

Order No.  
Parcel No.

JC-100651  
998-001-206



## ***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"

Order No. JC-100651  
Parcel No. 998-001-206

**Exhibit "A":**

The land referred to herein is described as follows:

Lots 3 and 4, Block 12, of Tacoma Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, on page 81, records of Jefferson County, Washington.

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: \$ 96.57  
Second Half Amount: \$  
Amount Paid: \$  
Tax Account No.: 998-001-206  
PID: 43092  
Affects: Said Premises  
Land AV: \$ 9,500.00  
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: \$ 55.87  
Second Half Amount: \$ 55.77  
Amount Paid: \$  
Tax Account No.: 998-001-206  
PID: 43092  
Affects: Said Premises  
Land AV: \$ 9,500.00

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: \$ 52.62  
Second Half Amount: \$ 52.52  
Amount Paid: \$  
Tax Account No.: 998-001-206  
PID: 43092  
Affects: Said Premises  
Land AV: \$ 12,000  
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: 2014  
First Half Amount: \$ 695.75  
Second Half Amount: \$ 50.60  
Amount Paid: \$  
Tax Account No.: 998-001-206  
PID: 43092  
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 property herein described and other property.

6. Statutory Warranty Deed, including the terms, conditions, covenants and provisions as therein provided;  
Recorded: October 14, 1980  
Recording No.: 268417

Said Statutory Warranty Deed covers property herein described and other property.

7. Deed of Trust, to secure an indebtedness including any interest, advances or other obligations secured thereby;  
Dated: October 11, 1980  
Recorded: October 14, 1980  
Recording No.: 268418  
Amount: \$ 9,200.00  
Grantor: Richard H. Wilmore, a single man  
Trustee: Transamerica Title Insurance Company  
Beneficiary: Port Townsend Realty, Inc., a Washington corporation

Said Deed of Trust covers property herein described and other property.

8. Statutory Warranty Deed, including the terms, conditions, covenants and provisions as therein provided;  
Recorded: April 25, 1984  
Recording No.: 289145

9. Deed of Trust, to secure an indebtedness including any interest, advances or other obligations secured thereby;  
Dated: April 25, 1984  
Recorded: April 25, 1984  
Recording No.: 289146  
Amount: \$ 4,085.94  
Grantor: Mary Pearsall, a single woman  
Trustee: Jefferson Title Company, Inc  
Beneficiary: Richard H. Wilmore, as his separate estate

10. Pendency of Jefferson County Superior Court;  
Case No: 14-2-00135-4  
Plaintiff: Treasurer of Jefferson County  
Defendant: Mary Pearsall  
Filed on: July 11, 2014  
Attorney for Plaintiff: Scott W. Rosekrans  
Action for: Tax Foreclosure

11. Note:  
We find no corporation of the name shown below on the list of corporations in the office of the

Secretary of State of the State of Washington. Evidence of the corporate existence of the corporation named below must be submitted, together with evidence of the identity and authority of the officers thereof to execute the forthcoming documents(s).

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

**Notes:**

**NOTE A: Common address purported to be:**

**No Number Available, Port Townsend, WA, 98368**

**NOTE B: Abbreviated legal description as follows:**

**Lts 3 & 4, Blk 12, Tacoma Addn 1/81**

255746  
REAL ESTATE CONTRACT

JEFFERSON COUNTY EXCISE TAX

Aff. No. 38145

Date Paid 2-9-77 Amt. 4722.85

By *[Signature]*  
TREASURER

THIS CONTRACT, made and entered into this 9th day of January, 1977

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:

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 98368

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. Pictated 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.

1/81  
1/75

(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 on date of closing and to retain possession so 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:

*Lorraine McKay* (SEAL)

K-DENN ENTERPRISES LTD. by:

*[Signature]* (SEAL)  
*[Signature]* (SEAL)

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } m.

County of \_\_\_\_\_

On this day personally appeared before me

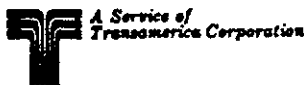
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

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 \_\_\_\_\_

Vol. 113 p. 604

THIS SPACE PROVIDED FOR RECORDER'S USE:

RECORDED IN VOLUME 113

OFFICIAL RECORDS OF \_\_\_\_\_

IN \_\_\_\_\_ DISTRICT OF \_\_\_\_\_

TRANSAMERICA TITLE INSURANCE CO.

79 FEB 9 PM 4:28

J. J. ANDERSON  
COUNTY CLERK  
*[Signature]*  
NOTARY PUBLIC





140

RECORDED IN VOLUME  
THIS SPACE PROVIDED FOR PROCEEDING CASE:  
PAGE 541 REGISTER OF  
TRANSAMERICA TITLE INSURANCE CO.  
'80 OCT 14 PM 3:13  
JERRY J. ANDERSON  
JEFFERSON COUNTY AUDITOR  
BY *[Signature]*  
DEPUTY

FILED FOR RECORD AT REQUEST OF  
JEFFERSON COUNTY EXCISE TAX  
Aff. No. 42621  
Date Paid 10/14/80 Amt. 75.00  
By *[Signature]*  
TREASURER

WHEN RECORDED RETURN TO  
Name Richard H. Wilmore  
Address 1033 Van Ness Street  
City, State, Zip Port Townsend, WA 98368 268417

**Statutory Warranty Deed**

1/81

THE GRANTOR PORT TOWNSEND REALTY, INC., a Washington corporation,

for and in consideration of TEN AND NO/100 AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to RICHARD H. WILMORE, a single man,

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

Lots 3 to 6 inclusive in Block 12 of Tacoma Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats on page 81, records of Jefferson County; Situate in the County of Jefferson, State of Washington.

It is understood that said property is subject to a Real Estate Contract in favor of K-Denn Enterprises Ltd., a Canadian Corporation of Victoria, British Columbia, dated January 9, 1979 and recorded February 9, 1979 under Auditor's File No. 255746. The seller herein agrees to make all payments required by virtue of said Contract as the same become due and before delinquency thereof. In the event seller fails to make any payments due under said Contract, purchaser shall have the right of allocating a sufficient portion of his succeeding Deed of Trust payments to make said Real Estate Contract payments.

This deed is given to correct the legal description in that certain deed between the parties hereto dated August 27, 1980, recorded September 5, 1980, under Auditor's File No. 267579. Revenue stamps of \$7.00 previously paid on Auditor's File No. 267579. Remaining balance of revenue stamps due in the sum of \$2.50 paid hereon. Excise tax in the amount of \$70.00 paid under receipt No. 42360.

Dated October 10, 1980. PORT TOWNSEND REALTY, INC.

By: *[Signature]*  
JAMES L. NOLLKAMPER, PRESIDENT  
*[Signature]*  
RICHARD V. SPINDOR, SECY-TREAS.



STATE OF WASHINGTON  
COUNTY OF Jefferson

On this 13<sup>th</sup> day of October, 1980  
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared  
James L. Nollkamper  
and Richard V. Spindor

to me known to be the President and Secretary-Treasurer respectively, of Port Townsend Realty, Inc. 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  
*[Signature]*  
Notary Public in and for the State of Washington,  
residing at Port Townsend

GIVEN under my hand and official seal this  
day of \_\_\_\_\_, 19\_\_

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



Transamerica  
Title Insurance Company

RECORDED IN VOLUME 140

THIS SPACE RESERVED FOR RECORDER USE:

Page 510-542 OF

TRANSAMERICA TITLE INSURANCE CO.

'80 OCT 14 PM 3:13

TERRY J. ANDERSON  
JULY 1977 REALTY AUDITOR

BY [Signature]  
DEPUTY

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 268418

268418

### Deed of Trust

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 11th day of October, 1980, between

RICHARD H. WILMORE, a single man GRANTOR,

whose address is 1033 Van Ness Street, 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 3 to 6 inclusive in Block 12 of Tacoma Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats on page 81, records of Jefferson County;  
Situate in the County of Jefferson, State of Washington.

L  
81

This Deed of Trust is given to correct the legal description in that certain Deed of Trust between the parties hereto dated August 28, 1980, recorded September 5, 1980 under Auditor's File No. 267580.

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 NINE THOUSAND TWO HUNDRED AND NO/100 Dollars (\$9,200.00...) 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.

*Richard H. Wilmore*  
 RICHARD H. WILMORE

STATE OF WASHINGTON } ss.  
 COUNTY OF Jefferson

On this day personally appeared before me  
 Richard H. Wilmore

to me known 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  
 14th day of October 1980

*James Jackson*  
 Notary Public in and for the State of Wash-  
 ington, residing at PORT TOWNSEND

STATE OF WASHINGTON } ss.  
 COUNTY OF \_\_\_\_\_

On this day of 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 \_\_\_\_\_

VGL 140 543



Transamerica Title Insurance Company

RECORDED IN VOLUME 188  
 BE OFFICIAL RECORDS OF  
 THIS SPACE PROVIDED FOR RECORDER'S USE:  
 PAGE 210 OF 210  
 JEFFERSON TITLE COMPANY  
 '84 APR 25 PM 3:13  
 BY M. [Signature] DEPUTY  
 REGISTERED CLERK

FILED FOR RECORD AT REQUEST OF  
 JEFFERSON TITLE COMPANY  
 R-27729

WHEN RECORDED RETURN TO  
 Name Mary Pearsall  
 Address P.O. Box 3617  
 City, State, Zip Homer, AK 99603 289145

### Statutory Warranty Deed

THE GRANTOR RICHARD H. WILMORE, as his separate estate

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS  
 in hand paid, conveys and warrants to MARY PEARSALL, a single woman  
 the following described real estate, situated in the County of Jefferson, State of Washington:

Lots 3 and 4, Block 12, of Tacoma Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, on page 81, records of Jefferson County, Washington.

SUBJECT TO: Deed of Trust AF#230799; Deed of Trust AF#230800;  
 Real Estate Contract AF#255746; Warranty Deed AF#268417.

SUBJECT TO: Deed of Trust and the terms and conditions thereof,  
 dated October 11, 1980 and recorded October 14, 1980 under recording  
 No. 268418 in favor of Port Townsend Realty, Inc. which the Grantor  
 herein his heirs successors and/or assigns agree to continue to  
 pay and keep current according to the terms and conditions thereof.

JEFFERSON COUNTY EXCISE TAX

Ex. No. 49318

Date Paid 4-25-84 Amt. 59.00

[Signature]  
TREASURER

Dated April 25, 1984

X [Signature]  
 RICHARD H. WILMORE

STATE OF WASHINGTON }  
 COUNTY OF Jefferson } ss.

On this day personally appeared before me  
Richard H. Wilmore  
 to me known 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  
25th day of April, 1984

[Signature]  
 Notary Public in and for the State of Wash-  
 ington, residing at [Address]



SHINGTON } ss.  
 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 designated, a Notary Public in and for the State of Wash-  
 ington and sworn, personally appeared \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ as 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 corpora-  
 tion, 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 \_\_\_\_\_

Vol. 188 - 210



Transamerica  
Title Insurance Company

802 Washington St. - P.O. Box 254, Pt. Townsend, WA 98368  
FILED FOR RECORD AT REQUEST OF

JEFFERSON TITLE COMPANY  
R-27729

WHEN RECORDED RETURN TO

Name: Richard H. Wilmore  
Address: 808 17th Street  
City, State, Zip: Port Townsend, WA 98368 289146

RECORDED IN VOLUME 181  
THIS SPACE PROVIDED FOR RECORDER'S USE

84 APR 25 PM 3:14

BY: J. N. McEwen  
DEPUTY RECORDER

### Deed of Trust

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 25th day of April 1984, between  
MARY PEARSALL, a single woman GRANTOR,

whose address is P.O. Box 3617, Homer, AK 99603  
JEFFERSON TITLE COMPANY, INC., a corporation, TRUSTEE, whose address is 802 Washington  
Street, Port Townsend, Washington, and

RICHARD H. WILMORE, as his separate estate BENEFICIARY,

whose address is 808 17th Street, 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 3 and 4, Block 12, of Tacoma Addition to the City of Port Townsend,  
as per plat recorded in Volume 1 of Plats on page 81, records of  
Jefferson County, Washington.

SEE EXHIBIT A AS ATTACHED HERETO AND MADE A PART HEREOF.

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 EIGHTY FIVE AND 94/100 Dollars (\$4,085.94) 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 Mary Pearsall  
 MARY PEARSALL

STATE OF WASHINGTON }  
 COUNTY OF Jefferson } ss.

On this day personally appeared before me  
Mary Pearsall

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

GIVEN under my hand and official seal this  
20th day of April, 1984  
John J. [Signature]  
 Notary Public in and for the State of Washington,  
 residing at Port Townsend

STATE OF WASHINGTON }  
 COUNTY OF \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_

and \_\_\_\_\_  
 to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively of \_\_\_\_\_ 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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DEED TO TRUST OF TRUST  
(ALL-INCLUSIVE)  
DATED:  
PARTIES: PEARSALL/WILMORE

EXHIBIT "A"

This is an All-Inclusive Deed of Trust, second and subordinate to an existing first Deed of Trust, which all-inclusive deed of trust secures Grantor's note for \$4,085.94 as herein mentioned. The herein described real property is presently encumbered by a prior deed of trust securing beneficiary's note in the amount of \$ 9,200.00 in favor of Port Townsend Realty, Inc. being recorded on October 14, 1980, recording No. 268418 to which reference is made, covering the property described herein.

Beneficiary hereby agrees with Grantor to discharge said prior obligation to the holder thereof in accordance with the terms and conditions therein, and to hold Grantor harmless from any liability in connection therewith. Should beneficiary fail in any manner to so discharge the said obligation, the Grantor herein may, at his option, make payments thereon and credit any and all such payments so made against the unpaid balance of the note secured by this deed of trust.

ACKNOWLEDGED AND ACCEPTED:

*Richard H. Wilmore*  
RICHARD H. WILMORE

*Mary Pearsall*  
MARY PEARSALL

DATED: 4-25-84

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SM

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

1402001354

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

1 CERTIFICATE OF DELINQUENCY

2  
3 ISSUED TO JEFFERSON COUNTY FOR THE  
4 2011, 2012, 2013 AND 2014 TAX YEAR  
5

6 STATE OF WASHINGTON )  
7 ) SS. NO. 701  
8 COUNTY OF JEFFERSON )


9 THIS IS TO CERTIFY that I have this day, as Treasurer of Jefferson County, issued to said  
10 County, this Certificate of Delinquency for assessments, taxes, interest, penalty, and costs due and  
11 delinquent as of July 11, 2014, in the sum set opposite each description of the real property situate in  
12 Jefferson County, State of Washington, and described as follows,

13 TO WIT:

14 See attached Exhibit A incorporated herein by reference.

15  
16 Which several sums shall bear interest at 12 percent per annum on the balance of unpaid taxes, and  
17 a penalty of 11 percent per annum on 2011, 2012 and 2013 delinquent taxes and a penalty of 3  
18 percent on 2014 delinquent taxes plus added costs as required by law.

19  
20 IN WITNESS WHEREOF, Witness my hand and seal as Treasurer of said County, in said State,  
21 this 11th day of July 2014.

22   
23 Janet Holbrook  
24 Treasurer of Jefferson County  
25 State of Washington

26  
27 SCOTT W. ROSEKRANS  
28 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 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 2<sup>ND</sup> 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: INOUE, 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

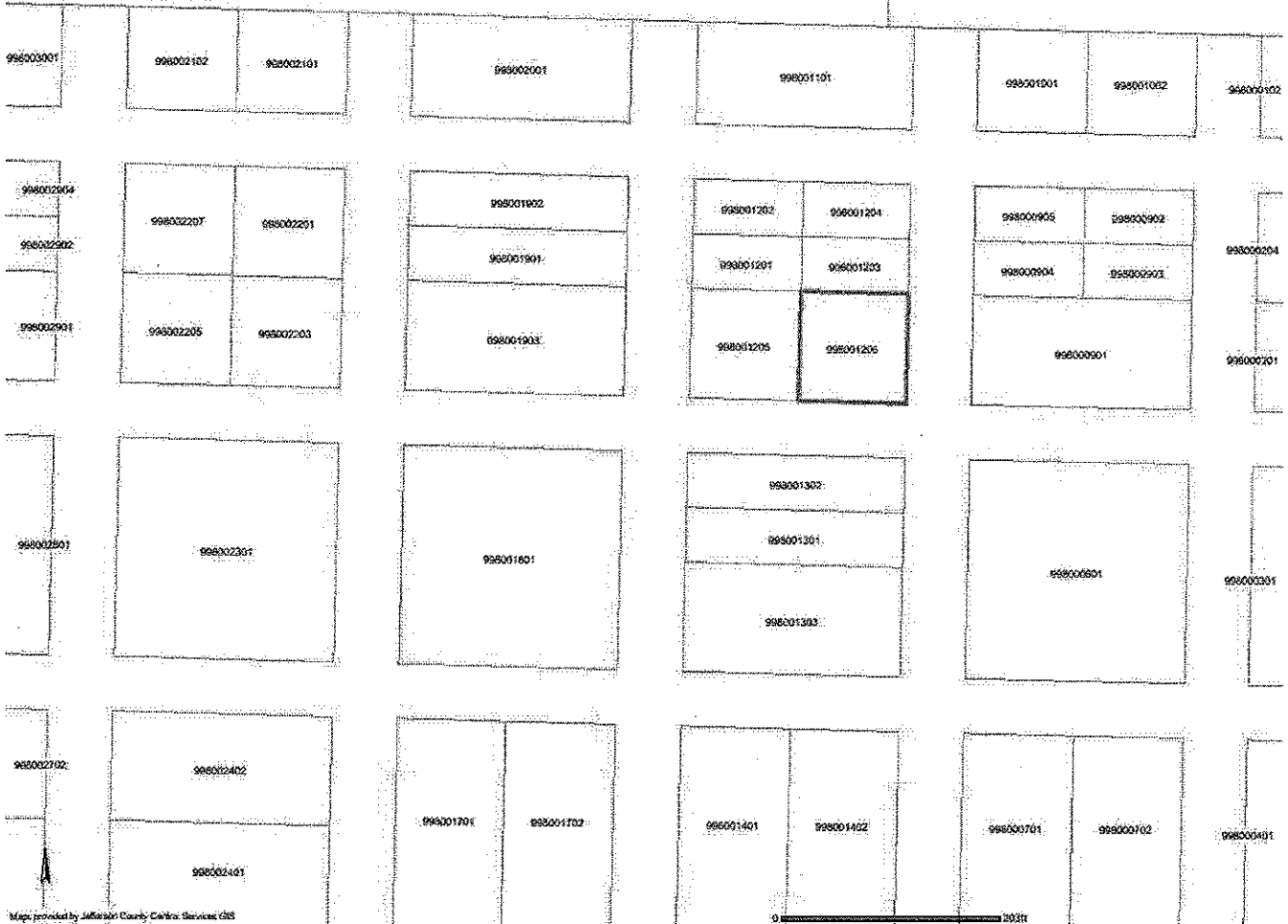
Exhibit A

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



101345009

101345008



# Jefferson County Assessor & Treasurer

Property Search Results > 43092 MARY PEARSALL for Year 2013 - 2014

## Property

### Account

Property ID:	43092	Legal Description:	TACOMA ADDITION BLK 12 LOTS 3 & 4
Parcel Number:	998001206	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 PORT TOWNSEND, WA 98368	Mapsco:	
Neighborhood:	TACOMA & BAKER ADDITIONS	Map ID:	
Neighborhood CD:	6040		

### Owner

Name:	MARY PEARSALL	Owner ID:	24483
Mailing Address:	C/O PORT TOWNSEND REALTY PO BOX 911 PORT TOWNSEND, WA 98368-0001	% Ownership:	100.0000000000%
		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	32968	\$96.57	\$0.00	\$2.90	\$2.90	\$0.00	\$102.37
▶ Statement Details							
2013	33048	\$55.87	\$55.77	\$12.27	\$16.76	\$0.00	\$140.67
▶ Statement Details							
2012	430922011	\$52.62	\$52.52	\$11.56	\$28.41	\$0.00	\$145.11
▶ Statement Details							
2011	430922010	\$695.72	\$50.60	\$11.16	\$39.53	\$0.00	\$797.01

## Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$9,500
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
<hr/>		
(=) Market Value:	=	\$9,500
(-) Productivity Loss:	-	\$0
<hr/>		
(=) Subtotal:	=	\$9,500
(+) Senior Appraised Value:	+	\$0

(2)

(+) Non-Senior Appraised Value:	+	\$9,500
<hr/>		
(=) Total Appraised Value:	=	\$9,500
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
<hr/>		
(=) Taxable Value:	=	\$9,500

**Taxing Jurisdiction**

Owner: MARY PEARSALL  
 % Ownership: 100.0000000000%  
 Total Value: \$9,500  
 Tax Area: 0100 - C-50H2

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CE	CURRENT EXPENSE	1.6424400000	\$9,500	\$9,500	\$15.60
CNTYDD	DEVELOPMENTAL DISABILITIES	0.0094900000	\$9,500	\$9,500	\$0.09
CNTYVET	VETERANS RELIEF	0.0096100000	\$9,500	\$9,500	\$0.09
CONSERVE	CONSERVATION FUTURES	0.0488800000	\$9,500	\$9,500	\$0.46
HOS2BOND	HOSP DIST #2 LTGO BOND 04 NON VOTED	0.0558100000	\$9,500	\$9,500	\$0.53
HOSP2BONDR	HOSP DIST #2 BOND 2002(REF 93)	0.0000000000	\$9,500	\$0	\$0.00
HOSP2CASH	HOSP DIST #2 BRD DESGNTD CASH M&O	0.0385600000	\$9,500	\$9,500	\$0.37
MENTAL	MENTAL HEALTH	0.0094900000	\$9,500	\$9,500	\$0.09
PORTPT	PORT OF PT GENERAL	0.2034800000	\$9,500	\$9,500	\$1.93
PTEMS	CITY OF P.T. EMS	0.5000000000	\$9,500	\$9,500	\$4.75
PTFLL	CITY OF PT - FIRE LID LIFT	0.5342900000	\$9,500	\$9,500	\$5.08
PTGEN	CITY OF P.T. GENERAL	1.7389700000	\$9,500	\$9,500	\$16.52
PTLLL	CITY OF PT - LIBRARY LID LIFT	0.8090800000	\$9,500	\$9,500	\$7.69
PUD1	PUD #1 - TAX REVENUE FUND	0.1241200000	\$9,500	\$9,500	\$1.18
SCH50BLDG	S D #50 BLDG-CAP PROJ	0.5826400000	\$9,500	\$9,500	\$5.54
SCH50BOND	SCHOOL DIST #50 REF BOND 2007	0.0000000000	\$9,500	\$0	\$0.00
SCH50MO	SCHOOL DIST #50 M & O	1.5869900000	\$9,500	\$9,500	\$15.08
STATE	STATE LEVY (SCHOOL)	2.2710300000	\$9,500	\$9,500	\$21.57
Total Tax Rate:		10.1648800000			
Taxes w/Current Exemptions:					\$96.57
Taxes w/o Exemptions:					\$96.57

**Improvement / Building**

**Improvement #1: RESIDENTIAL State Code: 91 0.0 sqft Value: \$0**

**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	1178	Land Type:1178	0.0000	0.00	0.00	0.00	\$9,500	\$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	\$9,500	\$0	\$9,500	\$9,500



2012

\$0

\$12,000

\$0

\$12,000

\$12,000

## Deed and Sales History

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### Payout Agreement

No payout information available..



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

[Assessor Home Page](#) [Treasurer Home Page](#) [County Maps](#) [Disclaimer](#)

Website version: 9.0.32.2200

Database last updated on: 7/29/2014 4:21 AM

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28



# Jefferson County WASHINGTON

[Weather Station](#)

[Database Tools](#)

[Maps](#)

[Webcam](#)

[Database Tools](#)

[\\* Home](#)

[\\* County Info](#)

[\\* Departments](#)

[\\* Search](#)

Parcel Number:

Parcel Number: 998001206

[Printer Friendly](#)

**Owner Mailing Address:**

MARY PEARSALL  
C/O PORT TOWNSEND REALTY  
PO BOX 911

PORT TOWNSEND WA98368-0001

**Site Address:**

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PORT TOWNSEND 98368

Section: 34	School District: Port Townsend (50)
Qtr Section: SW1/4	Fire Dist: Port Townsend
Township: 31N	Tax Status: Taxable
Range: 1W	Tax Code: 0100
	Planning area: Port Townsend (1)

Sub Division: 9980 - TACOMA  
Assessor's Land Use Code: 9100 - Vacant Land

**Property Description:**

TACOMA ADDITION BLK 12 LOTS 3 & 4

No Permit  
Data Available

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

[Map Parcel](#)

[Plats & Surveys](#)



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Windows - Mac

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