER OF WHATCOM COUNTY, WASHINGTON**
Reference: **TAX PARCEL NO. 405303 471230 0000 PID 174502**

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:

UNIT NO. 22, GULF AIRE CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2110400771, AND ANY AMENDMENTS THERETO, 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:

THOMAS D.I. MILLER, a married man, as his separate estate

Document No.: 2140702093
Excise Tax Receipt No.: 1982213 186456
Date Excised: July 18, 2014

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):
- A. There does not appear to be a mobile home title elimination filed in the public record. Therefore, said mobile home is expressly denied any coverage under this report.

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 26th 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

EXHIBIT "A"
GULF AIRE CONDOMINIUM

1. Restrictions, regulations, requirements, easements and liability to assessments contained in Chapters 64.32 and 64.34 of the Revised Code of Washington (Condominiums) and amendments thereto and contained in condominium declaration as hereto attached:
Recorded: April 11, 2011, November 7, 2012, and December 27, 2012
Recording No.: 2110400771, 2121100929 and 2121203787, respectively
2. Gulf-Aire Short Plat, including the terms and conditions thereof;
Recorded: December 3, 1982
Recording No.: 1434062
3. Amended Gulf-Aire Short Plat, including the terms and conditions thereof;
Recorded: April 28, 2003
Recording No.: 2030406172
4. Easement as delineated or dedicated on the face of said plat;
For: Ingress, egress and utilities; existing drainage course; vehicular access restriction; and wetland buffer
Affects: Portion of said premises
5. Easement including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
Recorded: April 17, 1996
Recording No.: 960417085
Records of: Whatcom County, Washington
To: WHIDBEY TELEPHONE COMPANY, a corporation
Affects: Said premises and other property
6. Survey Map and Plans of Gulf Aire Condominium;
Recorded: April 11, 2011
Recording No.: 2110400770

Said instrument has been amended or modified by the following instrument;
Recorded: August 17, 2011, and December 14, 2012
Recording No.: 2110801757 and 2121201964, respectively
7. Easement including the terms, covenants and provisions thereof, as granted by instrument;
Recorded: August 30, 2011
Recording No.: 2110803138
Records of: Whatcom County, Washington
In favor of: WHATCOM COUNTY
For: Conservation
Affects: Portion of said premises

GULF AIRE CONDOMINIUM**8. RIGHT-TO-FARM ORDINANCE:**

The subject property is within or near designated Agriculture lands or Farm Operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure, and the application of spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Whatcom County has determined that the use of real property for Agricultural Operations is a high priority and favored use and will not consider to be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with commonly accepted good management practices and otherwise comply with local, state and federal laws.

Recorded: August 30, 2011

Recording No.: 2110803135

9. Terms and conditions of Notice on Title of Critical Areas Restriction on Use or Alteration;

Executed by: GULF AIRE LTD and The Public

Recorded: August 30, 2011

Recording No.: 2110803136

Affects: Said development

10. Matters disclosed by a Survey of said premises;

Recorded: August 16, 2011

In: Volume 1 of Surveys, Page 2

Recording No.: 2110801758

Records of: Whatcom County, Washington

11. Terms and conditions of Notice on Title of Open Space Reserve Area;

Executed by: GULF AIRE LTD.

Recorded: March 6, 2012

Recording No.: 2120300549

Affects: Open Space Reserve Area

12. Terms and conditions of Notice on Title of Open Space Reserve Area;

Executed by: GULF AIRE LTD.

Recorded: March 6, 2012

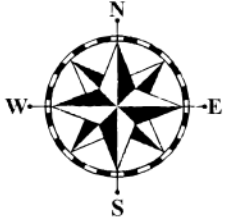
Recording No.: 2120300550

Affects: Said premises and other property

GULF AIRE CONDOMINIUM

13. Terms and conditions of Access Easement;
Executed by: GULF AIRE, LTD
Recorded: August 23, 2011
Recording No.: 2110802424
Affects: Portion of said premises

... 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

“Locally Owned and Operated since 1982”

W-156252-63

NO MAP PROVIDED FOR CONDOMINIUM UNITS

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:	174502	Legal Description:	GULF AIRE CONDOMINIUM UNIT 22-TOG WI UNDIV INT IN COMMON AREAS DESC AF 2110400771 72 LAMPLIGHTER S#2728 47X24
Parcel # / Geo ID:	4053034712300000	Agent Code:	
Type:	Real		
Tax Area:	3010 - 503 R L F5 W4 C8 P1 PSA PRH	Land Use Code	14
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	T40N	Section:	03
Range:	R3W	Legal Acres:	0.0000

Location

Address:	1721 BENSON RD #206 POINT ROBERTS, WA	Mapsco:	
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Owner

Name:	THOMAS D I MILLER	Owner ID:	513149
Mailing Address:	34-19477 72A AVE SURREY BC V4N 6M2	% Ownership:	100.0000000000%

Exemptions:

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2019	112039	\$172.27	\$172.11	\$10.34	\$6.90	\$0.00	\$361.62
2018	112503	\$187.84	\$187.68	\$41.32	\$52.56	\$0.00	\$469.40
2017	113163	\$167.01	\$166.88	\$36.76	\$86.81	\$0.00	\$457.46
2016	113770	\$1441.29	\$162.31	\$35.73	\$123.40	\$0.00	\$1762.73

▼ Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$6,203	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$25,000	
(+) Curr Use (HS):	+	\$0	\$0
(+) Curr Use (NHS):	+	\$0	\$0

(=) Market Value:	=	\$31,203	



Request of: KEITH BODE

FILED FOR RECORD AT REQUEST OF
AND RETURN ORIGINAL TO:

Keith A. Bode

Attorney at Law
P.O. Box 688
Lynden, WA 98264-0688
TEL: 360-354-5021

GRANTOR(S):
MILLER, ESTATE OF THOMAS WATSON
Thomas D.I. Miller, Personal Representative

GRANTEE(S):
MILLER, THOMAS D.I.

LEGAL DESCRIPTION:
Abbreviated: Unit No. 22, *Gulf Aire Condominium*
Full legal description is found beginning on first page

ASSESSOR'S PARCEL NUMBER(S):
APN 405303 425300 0000 PID 174502

Bargain and Sale Deed

The Grantor, ESTATE OF THOMAS WATSON MILLER, by and through Thomas D.I. Miller, Personal Representative under nonintervention powers, given as and for inheritance distribution from the Decedent's estate and for no consideration of monetary value, conveys, bargains and sells to THOMAS D.I. MILLER, a married man as his separate estate, the following described real estate, situated at 1721 Benson Road, No. 206, Point Roberts, Whatcom County, Washington 98281-9314, including any after-acquired title, to wit:

Unit No. 22, *Gulf Aire Condominium*, Whatcom County, Washington, according to the Declaration thereof, recorded under Auditor's File No. 2110400771, and any amendments thereto, records of Whatcom County, Washington;

TOGETHER WITH an undivided interest in the common areas of said condominium as described in Whatcom County Auditor's File No. 2110400771 and depicted in Whatcom County Auditor's File No. 2110400770;

TOGETHER WITH 1972 Lamplighter 52x24 manufactured home, Serial No. 2728, situated thereon;

SUBJECT TO AND TOGETHER WITH covenants, conditions, restrictions and easements of record, including the following:


Bargain and Sale Deed, Page No. 2 of 3

ESTATE OF THOMAS WATSON MILLER to THOMAS D.I. MILLER

1. Restrictions, regulations, requirements, easements and liability to assessments contained in Chapters 64.32 and 64.34 RCW relating to Condominiums and amendments thereto and contained in condominium declaration as recorded April 11, 2011, under Whatcom County Auditor's File No. 211 0400771.
2. *Gulf Aire Short Plat*, Whatcom County, Washington, including the terms and conditions thereof, as recorded December 3, 1982, under Whatcom County Auditor's File No. 1434062.
3. *Amended Gulf Aire Short Plat*, Whatcom County, Washington, including the terms and conditions thereof, recorded April 28, 2003, under Whatcom County Auditor's File No. 2030406172.
4. Easement as delineated or dedicated on the face of said plat for (a) ingress, egress and utilities, (b) existing drainage course, (c) vehicular access restriction, and (d) wetland buffer.
5. Easement including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted to WHIDBEY TELEPHONE COMPANY by instrument recorded April 7, 1996, under Whatcom County Auditor's File No. 60417085.
6. Survey Map and Plans of *Gulf Aire Condominium* as recorded April 11, 2011, under Whatcom County Auditor's File No. 2110400770.

Dated and signed this 7 day of July, 2014.

ESTATE OF
THOMAS WATSON MILLER

By: 

THOMAS D.I. MILLER
Personal Representative

State of Washington }
County of Whatcom } ^{ss.}

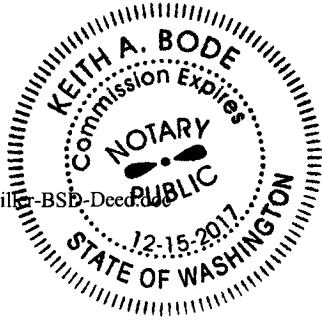
I certify that THOMAS D.I. MILLER is the person who appeared before me, identified himself as the Personal Representative of the estate described herein and who executed the within and foregoing instrument and acknowledged to me that: (1) he is the duly appointed, qualified and serving Personal Representative of the Estate of Thomas Watson Miller, now being probated under Whatcom County Superior Court Cause No. 14-4-00025-5; (2) that he has acquired nonintervention powers to administer the said estate; and (3) he has signed the

Bargain and Sale Deed, Page No. 3 of 3

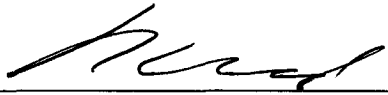
ESTATE OF THOMAS WATSON MILLER to THOMAS D.I. MILLER

above instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 7 day of ~~June~~^{July}, 2014.



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Notary Public in and for the State of
Washington, residing at Lynden.
My commission expires: 12/15/2017