



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 28, 2014 @ 8:00 am

Vesting:

K-Denn Enterprises Ltd., a Canadian corporation of Victoria, British Columbia

Description:

See attached Exhibit "A"

Exhibit "A":

The land referred to herein is described as follows:

Lots 7 and 8 in Block 6 of The Baker Addition to the City of Port Townsend, as per Plat recorded in Volume 1 of Plats on page 75, records of Jefferson County.

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: \$ 81.33
Second Half Amount: \$
Amount Paid: \$
Tax Account No.: 930-900-602
PID: 23840
Affects: Said Premises
Land AV: \$ 8,000.00
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: \$ 46.56
Second Half Amount: \$ 46.47
Amount Paid: \$
Tax Account No.: 930-900-602
PID: 23840
Affects: Said Premises
Land AV: \$ 8,000.00

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: \$ 43.83
Second Half Amount: \$ 43.77
Amount Paid: \$
Tax Account No.: 930-900-602
PID: 23840
Affects: Said Premises
Land AV: \$ 10,000.00
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: \$ 687.27
Second Half Amount: \$ 42.17
Amount Paid: \$
Tax Account No.: 930-900-602
PID: 23840
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. An equitable interest as created by Real Estate Contract, subject to its terms, covenants, conditions and provisions;
Dated: January 9, 1979
Recorded: February 9, 1979
Recording No.: 255746
Seller: K-Denn Enterprises Ltd., a Canadian corporation of Victoria, British Columbia
Purchaser: Port Townsend Realty, Inc., a Washington corporation
Excise Tax Receipt No.: 38145

Said contract covers the property herein described and other property.

6. Deed of Trust, to secure an indebtedness including any interest, advances or other obligations secured thereby;
Dated: March 4, 1980
Recorded: March 6, 1980
Recording No.: 263904
Amount: \$ 4,150.00
Grantor: Timothy Michael Blair, a single man
Trustee: Transamerica Title Insurance Company
Beneficiary: Port Townsend Realty, Inc.
7. Pendency of Jefferson County Superior Court;
Case No: 14-2-00135-4
Plaintiff: Treasurer of Jefferson County
Defendant: Port Townsend Realty
Filed on: July 11, 2014
Attorney for Plaintiff: Scott W. Rosekrans
Action for: Tax Foreclosure
8. Evidence of the identity and authority of the officers of the corporation name below to execute the forthcoming documents(s) must be submitted.
Name of Corporation: K-Denn Enterprises Ltd., a Canadian corporation of Victoria, British Columbia
9. According to the information obtained from the records of the Secretary of State of the State of Washington, the corporation named below is an inactive corporation. Evidence of the identity of the Directors must be submitted to this company.
Name of Corporation: Port Townsend Realty, Inc., a Washington corporation

Notes:

NOTE A: Common address purported to be:

No Number Available, Port Townsend, WA, 98368

NOTE B: Abbreviated legal description as follows:

Lts 7 & 8, Blk 6, Baker Addn 1/75

A-1964

255746 REAL ESTATE CONTRACT

JEFFERSON COUNTY EXCISE TAX

Aff. No. 38145

Date Paid 2-9-79 Amt. 472.85

By [Signature]
TREASURER

THIS CONTRACT, made and entered into this 9th day of January, 1979

between K-DENN ENTERPRISES LTD., a Canadian corporation of Victoria, British Columbia

hereinafter called the "seller," and PORT TOWNSEND REALTY, INC., a Washington corporation

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in JEFFERSON County, State of Washington:

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1/75

All of Blocks 1, 20, 21 and 30; Lots 3 through 6 inclusive in Block 9; Lots 3 and 4 in Block 10; Lots 3 through 6 inclusive in Block 12; Lots 2 through 7 inclusive in Block 19, all in the Tacoma Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, on page 81, records Jefferson County; ALSO, all of Blocks 6 and 7, in Bakers Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, on page 75, records of Jefferson County;

All situate in the City of Port Townsend, County of Jefferson, State of Washington.

The terms and conditions of this contract are as follows: The purchase price is FORTY SEVEN THOUSAND TWO HUNDRED AND EIGHT FIVE AND NO/100----- (\$ 47,285.00) Dollars, of which SEVEN THOUSAND NINETY THREE----- (\$ 7,093.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

FOUR HUNDRED AND TWO----(\$402.00) Dollars, or more at purchaser's option, on or before the 15th day of February, 1979 and FOUR HUNDRED AND TWO----(\$402.00) Dollars, or more at purchaser's option on or before the 15th day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of 9 1/2 per cent per annum from the 15th day of January, 1979, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

Seller herein covenants and agrees to make, execute and deliver to the Purchaser herein good and sufficient deed releases for each lot sold within the above referred to Blocks upon demand and upon application upon the unpaid balance, over and above the contract payments, of \$800.00 per lot.

All funds are to be paid in United States dollars.

All payments to be made hereunder shall be made at Seattle-First National Bank, P.O. Box 584 or at such other place as the seller may direct in writing. Port Townsend, Washington 98366

As referred to in this contract, "date of closing" shall be as of recording

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by Transamerica Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- a. Printed general exceptions appearing in said policy form;
- b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate as date of closing and to retain possession as long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, 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 to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

PORT TOWNSEND REALTY, INC. by:

Louise McKay (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

K-DENN ENTERPRISES LTD. by:

STATE OF WASHINGTON,

County of

On this day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of

Notary Public in and for the State of Washington,

residing at

Transamerica Title Insurance Co



Filed for Record at Request of

Name.....

Address.....

City and State.....

THIS SPACE PROVIDED FOR RECORDER'S USE.

RECORDED IN VOLUME 113

OFFICIAL RECORDS OF

PP 602-605 WEST 6'

TRANSAMERICA TITLE INSURANCE CO.

79 FEB 9 PM 4:28

J. L. ANDERSON
NOTARY PUBLIC

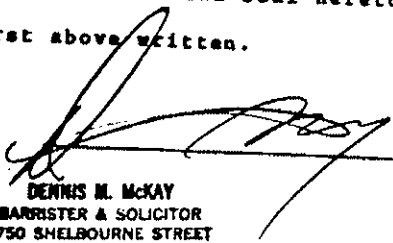
[Signature]

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PROVINCE OF BRITISH COLUMBIA)
)
CITY OF VICTORIA)

On this 6th day of February, 1979, before me, the undersigned, a Notary Public in and for the Province of British Columbia, duly commissioned and sworn, personally appeared LORRAINE MCKAY as President and HUGH MUNRO as Secretary, to me known to be the President and Secretary respectively of K-DENN ENTERPRISES LTD., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.


DENNIS M. MCKAY
BARRISTER & SOLICITOR
3750 SHELBOURNE STREET
VICTORIA, B.C.
V8P 4M6

Notary Public in and for the
Province of British Columbia
Commissioned for Life, Residing
in Victoria, British Columbia.



VR 113-605



Transamerica
Title Insurance Company

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THIS SPACE PROVIDED FOR RECORDER'S USE:
527.528
TRANSAMERICA TITLE INSURANCE CO.
MAR 6 PM 3:27
BY [Signature]
RECORDED

863904

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name Port Townsend Realty, Inc.

Address 1532 Sims Way

City, State, Zip Port Townsend, WA 98368 263904

Deed of Trust

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 4th day of March, 19 80, between
TIMOTHY MICHAEL BLAIR, a single man, GRANTOR,

whose address is 929 Madison, Port Townsend, WA 98368
TRANSAMERICA TITLE INSURANCE COMPANY, a corporation, TRUSTEE, whose address is
1200 Sixth Avenue, Seattle, Washington, and

PORT TOWNSEND REALTY, INC., a Washington corporation, BENEFICIARY,
whose address is 1532 Sims Way, Port Townsend, WA 98368

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the
following described real property in Jefferson County, Washington:

Lots 7 and 9 in Block 6 of The Baker Add'n to the City of Port Townsend,
as per plat recorded in Volume 1 of Plats on page 75, records of Jeffer-
son County;
Situate in the City of Port Townsend, County of Jefferson, State of
Washington.

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

This deed is for the purpose of securing performance of each agreement of grantor herein contained, and payment of the sum of FOUR THOUSAND ONE HUNDRED FIFTY & NO/100 Dollars (\$4,150.00...) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon 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 described herein 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. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured 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 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 hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. 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 hereby, shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured hereby 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.
3. 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 and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. 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.
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he 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 encumbrancers for value.
6. 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.
7. In the event of the death, incapacity, disability or resignation of Trustee, 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 any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on 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.

x Timothy Michael Blair
 TIMOTHY MICHAEL BLAIR

STATE OF WASHINGTON }
 COUNTY OF JEFFERSON } ss.
 On this _____ day personally appeared before me
 Timothy Michael Blair
 I know 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
 6th day of March, 1980
Marie Stewart
 Notary Public in and for the State of Wash-
 ington, residing at Port Townsend.

STATE OF WASHINGTON }
 COUNTY OF _____ } ss.
 On this _____ day of _____, 19____, 19____
 before me, the undersigned, a Notary Public in and for the State of Wash-
 ington, duly commissioned and sworn, personally appeared _____
 and _____
 to me known to be the _____ President and _____ Secretary,
 respectively of _____
 the corporation that executed the foregoing instrument, and acknowledged
 the said instrument to be the free and voluntary act and deed of said corporation,
 for the uses and purposes therein mentioned, and on oath stated that
 _____ authorized to execute the said instrument and that the seal
 affixed is the corporate seal of said corporation.
 Witness my hand and official seal hereto affixed the day and year first
 above written.

 Notary Public in and for the State of Washington,
 residing at _____

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 _____ 19____

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FILED
2014 JUL 11 AM 10:51
IN SUPERIOR COURT
JEFFERSON COUNTY

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: ATKINSON, JESUS JR
DESCRIPTION: SEAMOUNT ESTATES DIV 2 LOT 18
MOBILE HOME: 1961 WESTINGHOUSE 10 X 53
SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 51 CHINOOK DR, BRINNON, WA
AMOUNT OF COUNTY DELINQUENCY: \$1,132.03 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 993-200-018

DEFENDANT: BROWN, ERNEST G; BROWN, JACQUELINE J
DESCRIPTION: S33 T26N R1W - TAX 20 - TRACT 9
SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 61 WOLF ROAD, QUILCENE, WA
AMOUNT OF COUNTY DELINQUENCY: \$4,962.50 Plus Costs
TAX YEAR OWING: 2010, 2011, 2012, 2013, 2014
PARCEL NUMBER: 601-334-015

DEFENDANT: COLLINGE, PHYLLIS M
DESCRIPTION: IRONDALE #1 BLOCK 36, LOTS 20 TO 23, LESS RIGHT OF WAY
AMOUNT OF COUNTY DELINQUENCY: \$175.11 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 961-803-604

DEFENDANT: CORNELISON, BLAINE
DESCRIPTION: TACOMA ADDITION, BLOCK 16, LOTS 1 & 2
AMOUNT OF COUNTY DELINQUENCY: \$450.97 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 998-001-603

DEFENDANT: DARBINIAN, DOREEN
DESCRIPTION: S32 T28N R1E TAX 3 (E 108')
AMOUNT OF COUNTY DELINQUENCY: \$550.08 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 821-324-008

DEFENDANT: EADES, JAMES E. & EADES, MARSHA
DESCRIPTION: S21 T30N R1W N1/2 NW LESS PTN ZAMPERIN SHORT PLAT LESS R/W
AMOUNT OF COUNTY DELINQUENCY: \$11,127.03 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 001-212-008

DEFENDANT: GENTRY, CARLTON R
DESCRIPTION: CHALMER'S 2ND ADDITION, BLOCK 13, LOTS 28 THRU 32
AMOUNT OF COUNTY DELINQUENCY: \$181.44 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 942-901-307

DEFENDANT: HANSSON, PHYLLIS
DESCRIPTION: PORT LUDLOW NO. 3 LOT 7
AMOUNT OF COUNTY DELINQUENCY: \$2,699.06 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 990-700-007

DEFENDANT: INOUYE, MAS
DESCRIPTION: TACOMA ADDITION, BLOCK 30, LOTS 1 TO 4
AMOUNT OF COUNTY DELINQUENCY: \$446.21 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 998-003-001

DEFENDANT: KLAUDT, VELMA
DESCRIPTION: FOWLER'S PARK ADDITION, BLOCK 5, LOTS 11 & 12
AMOUNT OF COUNTY DELINQUENCY: \$225.58 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 951-900-507

DEFENDANT: KOFOED, EVERETT
DESCRIPTION: IRONDALE #6, BLOCK 137, Lots 35 & 36
AMOUNT OF COUNTY DELINQUENCY: \$426.48 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 962-113-714

Certificate of Delinquency

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



The map is for your aid in locating your land with reference to streets and other parcels. While it is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

LAND TITLE COMPANY

Jefferson County Assessor & Treasurer

Property Search Results > 23840 PORT TOWNSEND REALTY INC for Year 2013 - 2014

Property


Account

Property ID: 23840 Legal Description: BAKER'S ADDITION BLK 6 LOTS 7 & 8
 Parcel Number: 930900602 Agent Code:
 Type: Real
 Tax Area: 0100 - C-50H2 Land Use Code 91
 Open Space: N DFL N
 Historic Property: N Remodel Property: N
 Multi-Family Redevelopment: N
 Township: Section:
 Range:

Location


Address: 0 Mapsco:
 PORT TOWNSEND, WA 98368
 Neighborhood: TACOMA & BAKER ADDITIONS Map ID:
 Neighborhood CD: 6040

Owner

Name: PORT TOWNSEND REALTY INC Owner ID: 25045
 Mailing Address: PO BOX 911 % Ownership: 100.0000000000%
 PORT TOWNSEND, WA 98368-0001
 Exemptions: 

Taxes and Assessment Details

Property Tax Information as of 07/29/2014


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	13732	\$81.33	\$0.00	\$2.43	\$2.43	\$0.00	\$86.19
▶ Statement Details							
2013	13798	\$46.56	\$46.47	\$10.26	\$13.95	\$0.00	\$117.24
▶ Statement Details							
2012	238402011	\$43.83	\$43.77	\$9.62	\$23.65	\$0.00	\$120.87
▶ Statement Details							
2011	238402010	\$687.27	\$42.17	\$9.28	\$32.95	\$0.00	\$771.67



Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$8,000 
 (+) Curr Use (HS): + \$0 \$0
 (+) Curr Use (NHS): + \$0 \$0

 (=) Market Value: = \$8,000
 (-) Productivity Loss: - \$0

 (=) Subtotal: = \$8,000
 (+) Senior Appraised Value: + \$0
 (+) Non-Senior Appraised Value: + \$8,000



(=) Total Appraised Value:	=	\$8,000
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
<hr/>		
(=) Taxable Value:	=	\$8,000

Taxing Jurisdiction

Owner: PORT TOWNSEND REALTY INC
 % Ownership: 100.000000000000%
 Total Value: \$8,000
 Tax Area: 0100 - C-50H2

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CE	CURRENT EXPENSE	1.6424400000	\$8,000	\$8,000	\$13.14
CNTYDD	DEVELOPMENTAL DISABILITIES	0.0094900000	\$8,000	\$8,000	\$0.08
CNTYVET	VETERANS RELIEF	0.0096100000	\$8,000	\$8,000	\$0.08
CONSERVE	CONSERVATION FUTURES	0.0488800000	\$8,000	\$8,000	\$0.39
HOSP2BOND	HOSP DIST #2 LTGO BOND 04 NON VOTED	0.0558100000	\$8,000	\$8,000	\$0.45
HOSP2BONDR	HOSP DIST #2 BOND 2002(REF 93)	0.0000000000	\$8,000	\$0	\$0.00
HOSP2CASH	HOSP DIST #2 BRD DESGNTD CASH M&O	0.0385600000	\$8,000	\$8,000	\$0.31
MENTAL	MENTAL HEALTH	0.0094900000	\$8,000	\$8,000	\$0.08
PORTPT	PORT OF PT GENERAL	0.2034800000	\$8,000	\$8,000	\$1.63
PTEMS	CITY OF P.T. EMS	0.5000000000	\$8,000	\$8,000	\$4.00
PTFLL	CITY OF PT - FIRE LID LIFT	0.5342900000	\$8,000	\$8,000	\$4.27
PTGEN	CITY OF P.T. GENERAL	1.7389700000	\$8,000	\$8,000	\$13.91
PTLLL	CITY OF PT - LIBRARY LID LIFT	0.8090800000	\$8,000	\$8,000	\$6.47
PUD1	PUD #1 - TAX REVENUE FUND	0.1241200000	\$8,000	\$8,000	\$0.99
SCH50BLDG	S D #50 BLDG-CAP PROJ	0.5826400000	\$8,000	\$8,000	\$4.66
SCH50BOND	SCHOOL DIST #50 REF BOND 2007	0.0000000000	\$8,000	\$0	\$0.00
SCH50MO	SCHOOL DIST #50 M & O	1.5869900000	\$8,000	\$8,000	\$12.70
STATE	STATE LEVY (SCHOOL)	2.2710300000	\$8,000	\$8,000	\$18.17
Total Tax Rate:		10.1648800000			
Taxes w/Current Exemptions:					\$81.33
Taxes w/o Exemptions:					\$81.33

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	1179	Land Type:1179	0.0000	0.00	0.00	0.00	\$8,000	\$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	\$8,000	\$0	\$8,000	\$8,000
2012	\$0	\$10,000	\$0	\$10,000	\$10,000

Deed and Sales History

(2A)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	10/26/1995	QC	Quit Claim Deed	BLAIR, TIMOTHY MICHAEL	PORT TOWNSEND REALTY INC	0	0	\$0.00	78679	0

Payout Agreement

No payout information available..



This website is under active development. Some functionality is not yet available and data is not guaranteed.

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2B



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Parcel Number: 930900602

Parcel Number: 930900602

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Owner Mailing Address:

PORT TOWNSEND REALTY INC
PO BOX 911

PORT TOWNSEND WA98368-0001

Site Address:

0
PORT TOWNSEND 98368

Section: 34

Qtr Section: SW1/4

Township: 31N

Range: 1W

School District: Port Townsend (50)

Fire Dist: Port Townsend

Tax Status: Taxable

Tax Code: 0100

Planning area: Port Townsend (1)

Sub Division: 9309 - BAKER'S

Assessor's Land Use Code: 9100 - Vacant Land

Property Description:

BAKER'S ADDITION BLK 6 LOTS 7 & 8

No Permit
Data Available

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

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