

Order No.
Parcel No.

JC-100644
001-212-008



Land Title & Escrow Company

402 S. Lincoln Street, Port Angeles, WA 98362
Telephone No. 360-457-0482
Fax No. 360-457-0690

Tax Foreclosure Certificate

To: Jefferson County Treasurer
P.O. Box 571
Port Townsend, WA 98368
Attention: Sabrina Hathaway

Liability: \$1,000.00
Premium: \$226.01
Tax: \$18.99

This certificate is offered solely for the use of the addressee for the purpose of determining necessary parties defendant in an action to foreclose General Property Taxes. ***The liability of the Company under this Certificate shall be limited to the amount of actual loss sustained by the addressee due to reliance on any incorrect information in the certificate but in no event shall it exceed the liability amount as set forth above.*** No liability is assumed by the company for loss or damage that may arise from any other use of this certificate.

Effective Date:

July 17, 2014 @ 8:00 am

Vesting:

James E. Eades and Marsha K. Eades, husband and wife

Description:

See attached Exhibit "A"

Order No.
Parcel No.

JC-100644
001-212-008

Exhibit "A":

The land referred to herein is described as follows:

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 30 North,
Range 1 West W.M.;

EXCEPT strip of land 100 feet in width conveyed to the State of Washington for State Road No 9
by instrument dated April 5, 1926 and recorded in Volume 1 of Road Waivers on page 406,
Records of Jefferson County;

AND EXCEPT that portion lying within Zamperin Short Plat recorded November 3, 1980 under
recording no. 268837 in Volume 1 of Short Plats, page 154.

Situate in the County of Jefferson, State of Washington.

Subject to:

- A. Rights of parties in possession and claims that may be asserted under unrecorded instruments, if any.
- B. Agreements, if any, which appear in the public record related to future assessments or obligations not yet of record.
- C. Covenants, Conditions and Restrictions affecting title, if any appear in the public record.
- D. Easements prior to January 1, 2011, if any, which appear in the public records or as shown on any recorded plat.
- E. Any reservations of minerals and mineral rights, including leases of said rights appearing in the public records.
- F. Additional Exceptions as shown below.

Exceptions:

- 1. General Taxes, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:
Tax Year: 2014
First Half Amount: \$ 1,901.80
Second Half Amount: \$
Amount Paid: \$
Tax Account No.: 001-212-008
PID: 11087
Affects: Said Premises
Land AV: \$ 184,170.00
Improvement AV: \$

Note, First half taxes become delinquent after April 30th and the second half become delinquent after October 31st, if not paid

- 2. General Taxes, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:
Tax Year: 2013
First Half Amount: \$ 920.86
Second Half Amount: \$ 920.29
Amount Paid: \$
Tax Account No.: 001-212-008
PID: 11087
Affects: Said Premises
Land AV: \$ 184,170.00

Improvement AV: \$

Note, First half taxes become delinquent after April 30th and the second half become delinquent after October 31st, if not paid

3. General Taxes, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:

Tax Year: 2012
First Half Amount: \$ 1,197.04
Second Half Amount: \$ 1,196.46
Amount Paid: \$
Tax Account No.: 001-212-008
PID: 11087
Affects: Said Premises
Land AV: \$ 184,170.00
Improvement AV: \$

Note, First half taxes become delinquent after April 30th and the second half become delinquent after October 31st, if not paid

4. General Taxes, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:

Tax Year: 2011
First Half Amount: \$ 1,808.08
Second Half Amount: \$ 1,162.52
Amount Paid: \$
Tax Account No.: 001-212-008
PID: 11087
Affects: Said Premises
Land AV: N/A
Improvement AV: \$

Note, First half taxes become delinquent after April 30th and the second half become delinquent after October 31st, if not paid

5. Deed of Trust, to secure an indebtedness including any interest, advances or other obligations secured thereby;

Dated: March 15, 2006
Recorded: March 21, 2006
Recording No.: 509418
Amount: \$ 226,400.00
Grantor: James E Eades and Marsha K Eades, husband and wife
Trustee: Jefferson Title Company
Beneficiary: Angelo Zamperin and Waltraud Zamperin, husband and wife

6. Deed of Trust, to secure an indebtedness including any interest, advances or other obligations secured thereby;
Dated: March 15, 2006
Recorded: March 21, 2006
Recording No.: 509419
Amount: \$ 60,000.00
Grantor: James E Eades and Marsha K Eades, husband and wife
Trustee: Jefferson Title Company
Beneficiary: Kevin R Burgler and Gail R Boulter Burgler, husband and wife
7. Notice and Statement of Lien by the State of Washington;
Recorded: July 2, 2012
Superior Court Filing No.: 12-2-01093-4
Against: James E and Marsha K Eades and the marital community composed thereof
Amount: \$115,147.80
Department of: Labor & Industries
Division of: Collections
8. Pendency of Jefferson County Superior Court;
Case No: 14-2-00135-4
Plaintiff: Treasurer of Jefferson County
Defendant: James E Eades and Marsha Eades
Filed on: July 11, 2014
Attorney for Plaintiff: Scott W. Rosekrans
Action for: Tax Foreclosure

Notes:

NOTE A: Common address purported to be:

No Number Available, Port Townsend, WA, 98365

NOTE B: Abbreviated legal description as follows:

Ptn N 1/2 NW 1/4 NW 1/4 21-30N-1W



509417

Page: 1 of 1
03/21/2006 09:32P
SMD 32.00

Jefferson County Aud JEFFERSON TITLE CO I

WHEN RECORDED RETURN TO:
JAMES E. EADES
MARSHA K. EADES
121 LOUISA ST
PORT TOWNSEND, WA 98368

Jefferson County Excise Tax

Aff # 106214 Date 3-21-06
Tax \$ 5,037⁴⁰ Sales Amt \$ 283,000⁰⁰
By [Signature] Deputy Treasurer

Recorded at the request of:
JEFFERSON TITLE COMPANY
68218

STATUTORY WARRANTY DEED

PTN NW 21-30-1W
Assessors Tax Parcel ID#001 212 008

THE GRANTOR, ANGELO ZAMPERIN and WALTRAUD ZAMPERIN, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, convey and warrant to **JAMES E. EADES and MARSHA K. EADES, husband and wife**

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

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 1 WEST W.M., EXCEPT STRIP OF LAND 100 FEET IN WIDTH CONVEYED TO THE STATE OF WASHINGTON FOR STATE ROAD NO. 9 BY INSTRUMENT DATED APRIL 5, 1926 AND RECORDED IN VOLUME 1 OF ROAD WAIVERS ON PAGE 406, RECORDS OF JEFFERSON COUNTY; AND EXCEPT THAT PORTION LYING WITHIN ZAMPERIN SHORT PLAT RECORDED NOVEMBER 3, 1980 UNDER RECORDING NO. 268837 IN VOLUME 1 OF SHORT PLATS, PAGE 154.

Subject to: Reservations contained in Real Estate Contract recorded under Auditors File No. 244695.

DATED: MARCH 15, 2006

[Signature]
ANGELO ZAMPERIN

[Signature]
WALTRAUD ZAMPERIN

STATE OF WASHINGTON
COUNTY OF Clark

On this day personally appeared before me ANGELO ZAMPERIN AND WALTRAUD ZAMPERIN to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she/they signed the same as his/har/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th Day of March 2006

[Signature]
Notary Public in and for the State of Washington,
Residing at Washougal
My commission expires Dec. 2nd 2006

Notary Public
State of Washington
PRAIRIE ROSE MCPHERSON
My Appointment Expires Dec 2, 2006

AFTER RECORDING MAIL TO:

ANGELO ZAMPERIN
WALTRAUD ZAMPERIN
1307 SE BLAIR RD.
WASHOUGAL, WA 98671

Filed for Record at Request of:
JEFFERSON TITLE COMPANY

DEED OF TRUST
(For Use in the State of Washington Only)

File Number 68218

LPB-22

Legal Description (Brief): PTN NW 21-30-1W
Tax Parcel #: 001 212 008

Add'l on page

THIS DEED OF TRUST, made this MARCH 15, 2006, between JAMES E. EADES and MARSHA K. EADES, husband and wife, GRANTOR, whose address is 121 LOUISA ST PORT TOWNSEND, WA 98368, JEFFERSON TITLE COMPANY, a corporation, TRUSTEE, whose address is 2205 Washington St., Port Townsend, Washington and ANGELO ZAMPERIN and WALTRAUD ZAMPERIN, husband and wife, BENEFICIARY, whose address is 1307 SE BLAIR RD. WASHOUGAL, WA 98671

WITNESSETH: Grantor(s) hereby bargain(s), sell(s) and convey(s) to Trustee in Trust, with power of sale, the following described real property in JEFFERSON COUNTY, WASHINGTON.

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 1 WEST W.M.; EXCEPT STRIP OF LAND 100 FEET IN WIDTH CONVEYED TO THE STATE OF WASHINGTON FOR STATE ROAD NO. 9 BY INSTRUMENT DATED APRIL 5, 1926 AND RECORDED IN VOLUME 1 OF ROAD WAIVERS ON PAGE 406, RECORDS OF JEFFERSON COUNTY, AND EXCEPT THAT PORTION LYING WITHIN ZAMPERIN SHORT PLAT RECORDED NOVEMBER 3, 1980 UNDER RECORDING NO. 268837 IN VOLUME 1 OF SHORT PLATS, PAGE 154.

which real property is not used principally for agricultural purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter belonging or in any way appertaining, and the rents, issues and profits of the property.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of Two Hundred Twenty Six Thousand Four Hundred and 00/100 Dollars (\$226,400.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of Grantor(s)' successors or assigns, together with interest thereon at such rate as shall be agreed upon.

DUE DATE: The entire balance of the promissory note secured by this Deed of Trust, together with any and all interest accrued thereon, shall be due and payable in full on 03/15/2016

To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

1. To keep the property in good condition and repair; to permit no waste of the property; to



complete any building, structure or improvement being built or about to be built on the property; to restore promptly any building, structure or improvement on the property which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the property.

2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.

3. To keep all buildings now or hereafter erected on the property continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor(s). The amount collected under any insurance policy may be applied upon any indebtedness hereby secured by this Deed of Trust in such order, as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor(s) in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured by this Deed of Trust and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Grantor(s) fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property. Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured by this Deed of Trust, shall be added to and become a part of the debt secured in this Deed of Trust.

7. DUE ON SALE: (OPTIONAL-Not applicable unless initialed by Grantor and Beneficiary) The property described in this security instrument may not be sold or transferred without the beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.

Grantor (initials)

J.E.E. M.K.E.

Beneficiary (initials)

A.Z. - W.Z.

IT IS MUTUALLY AGREED THAT:

8. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured by this Deed of Trust, shall be paid to Beneficiary to be applied to said obligation.

9. By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

10. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor(s) and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

11. Upon default by Grantor(s) in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured by this Deed of Trust shall immediately become due and payable at the option of the Beneficiary subject to any cure period provided in the note secured by this Deed of Trust. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.



complete any building, structure or improvement being built or about to be built on the property; to restore promptly any building, structure or improvement on the property which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the property.

2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.

3. To keep all buildings now or hereafter erected on the property continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor(s). The amount collected under any insurance policy may be applied upon any indebtedness hereby secured by this Deed of Trust in such order, as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor(s) in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured by this Deed of Trust and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Grantor(s) fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property. Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured by this Deed of Trust, shall be added to and become a part of the debt secured in this Deed of Trust.

7. DUE ON SALE: (OPTIONAL-Not applicable unless initialed by Grantor and Beneficiary) The property described in this security instrument may not be sold or transferred without the beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.

Grantor (initials) J.E.E., M.K.E. Beneficiary (initials) A.Z., W.Z.

IT IS MUTUALLY AGREED THAT:

8. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured by this Deed of Trust, shall be paid to Beneficiary to be applied to said obligation.

9. By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

10. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor(s) and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

11. Upon default by Grantor(s) in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured by this Deed of Trust shall immediately become due and payable at the option of the Beneficiary subject to any cure period provided in the note secured by this Deed of Trust. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

12. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser all right, title and interest in the real and personal property which Grantor(s) had or had the power to convey at the time of his execution of this Deed of Trust, and such as Grantor may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances for value.

13. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

14. In the event of the absence, death, incapacity, disability or resignation of Trustee, or at the discretion of the Beneficiary. Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of action or proceeding in which Grantor(s), Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

15. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

16. ADDITIONAL TERMS AND CONDITIONS: (check one)

a. PAYMENTS TO BE MADE TO: FIRST FEDERAL SAVINGS & LOAN
Attn: CONTRACT COLLECTIONS, PO-BOX 351, PORT ANGELES, WA

98362

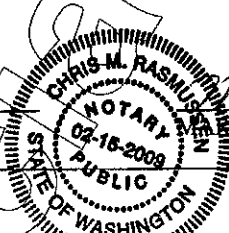
OR

b. As set forth on the attached "Exhibit A" which is incorporated by this reference
(Note: If neither a nor b is checked, then option "a" applies)

Dated: March 15, 2006

James E. Eades Marsha K. Eades
JAMES E. EADES MARSHA K. EADES

State of Washington
County of Jefferson



I certify that I know or have satisfactory evidence that JAMES E. EADES MARSHA K. EADES 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: 3/15/06
Chris M. Rasmussen
Signature of Notary Public
Printed name of Notary Chris M. Rasmussen
My commission expires: 02-15-2009

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated: _____

AFTER RECORDING MAIL TO:

KEVIN R. BURGLER
GAIL R. BOULTER BURGLER
405 FOSTER STREET
PORT TOWNSEND, WA 98368

Filed for Record at Request of:
JEFFERSON TITLE COMPANY

DEED OF TRUST
(For Use in the State of Washington Only)

le Number 68218A

LPB-22

Fi

Legal Description (Brief): PTN NW 21-30-1W
Tax Parcel #: 001 212 008

Add'l on page

*SAID DEED OF TRUST IS SECOND AND SUBORDINATE TO THE DEED OF TRUST
RECORDED UNDER AUDITORS FILE NO. 509418

THIS DEED OF TRUST, made this MARCH 15, 2006, between JAMES E. EADES and
MARSHA K. EADES, husband and wife, GRANTOR, whose address is 1042 CORONA ST.
PORT TOWNSEND, WA 98368, JEFFERSON TITLE COMPANY, a corporation, TRUSTEE,
whose address is 2205 Washington St., Port Townsend, Washington and KEVIN R. BURGLER
and GAIL R. BOULTER BURGLER, husband and wife, BENEFICIARY, whose address is 405
FOSTER STREET PORT TOWNSEND WA 98368

WITNESSETH: Grantor(s) hereby bargain(s), sell(s) and convey(s) to Trustee in Trust, with
power of sale, the following described real property in JEFFERSON COUNTY,
WASHINGTON.

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21,
TOWNSHIP 30 NORTH, RANGE 1 WEST W.M.;
EXCEPT STRIP OF LAND 100 FEET IN WIDTH CONVEYED TO THE STATE OF
WASHINGTON FOR STATE ROAD NO. 9 BY INSTRUMENT DATED APRIL 5, 1926 AND
RECORDED IN VOLUME 1 OF ROAD WAIVERS ON PAGE 406, RECORDS OF
JEFFERSON COUNTY;
AND EXCEPT THAT PORTION LYING WITHIN ZAMPERIN SHORT PLAT RECORDED
NOVEMBER 3, 1980 UNDER RECORDING NO. 268837 IN VOLUME 1 OF SHORT PLATS,
PAGE 154.

which real property is not used principally for agricultural purposes, together with all the
tenements, hereditaments, and appurtenances now or hereafter belonging or in any way
appertaining, and the rents, issues and profits of the property.

This Deed of Trust is for the purpose of securing performance of each agreement of Grantor
herein contained, and payment of the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00)
with interest, in accordance with the terms of a promissory note of even date herewith, payable
to Beneficiary or order, and made by Grantor(s), and all renewals, modifications and extensions
thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s),
or any of Grantor(s)' successors or assigns, together with interest thereon at such rate as shall be
agreed upon.

DUE DATE: The entire balance of the promissory note secured by this Deed of Trust, together
with any and all interest accrued thereon, shall be due and payable in full on
05/01/2011



To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

1. To keep the property in good condition and repair; to permit no waste of the property; to complete any building, structure or improvement being built or about to be built on the property; to restore promptly any building, structure or improvement on the property which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor(s). The amount collected under any insurance policy may be applied upon any indebtedness hereby secured by this Deed of Trust in such order, as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor(s) in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured by this Deed of Trust and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor(s) fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property. Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured by this Deed of Trust, shall be added to and become a part of the debt secured in this Deed of Trust.
7. DUE ON SALE: (OPTIONAL *Not applicable unless initialed by Grantor and Beneficiary*)
The property described in this security instrument may not be sold or transferred without the beneficiary's consent. Upon breach of this provision, Beneficiary may declare all sums due under the note and Deed of Trust immediately due and payable, unless prohibited by applicable law.

Grantor (initials) J.E.E., M.K.E. Beneficiary (initials) K.R.B., G.R./B.B.

IT IS MUTUALLY AGREED THAT:

8. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured by this Deed of Trust, shall be paid to Beneficiary to be applied to said obligation.
9. By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
10. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor(s) and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
11. Upon default by Grantor(s) in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured by this Deed of Trust shall immediately become due and payable at the option of the Beneficiary subject to any cure period provided in the note secured by this Deed of Trust. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to

the persons entitled thereto.

12. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser all right, title and interest in the real and personal property which Grantor(s) had or had the power to convey at the time of his execution of this Deed of Trust, and such as Grantor may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances for value.

13. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

14. In the event of the absence, death, incapacity, disability or resignation of Trustee, or at the discretion of the Beneficiary. Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of action or proceeding in which Grantor(s), Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

15. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

16. ADDITIONAL TERMS AND CONDITIONS: (check one)

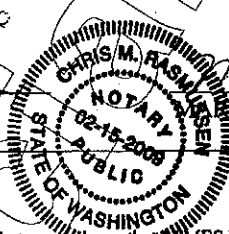
a. (X) PAYMENTS TO BE MADE TO: FIRST FEDERAL SAVINGS & LOAN ATTN: CONTRACT COLLECTIONS, PO BOX 351, PORT ANGELES, WA 98362

or b. () As set forth on the attached "Exhibit A" which is incorporated by this reference
(Note: If neither a nor b is checked, then option "a" applies)

Dated: March 15, 2006

James E. Eades Marsha K. Eades
JAMES E. EADES MARSHA K. EADES

State of Washington
County of Jefferson



I certify that I know or have satisfactory evidence that JAMES E. EADES and MARSHA K. EADES 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: 3/15/06
Signature of Notary Public Chris M. Rasmussen
Printed name of Notary Chris M. Rasmussen
My commission expires: 02-15-2009

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated: _____

**WARRANT
DEPARTMENT OF LABOR & INDUSTRIES**

WARRANT NO. 0274292

An employer, Account ID 530,861-01
UBI: 601609958

NOW THEREFORE, pursuant to RCW 51.48.140, the Clerk of JEFFERSON County shall designate a Superior Court cause number for this Warrant and cause to be entered in the judgment docket under the cause number assigned, the name of the listed employer, the date of the filing of the Warrant, and the warrant amount of **One Hundred Fifteen Thousand, Two Hundred Eighty Seven and 80/100 Dollars, (\$115,287.80)**, which includes the statutory filing fee of Twenty Dollars and the statutory surcharge of Twenty Dollars.

The aggregate amount of this Warrant as docketed is a lien upon the title to, and interest in all real and personal property of the employer against whom this Warrant is issued, the same as a judgment in a civil case duly docketed in the office of such clerk, and is sufficient to support the issuance of writs of garnishment in favor of the state in a manner provided by law in case of judgment, wholly or partially unsatisfied.

Delinquent taxes shall bear interest at the rate of one percent of the delinquent amount per month or fraction thereof from and after the due date until payment, increases, and penalties are received by the department (RCW 51.48.210)

Dated this 26th day of June 2012
For the Director of the
DEPARTMENT OF LABOR & INDUSTRIES



By: Diane Johnson
Revenue Agent
Phone: (360) 415-4022
Dept. of Labor & Industries
500 Pacific Avenue, Ste 400
Bremerton WA 98337-1943

STATUTORY REFERENCES ATTACHED
530,861-01 1113988

Page: 2

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FILED

2014 JUL 11 AM 10:51

IN SUPERIOR COURT
JEFFERSON COUNTY

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14-2-00135-4

TAX NO. 701

2014

CERTIFICATE OF DELINQUENCY

ISSUED TO: JEFFERSON COUNTY

FOR: 2011, 2012, 2013 AND 2014 TAXES

SCOTT W. ROSEKRANS
PROSECUTING ATTORNEY
FOR JEFFERSON COUNTY
COURTHOUSE
P.O. Box 1120
Port Townsend, WA 98368
(360) 385-9180

Exhibit A

DEFENDANT: LEE, CRAIG
DESCRIPTION: PORT LUDLOW NO 2, AREA 2, LOT 15
AMOUNT OF COUNTY DELINQUENCY: \$3,271.63 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 990-600-215

DEFENDANT: PEARSALL, MARY
DESCRIPTION: TACOMA ADDITION, BLOCK 12, LOTS 3 & 4
AMOUNT OF COUNTY DELINQUENCY: \$540.16 Plus Costs
TAX YEAR OWING: 2010, 2011, 2012, 2013

PARCEL NUMBER: 998-001-206

DEFENDANT: PORT TOWNSEND REALTY INC
DESCRIPTION: BAKER'S ADDITION, BLOCK 6, LOTS 7 & 8
AMOUNT OF COUNTY DELINQUENCY: \$450.97 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 930-900-602

DEFENDANT: PORT TOWNSEND REALTY INC
DESCRIPTION: TACOMA ADDITION, BLOCK 10, LOTS 3 & 4
AMOUNT OF COUNTY DELINQUENCY: \$533.49 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 998-001-001

DEFENDANT: PORT TOWNSEND REALTY INC
DESCRIPTION: TACOMA ADDITION, BLOCK 15, LOTS 7 & 8
AMOUNT OF COUNTY DELINQUENCY: \$450.97 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 998-001-501

DEFENDANT: PORT TOWNSEND REALTY INC
DESCRIPTION: TACOMA ADDITION, BLOCK 19, LOTS 2 & 7
AMOUNT OF COUNTY DELINQUENCY: \$540.16 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 998-001-901

DEFENDANT: ROOK, J D
DESCRIPTION: PHILLIPS BAY VIEW ADDITION, BLOCK 29, LOTS 5, 6, 7, 13 & 14
SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 291 REYNOLDS ROAD, PORT TOWNSEND
AMOUNT OF COUNTY DELINQUENCY: \$862.74 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 986-702-901

DEFENDANT: TUULAUPUA, SIPILIANO
DESCRIPTION: TACOMA ADDITION, BLOCK 12, LOT 7
AMOUNT OF COUNTY DELINQUENCY: \$270.07 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 998-001-201

DEFENDANT: WHITE, FRANK
DESCRIPTION: S29 T29N R1E - GOV LOT 1 (LYING W OF OAK BAY ROAD)
SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 4442 OAK BAY ROAD, PORT LUDLOW
AMOUNT OF COUNTY DELINQUENCY: \$70.32 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 921-292-070

DEFENDANT: WHITEFORD, CRAIG F
DESCRIPTION: BAKER'S ADDITION, BLOCK 11, LOTS 3 & 4
AMOUNT OF COUNTY DELINQUENCY: \$450.97 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 930-901-103

Jefferson County Assessor & Treasurer

Property Search Results > 11087 JAMES E EADES for Year 2013 - 2014

Property

Account

Property ID: 11087 Legal Description: S21 T30 R1W N1/2 NW NW LESS PTN ZAMPERIN SHORT PLAT LESS R/W

Parcel Number: 001212008 Agent Code:

Type: Real

Tax Area: 0111 - 1-50F1E1H2L1 Land Use Code 91

Open Space: N DFL N

Historic Property: N Remodel Property: N

Multi-Family Redevelopment: N

Township: Section:

Range:

Location

Address: Mapsco:

Neighborhood: S21 & 22 T30 R1W, KEARNEY'S Map ID:

Neighborhood CD: 5355

Owner

Name: JAMES E EADES Owner ID: 14948

Mailing Address: MARSHA EADES % Ownership: 100.0000000000%

155 SANTA REBECCA

GREEN VALLEY, AZ 85614

Exemptions: ✓

Taxes and Assessment Details

Property Tax Information as of 07/22/2014

Amount Due if Paid on: NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2014	1074	\$1901.80	\$0.00	\$57.02	\$57.02	\$0.00	\$2015.84
▶ Statement Details							
2013	1081	\$920.86	\$920.29	\$202.45	\$276.11	\$0.00	\$2319.71
▶ Statement Details							
2012	110872011	\$1197.04	\$1196.46	\$263.25	\$646.27	\$0.00	\$3303.02
▶ Statement Details							
2011	110872010	\$1808.08	\$1162.52	\$255.84	\$906.99	\$0.00	\$4133.43

Values

(+) Improvement Homesite Value: + \$0

(+) Improvement Non-Homesite Value: + \$0

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$184,170 ✓

(+) Curr Use (HS): + \$0 \$0

(+) Curr Use (NHS): + \$0 \$0

(=) Market Value: = \$184,170

(-) Productivity Loss: - \$0

(=) Subtotal: = \$184,170

(+) Senior Appraised Value: + \$0

(+) Non-Senior Appraised Value: + \$184,170

2

(=) Total Appraised Value: = \$184,170
 (-) Senior Exemption Loss: - \$0
 (-) Exemption Loss: - \$0

 (=) Taxable Value: = \$184,170

Taxing Jurisdiction

Owner: JAMES E EADES
 % Ownership: 100.0000000000%
 Total Value: \$184,170
 Tax Area: 0111 - 1-50F1E1H2L1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CE	CURRENT EXPENSE	1.6424400000	\$184,170	\$184,170	\$302.49
CNTYDD	DEVELOPMENTAL DISABILITIES	0.0094900000	\$184,170	\$184,170	\$1.75
CNTYVET	VETERANS RELIEF	0.0096100000	\$184,170	\$184,170	\$1.77
CONSERVE	CONSERVATION FUTURES	0.0488800000	\$184,170	\$184,170	\$9.00
EMS1	FIRE DIST #1 EMS	0.5000000000	\$184,170	\$184,170	\$92.09
FD1	FIRE DIST #1 GENERAL	1.3283000000	\$184,170	\$184,170	\$244.63
HOS2BOND	HOSP DIST #2 LTGO BOND 04 NON VOTED	0.0558100000	\$184,170	\$184,170	\$10.28
HOSP2BONDR	HOSP DIST #2 BOND 2002(REF 93)	0.0000000000	\$184,170	\$0	\$0.00
HOSP2CASH	HOSP DIST #2 BRD DESGNTD CASH M&O	0.0385600000	\$184,170	\$184,170	\$7.10
LIB1	LIBRARY DIST #1 GENERAL	0.5000000000	\$184,170	\$184,170	\$92.09
MENTAL	MENTAL HEALTH	0.0094900000	\$184,170	\$184,170	\$1.75
PORTPT	PORT OF PT GENERAL	0.2034800000	\$184,170	\$184,170	\$37.47
PUD1	PUD #1 - TAX REVENUE FUND	0.1241200000	\$184,170	\$184,170	\$22.86
ROADS	COUNTY ROADS	1.0659700000	\$184,170	\$184,170	\$196.32
ROADSCU	COUNTY ROADS TO CUR EXP	0.2251100000	\$184,170	\$184,170	\$41.46
SCH50BLDG	S D #50 BLDG-CAP PROJ	0.5826400000	\$184,170	\$184,170	\$107.30
SCH50BOND	SCHOOL DIST #50 REF BOND 2007	0.0000000000	\$184,170	\$0	\$0.00
SCH50MO	SCHOOL DIST #50 M & O	1.5869900000	\$184,170	\$184,170	\$292.28
STATE	STATE LEVY (SCHOOL)	2.2710300000	\$184,170	\$184,170	\$418.26
Total Tax Rate:		10.2019200000			
Taxes w/Current Exemptions:					\$1,878.90
Taxes w/o Exemptions:					\$1,878.90

Improvement / Building

Sketch

No sketches available for this property.

Property Image

No image available for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1375	Land Type:1375	1.0000	0.00	0.00	0.00	\$70,000	\$0
2	1575	Land Type:1575	16.3100	0.00	0.00	0.00	\$114,170	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2014	N/A	N/A	N/A	N/A	N/A
2013	\$0	\$184,170	\$0	\$184,170	\$184,170
2012	\$0	\$184,170	\$0	\$184,170	\$184,170

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number

2A



Jefferson County WASHINGTON

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Parcel Number:

Parcel Number: 001212008

[Printer Friendly](#)

Owner Mailing Address:

JAMES E EADES
MARSHA EADES
155 SANTA REBECCA

GREEN VALLEY AZ85614

Site Address:

Section: 21
Qtr Section: NW1/4
Township: 30N
Range: 1W

School District: Port Townsend (50)
Fire Dist: Chimacum (1)
Tax Status: Taxable
Tax Code: 0111
Planning area: Quimper (2)

Sub Division:

Assessor's Land Use Code: 9100 - Vacant Land

Property Description:

S21 T30 R1W N1/2 NW NW LESS PTN ZAMPERIN SHORT PLAT LESS R/W

No Permit
Data Available

[Tax, A/V, Sales, Photos,
and Bldg Data](#)

[Map Parcel](#)

[Plats & Surveys](#)



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Windows - Mac

28