



**TAX FORECLOSURE CERTIFICATE ORDER NO.: W-156248-48**

Issued by: **WHATCOM LAND TITLE COMPANY, INC.**  
For: **TREASURER OF WHATCOM COUNTY, WASHINGTON**  
Reference: **TAX PARCEL NO. 400515 178207 0000 PID 141441**

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 43, BLOCK 14, PLAT OF PARADISE LAKES COUNTRY CLUB, DIVISION NO. 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGES 34 THROUGH 36, 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:

**YVONNE IRVING, who acquired title as a single woman**

Document No.: 2060804245  
Excise Tax Receipt No.: 208857 125632  
Date Excised: August 25, 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.

B. Lien in favor of: **COLUMBIA VALLEY WATER DISTRICT**  
Auditor's File No.: **2110801561**

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 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"**

**PARADISE LAKES COUNTRY CLUB, DIVISION NO. 8**

1. Dues, assessments, and charges, if any, levied by the PARADISE LAKES COUNTRY CLUB.
  
2. 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;  
Recorded: September 22, 1972  
Recording No.: 1123858  
Records of: Whatcom County, Washington  
Executed by: PARADISE FOREST ESTATES, a limited partnership, et al.

Said covenant was originally recorded September 5, 1972, under Auditor's File No. 1122748.

3. Exceptions and reservations as contained in instrument;  
From: ROBERT WALKER; et al.  
Recorded: September 22, 1972  
Recording Nos.: 1123858  
Records of: Whatcom County, Washington  
As follows: "All oil, gas and mineral rights and the right to remove oil, gas and such materials in the real property in the above-mentioned plat shall be reserved and excepted..."

**NOTE:** We note the recordation of a Quit Claim Deed on September 6, 1994, under Whatcom County Auditor's File No. 940906217 in which GULF AND LAND COMPANY, a limited partnership, deeded mineral rights in and to portions of the Plats of Paradise Lakes Country Club, Division Nos. 1 through 8. We are unable to determine the validity of the conveyance instrument based on an incomplete chain of title to said mineral rights, and therefore cannot determine sufficiently the current owner of said mineral rights.

**PARADISE LAKES COUNTRY CLUB, DIVISION NO. 8**

4. Dedication contained on the face of Paradise Lakes Country Club, Division No. 8, as follows:

The right to the public forever all roads and ways shown hereon, with 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 lot or 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 or drainage waters in culverts or 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.

5. Covenants, conditions and restrictions, including the terms and provisions thereof, contained in instrument, 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;

Recorded: June 2, 1972

Recording No.: 1116239

Executed by: PARADISE LAKES, a limited partnership

6. Terms and conditions of Decree of Appropriation;

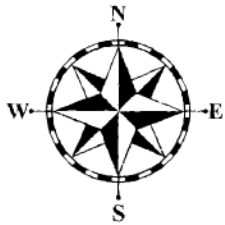
Executed by: EVERGREEN WATER-SEWER DISTRICT

Recorded: November 13, 2003

Recording No.: 2031102963

Affects: Said premises

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

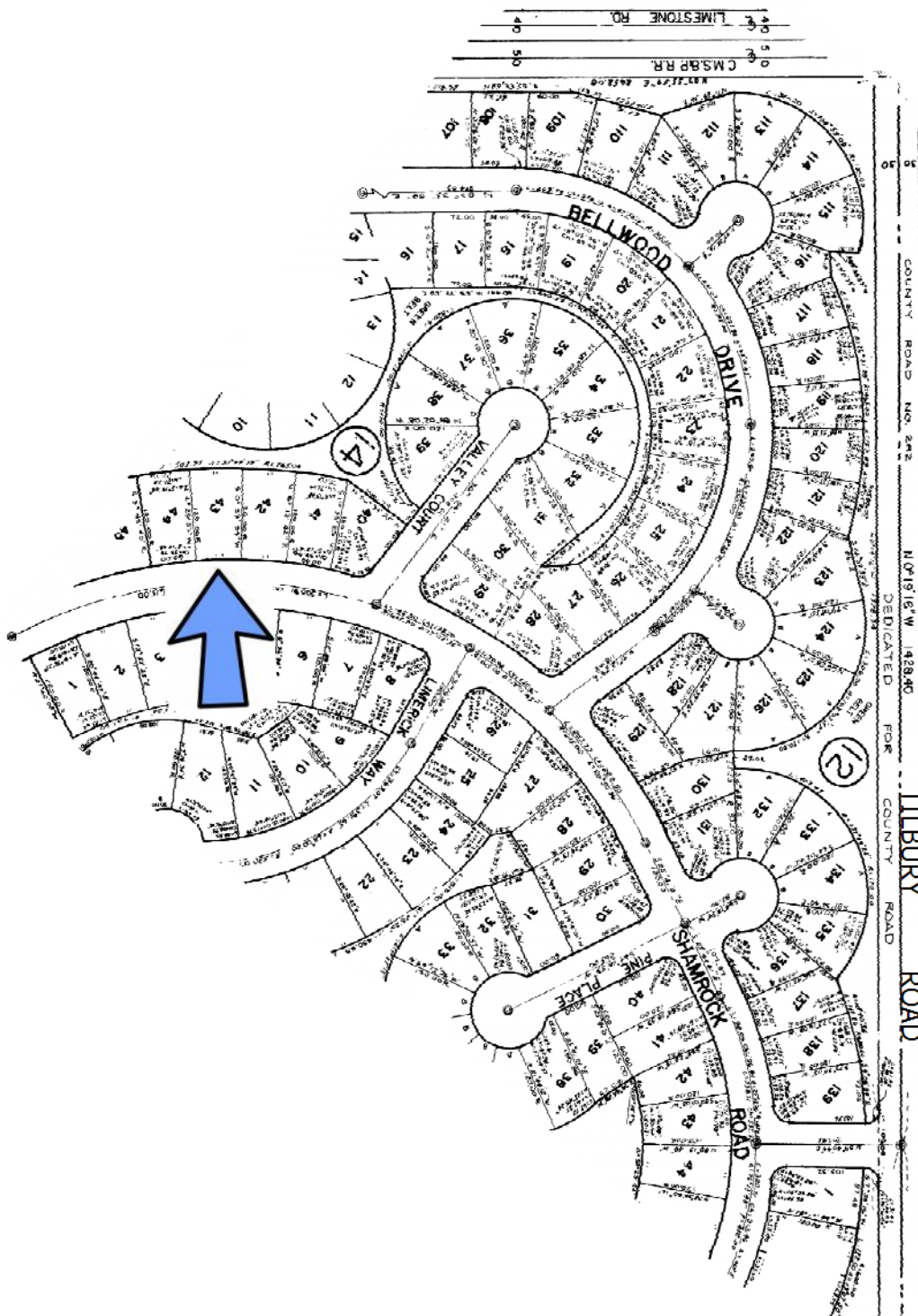


# Whatcom Land Title Company, Inc.

2011 Young Street  
Bellingham, Washington 98225  
Phone (360) 676-8484 Toll Free 1-800-334-6314  
Fax (360) 671-0982  
Website [www.whatcomtitle.com](http://www.whatcomtitle.com)

W-156248-48

*"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:	141441	Legal Description:	PARADISE LAKES COUNTRY CLUB DIV NO 8 LOT 43 BLK 14 67 ROLLOHOME S#22988 56X12
Parcel # / Geo ID:	4005151782070000	Agent Code:	
Type:	Real		
Tax Area:	7116 - 507 R L F14 W19 CVPR	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	T40N	Section:	15
Range:	R05E	Legal Acres:	0.0000

**Location**

Address:	6204 SHAMROCK RD MAPLE FALLS, WA	Mapsc0:	
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**Owner**

Name:	YVONNE IRVING	Owner ID:	57740
Mailing Address:	1049 MONTGOMERY ST APT 5B BROOKLYN, NY 11213-5946	% 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	93918	\$119.46	\$119.36	\$7.18	\$4.78	\$0.00	\$250.78
2018	94323	\$118.97	\$118.92	\$26.20	\$33.32	\$0.00	\$297.41
2017	94932	\$100.50	\$100.42	\$22.11	\$52.21	\$0.00	\$275.24
2016	95449	\$1377.32	\$98.40	\$21.66	\$74.83	\$0.00	\$1572.21

**▼ Values**

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$785	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$20,000	
(+) Curr Use (HS):	+	\$0	\$0
(+) Curr Use (NHS):	+	\$0	\$0
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(=) Market Value:	=	\$20,785	

AFTER RECORDING MAIL TO:

Name Mark Anderson Escrow

Address P.O. Box 136

City, State, Zip Deming, WA 98244

Filed for Record at Request of: First American Title Insurance Co. No. 835050

**QUIT CLAIM DEED**

THE GRANTOR(S) ROBERT GLYN CODDINGTON, a widower and surviving spouse of Udel Coddington, deceased

for and in consideration of GIFT (WAC 458-61A-201)

conveys and quit claims to YVONNE IRVING, a single woman


the following described real estate, situated in the County of Whatcom, State of Washington, together with all after acquired title of the grantor(s) therein:

Lot 43, Block 14 Paradise Lakes Country Club, Division No. 8, according to the Plat thereof, recorded in Volume 12 of Plats, pages 34, 35 and 36, records of Whatcom County, Washington.

Assessor's Property Tax Parcel/Account Number: 400515 178207 0000

Dated: June 15/2006


ACCEPTED AND APPROVED

  
Robert Glyn Coddington

 8/9/06  
Yvonne Irving

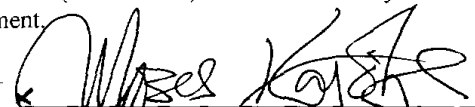
**PATRICK T. PYRONNEAU**  
Notary Public, State of New York  
No. 02PY6143355  
Qualified in Kings County  
Commission Expires 04/03/2010

Sworn to before me on this 9<sup>th</sup> day of August, 2006.

  
Notary Public

PROVINCE OF BRITISH COLUMBIA }  
CANADA }-ss

I certify that I know or have satisfactory evidence that Robert Glyn Coddington is 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: JUNE 15/2006 

Notary Public in and for the Province of British Columbia  
My appointment expires: N/A (lifetime)



**MOSES KAJOBA**  
KAJOBA & COMPANY  
Barristers & Solicitors  
Suite 300 - 3665 Kingsway  
Vancouver, B.C. V5R 5W2 Canada  
Tel: (604) 430-2121 Fax: (604) 435-8181





Return Address:  
 Columbia Valley Water District  
 6229 Azure Way  
 Maple Falls, WA 98266

**CLAIM OF LIEN**

Assessor's Property Tax Parcel #400515 178207 0000

**This Claim of Lien amends and supersedes Original Lien #2080604169 recorded in Whatcom County, Washington, 6/27/2008.**

Notice is hereby given that the person named below claims a lien pursuant to Chapter 60.04 RCW. In support of this lien, the following information is submitted:

- 1. NAME OF LIEN CLAIMANT Columbia Valley Water District formerly known as  
Evergreen Water-Sewer District #19  
 ADDRESS: 6229 Azure Way, Maple Falls, WA 98266  
 TELEPHONE NO: 360-599-1699
- 2. DATE ON WHICH THE CLAIMANT BEGAN TO PERFORM LABOR, PROVIDE SERVICES, OR SUPPLY MATERIAL OR EQUIPMENT: July 1, 2003
- 3. NAME OF PERSON INDEBTED TO CLAIMANT: Yvonne Irving
- 4. DESCRIPTION OF THE PROPERTY AGAINST WHICH A LIEN IS CLAIMED:  
 a. STREET ADDRESS: 6204 Shamrock Road, Maple Falls, WA 98266  
 b. LEGAL DESCRIPTION: Paradise Lakes Country Club Division 8 Blk 14 Lot 43
- 5. NAME OF OWNER OR REPUTED OWNER: Yvonne Irving  
 ADDRESS: 111 Prospect Avenue FL 1, Staten Island, NY 10301-1223  
 TELEPHONE NO: Last known: (718) 876-8790 & (347) 995-8738
- 6. PRINCIPAL AMOUNT FOR WHICH THE LIEN IS CLAIMED: \$1,591.89
- 7.

*Kari Hackett*  
 Kari Hackett, District Office Manager  
 Columbia Valley Water District  
 Claimant Name (Print or Type)  
6229 Azure Way, Maple Falls, WA 98266  
 Claimant Address

STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF WHATCOM )

KARI HACKETT, BEING SWORN, says: I am the claimant (or attorney of, administrator of, or representative for the claimant) above named; I have read or heard the foregoing claim, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.

Signed and sworn ~~to~~ before me on this 15<sup>th</sup> day of August, 2011  
*Kari Hackett*  
*Gloria Hallead*  
 Print Name: Gloria Hallead  
 Notary Public in and for the State of Washington  
 My appointment expires: 2-1-12

