

**Real Property Tax Foreclosure
Whatcom County**

Parcel No.: 400126 516067 0000 PID 118680	Certificate Order No.: W-186817-18
<p>Legal Description:</p> <p>THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 1 EAST OF W.M., LYING SOUTHERLY OF PRIMARY STATE HIGHWAY NO. 1 AND EASTERLY OF CUSTER SCHOOL ROAD, FORMERLY KNOWN AS SCHOOLHOUSE ROAD.</p> <p>SITUATE IN WHATCOM COUNTY, WASHINGTON.</p>	
<p>Title Owner Name & Address:</p> <p>The Unknown Heirs and/or Devisees of JOHN HAHN PO BOX 422 CUSTER, WA 98240-0422</p> <p>The Unknown Heirs and/or Devisees of LORRIE HAHN PO BOX 422 CUSTER, WA 98240-0422</p> <p>The Unknown Heirs and/or Devisees of JOHN HAHN 7745 CUSTER SCHOOL ROAD CUSTER, WA 98240</p> <p>The Unknown Heirs and/or Devisees of LORRIE HAHN 7745 CUSTER SCHOOL ROAD CUSTER, WA 98240</p>	<p>Contract Owner Name & Address:</p> <p>NONE</p>

Other Parties with Legal Interest

Lien Holders – Name & Address:	Deeds of Trust – Name & Address:

TAX FORECLOSURE CERTIFICATE ORDER NO.: W-186817-18

Issued by: **WHATCOM LAND TITLE COMPANY, INC.**
For: **TREASURER OF WHATCOM COUNTY, WASHINGTON**
Reference: **TAX PARCEL NO. 400126 516067 0000 PID 118680**

PURSUANT TO THE PROVISIONS OF RCW 84.64.050 (AS AMENDED) AND ACCORDING TO A TITLE SEARCH OF THE OFFICIAL RECORDS FOR WHATCOM COUNTY, WASHINGTON. THE WHATCOM LAND TITLE COMPANY, INC. (HEREINAFTER REFERRED TO AS "THE COMPANY") CERTIFIES AS FOLLOWS:

1. Based upon information from the Treasurer's Rolls supplied to the Company by the Whatcom County Treasurer, the Legal Description of the property to be sold is:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 1 EAST OF W.M., LYING SOUTHERLY OF PRIMARY STATE HIGHWAY NO. 1 AND EASTERLY OF CUSTER SCHOOL ROAD, FORMERLY KNOWN AS SCHOOLHOUSE ROAD.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

2. We find the following discrepancy between the above description from the Treasurer's Rolls and the record title legal description:

NONE

3. The record title holder of said property on the date hereof is:

The Unknown Heirs and/or Devisees of LORRIE HAHN, deceased, and the Unknown Heirs and/or Devisees of JOHN HAHN, deceased

Document No.: 940825064
Excise Tax Receipt No.: 12594Z
Date Excised: March 25, 1994

4. The record Purchaser (if any) named in the Executory Real Estate Contracts to convey said property on the date hereof are:

NONE

5. Deeds of Trust/Mortgages/Lien Holders (if any):

A. Real and Personal Property Taxes due and owing.

WLT Order No.: **W-186817-18**
TAX FORECLOSURE CERTIFICATE

6. Easements, Reservations, Agreements, etc., (if any):
- A. JOHN HAHN and LORRIE HAHN are the last record owners, according to the chain of title. It is our understanding that LORRIE HAHN is now deceased. We find no evidence of record in Whatcom County that said party(ies) is(are) in fact deceased or of a probate of the estate(s) of said decedent(s).
 - B. JOHN HAHN and LORRIE HAHN are the last record owners, according to the chain of title. It is our understanding that JOHN HAHN is now deceased. We find no evidence of record in Whatcom County that said party(ies) is(are) in fact deceased or of a probate of the estate(s) of said decedent(s).
 - C. There does not appear to be a mobile home title elimination filed in the public record. Therefore, said mobile home is expressly denied any coverage under this report.
 - D. Exceptions and reservations as contained in instrument;
From: THE FEDERAL LAND BANK OF SPOKANE
Recorded: May 14, 1946
Recording No.: 622432
Records of: Whatcom County, Washington
As follows: Reserving unto the Grantor 50 percent of all minerals, oil and gas in or under the above described land.
Affects: Said premises and other property
 - E. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Deed;
Recorded: July 25, 1960
Recording No.: 896716
Records of: Whatcom County, Washington
To: STATE OF WASHINGTON

Said instrument was originally recorded under Auditor's File No. 895533.
 - F. Easement in favor of STATE OF WASHINGTON for drainage easement, recorded under Auditor's File No. 954346.
 - G. The effect, if any, of deed recorded September 22, 2009, under Whatcom County Auditor's File No. 2090902493.

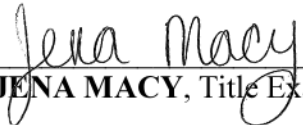
WLT Order No.: **W-186817-18**
TAX FORECLOSURE CERTIFICATE

THIS CERTIFICATE MAY BE RELIED UPON FOR THE PURPOSE OF DETERMINING THE LEGAL DESCRIPTION, THE RECORD TITLE HOLDER, AND THE CONTRACT PURCHASERS, AS REQUESTED BY THE WHATCOM COUNTY TREASURER'S OFFICE PURSUANT TO THE PROVISIONS OF RCW 84.64.050 (AS AMENDED). IT DOES NOT PURPORT TO SHOW ALL ENCUMBRANCES AND NO REPRESENTATION IS MADE AS TO THE SUFFICIENCY OF THE TITLE OF THE ABOVE PARTIES. LIABILITY OF THE COMPANY FOR THIS TITLE SEARCH IS LIMITED TO THE CHARGE MADE THEREFORE.

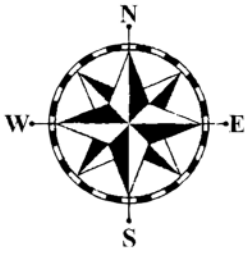
Dated this 14th day of June, 2019

(Effective Date: June 8, 2022, at 8:00 AM)

WHATCOM LAND TITLE COMPANY, INC.

BY: 
JENA MACY, Title Examiner

CHARGES:	Premium	\$	385.00
	Tax	\$	<u>33.88</u>
	Total	\$	418.88

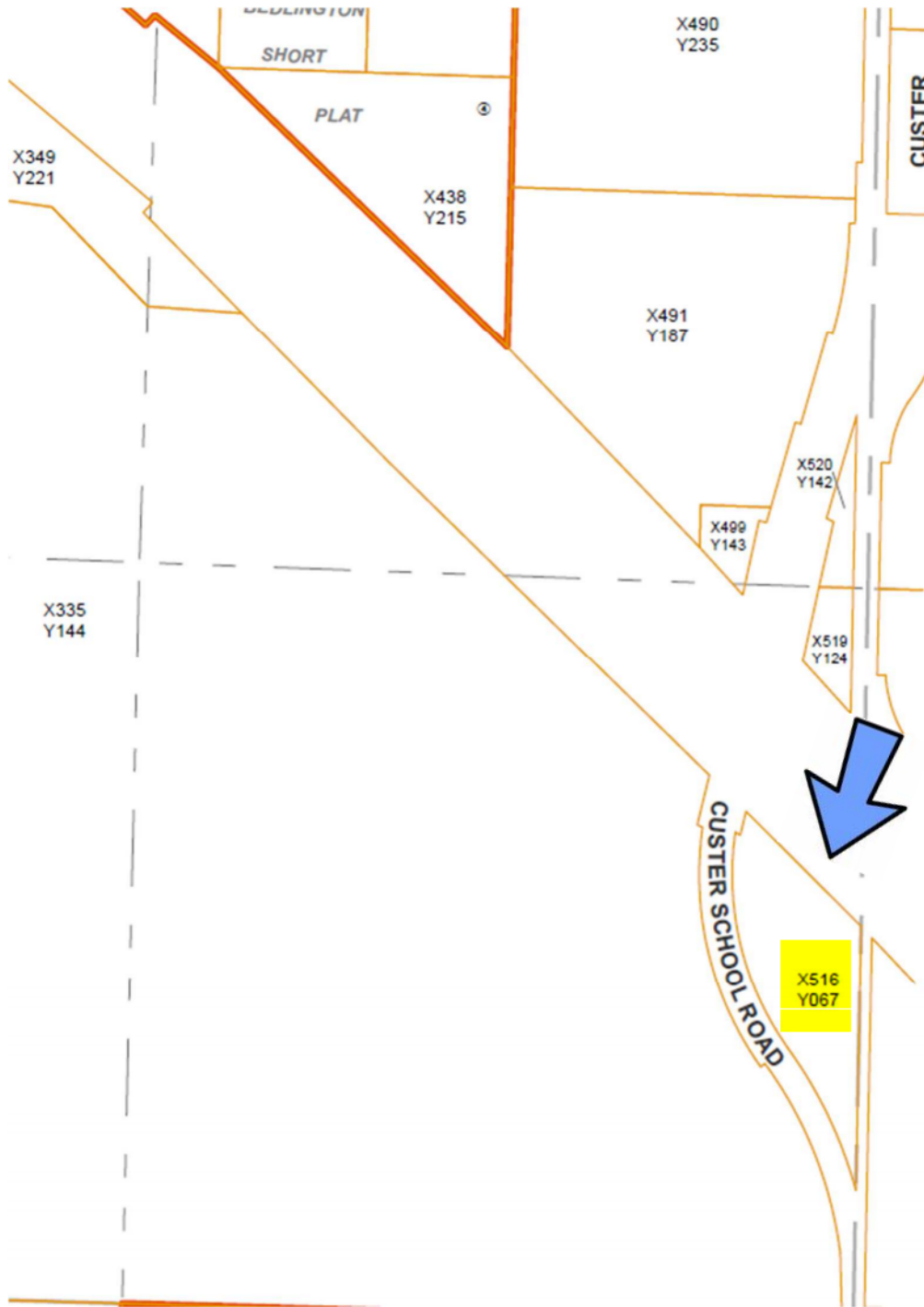


Whatcom Land Title Company, Inc.

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

W-186817-18

"Locally Owned and Operated since 1982"



THIS SKETCH IS FURNISHED FOR INFORMATION PURPOSES ONLY.

IT DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS, OR EASEMENTS AFFECTING THIS PROPERTY. NO LIABILITY IS ASSUMED FOR VARIATIONS IN DIMENSIONS AND LOCATIONS. THIS SKETCH IS NOT GUARANTEED AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THERON.

Property

Account

Property ID: 118680 Abbreviated Legal Description: THAT PTN OF SE SE LY SLY OF PSH
1-ELY OF CUSTER SCHOOL RD 71
STATLER S#1653 36X24

Parcel # / Geo ID: 4001265160670000 Agent Code:

Type: Real

Tax Area: 2040 - 502 R L F21 Land Use Code 11

Open Space: N DFL N

Historic Property: N Remodel Property: N

Multi-Family Redevelopment: N

Township: T40N Section: 26

Range: R01E Legal Acres: 1.1600

Location

Address: 7745 CUSTER SCHOOL RD Mapsco:
CUSTER, WA

Owner

Name: JOHN F HAHN Owner ID: 49621

Mailing Address: PO BOX 422 % Ownership: 100.0000000000%
CUSTER, WA 98240-0422

Exemptions:

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2022	77145	\$825.68	\$825.58	\$0.00	\$33.02	\$0.00	\$1684.28
2021	77423	\$732.16	\$732.05	\$161.05	\$205.00	\$0.00	\$1830.26
2020	77643	\$739.06	\$738.94	\$118.25	\$354.73	\$0.00	\$1950.98
2019	78101	\$2214.64	\$126.23	\$27.78	\$96.00	\$0.00	\$2464.65

▼ Values

(+) Improvement Homesite Value: + \$0

(+) Improvement Non-Homesite Value: + \$62,231

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$115,106

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

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

(=) Market Value: = \$177,337

(-) Productivity Loss: - \$0

(=) Subtotal: = \$177,337

(=) Total Appraised Value: = \$177,337

(=) Taxable Value: = \$177,337

John F Hahn



Photo added by Merrily Lawson

BIRTH 17 Apr 1944
DEATH 20 Oct 2019 (aged 75)
Bellingham, Whatcom County, Washington, USA
BURIAL Greenacres Memorial Park
Ferndale, Whatcom County, Washington, USA
PLOT Stillwaters Garden - Stone Creek 624
MEMORIAL ID 207525347

Family Members

Spouse



Lorrie J *McKone* Hahn
1948–2008 (m. 1986)

Record Series:	Death Records
Collection:	Department of Health, Death Index, 1907-1960; 1965-2017
County:	Statewide

Reference Number:	330CD617-CFE5-0D43-99A0-8CA730B906D4
Person-Last-Name:	HAHN
Person-First-Name:	LORRIE
Person-Mi:	J
Death County:	Whatcom County
Sex:	F
Residence County:	Whatcom County
Death-Date:	2/17/2008
Age-Primary:	59
Column1:	

Source: /Record/View/949D6F0872D080D20D64CFF6CDB48B1F

Date Added

Name

Comment

Preferred Citation:

[Identification of item], Department of Health, Death Index, 1907-1960; 1965-2017, Washington State Archives, Digital Archives, <http://www.digitalarchives.wa.gov>, [date accessed].

Source of Transfer:

State Government Archives
Health, Department of

Related Records:

This index was created by volunteers (1907-1960) and by a data extract from the Department of Health's system (1965-2017). Images up to twenty-five years ago may be found in our collection of Department of Health, Death Certificates [here](#).

Notes:

If you believe a record to be in error you can contact Washington Department of Health, Center for Health Statistics for steps on how to file a correction. If you are interested in purchasing a certified copy of a death record from July 1, 1907 to 3 months before the present, please contact the Washington Department of Health, Center for Health Statistics telephone contact: (360) 236-4313 or (360) 236-4312.

1907-1960 files indexed by The Church Of Jesus Christ of Latter-Day Saints Family Search Indexing Project. Volunteers who participated in transcribing the death index 1907-1929 : Boojee Bowman, Spanaway; Hazel Rasar, Mount Vernon; Myra Horton, Silverdale; Ann Koch, Everett; Scott Morrison, Lacey; Durina Taylor, Tacoma; Tom Wurth, Olympia; Sally Harris, Olympia; Gary Foote, Olympia; Margaret Summitt, Everett; Stephen Baylor, Arlington; Kari Trogdon, Port Orchard; Joseph Coorough, Olympia; Marietta Stokes, Sammamish; Richard Kyle, Yakima; Sharyn Bate, Olympia; Dorothy Selby, Mountlake Terrace; Rose Brownfield, Rochester; William Wright, Yakima; Bob Erickson, Aberdeen; Kathie Adams, Shelton; Sherry Sinclair, Tacoma; Rose Mitcham, Bothell; Susan Allan, Lind; Margaret Strueby, Cathlamet; Charles Hansen, Spokane; Michael Beaumont, Mill Creek; Jarlee McCormick, Chehalis; Linda Shurtleff, Spokane; Linda Manusia, Cheney; Kristi Marr, Marysville; Sandi Carter, Roy; Carolyn Garrett-Jauhola, Olympia; Stephen Eric Baylor, Arlington; Narda McNally, Okanogan; Carol Dunn, Kalama; Zina Atkinson, Grayland; Dick Moody, Olympia; Lorie Parkhurst, Taholah; Jim Huggins, Olympia; Pat Harper, Olympia; Pat Higley, Westport; Crystal Dingler, Ocean Shores; Pamela Burck, Montesano; Judi Kirkland, Battle Ground; Terry Moore, Copalis; Ann Emory, Seattle; Marlene Schinnell, East Olympia; Sandra Moe, Pasco; Sylvia Richards, Olympia; Kirstin Bodily, Olympia (Washington State Volunteers). Additional transcribing done by Louise Jones, Aurora, CO and Cindy Dunning, Quincy, IL. Partial proofreading by Joyce Wright, Olympia, WA and Jeanne Coe, Spokane, WA.



**First American Title
INSURANCE COMPANY**

This Space Reserved For Recorder's Use:

Filed for Record at Request of
First American Title Company

AFTER RECORDING MAIL TO:

Name JOHN HAHN

Address 12818 NE 120TH STREET

City, State, Zip KIRKLAND, WA 98034

21128/60828

JLS

Statutory Warranty Deed

Vol: 406 Page: 1229
File No: 940825064

THE GRANTOR MAE RHODES, as her separate property

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to JOHN HAHN and LORRIE HAHN, husband and wife

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

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 40 NORTH, RANGE 1 EAST OF W.M., LYING SOUTHERLY OF PSH NO. 1 AND
EASTERLY OF CUSTER SCHOOL ROAD (SCHOOLHOUSE ROAD) AS NOW LOCATED AND ESTABLISHED
BY THE STATE OF WASHINGTON HIGHWAY DEPARTMENT.

SITUATE IN COUNTY OF WHATCOM, STATE OF WASHINGTON.

SUBJECT TO: COVENANTS, RESTRICTIONS, AND EASEMENT OF RECORD MORE FULLY DESCRIBED
IN EXHIBIT "A" ATTACHED HERETO.

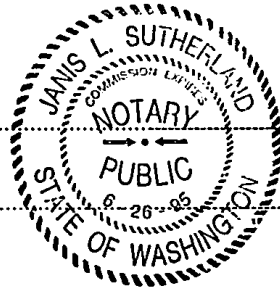
A 1971 STATL MOBILE HOME, 36X24, VIN NO. 1653, IS NOW ATTACHED TO THE ABOVE
DESCRIBED PROPERTY BUT IS TO BE EXCLUDED FROM THE POLICY OF TITLE INSURANCE
ISSUED IN THIS SALE.

FILED BY 02/25/94 PAID \$459.00

Dated this 18 day of August, 1994

By Mae Rhodes MAE RHODES

By _____



STATE OF WASHINGTON }
COUNTY OF WHATCOM } ss

I certify that I know or have satisfactory evidence that MAE RHODES
is the person who appeared before me, and said person acknowledged that
she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: 8/24/94

Janis L. Sutherland
Notary Public in and for the State of WASHINGTON
Residing at Bellingham
My appointment expires: 6/26/95

EXHIBIT "A" EXCEPTIONS

NO. 60828

1. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS IF ANY, BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN:

EXECUTED BY: FEDERAL LAND BANK OF SPOKANE
RECORDED: MAY 14, 1946
RECORDING NO.: 622432

2. ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS OF ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN THE STATE HIGHWAY AND SUBJECT PROPERTY HERETOFORE GRANTED TO THE STATE OF WASHINGTON.

3. EASEMENT AND CONDITIONS CONTAINED THEREIN AS GRANTED OR RESERVED IN INSTRUMENT:

RECORDED: AUGUST 28, 1963
RECORDING NO.: 954346
IN FAVOR OF: STATE OF WASHINGTON
FOR: RIGHT, PRIVILEGE AND EASEMENT TO
CONSTRUCT AND FOREVER MAINTAIN A
DRAINAGE SYSTEM INCLUDING CULVERTS AND
DITCHES BUT NOT EXCLUSIVE OVER A
PORTION OF SUBJECT PROPERTY
AFFECTS: A PORTION OF SUBJECT PROPERTY

. . . . END OF EXHIBIT "A"

WHATCOM COUNTY
BELLINGHAM, WA
08/25/94 11:00 AM
REQUEST OF: /FAT
Shirley Forslof, AUDITOR
BY: LR, DEPUTY
\$0.00 DEED

Vol: 406 Page: 1230
File No: 940825064