



Frontier Title & Escrow Co., Inc.

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
1820 Jefferson Street / PO Box 571, Port Townsend, WA 98368
Attention: Sabrina Hathaway

Liability: \$ 269.00
Premium: \$ 269.00
Tax: \$ 22.60

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 21, 2017 @ 8:00 am

Vesting:

The heirs and devisees of Otis E. Scholl and the heirs and devisees of Jacqueline P. Scholl, and Donald J. Nephew and Josie L. Nephew, husband and wife, as their respective interests may appear

Description:

See attached Exhibit "A"

Exhibit "A":

The land referred to herein is described as follows:

All of Lot 12, Block 64 First Addn to Oil City as per map recorded in Volume 3 of Plats, page 15, records of Jefferson County, Washington.

Situate in the County of Jefferson, State of Washington.

Subject to:

- A. Agreements, if any, related to future assessment obligations not yet due and payable, which appear in public records.
- B. Agreements, covenants, conditions, restrictions and / or declarations affecting title, or violations thereof, if any, which appear in the public records or are shown on any recorded subdivision map or survey.
- C. Easements or encroachments, if any, which appear in the public records or are shown on any recorded subdivision map or survey.
- D. Any reservations or conveyance of minerals, gas, oil, sand, gravel or timber, or rights related thereto, including leases of said interests, which appear in the public records.
- E. Additional Exceptions as shown below.

Exceptions:

- 1. General Taxes, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:
Tax Year: 2017
First Half Amount: \$ 28.31
Second Half Amount: \$
Amount Paid: \$
Tax Account No.: 979-506-411
PID: 36721
Affects: Said Premises
Land AV: \$ 600.00
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: 2016
First Half Amount: \$ 28.33
Second Half Amount: \$
Amount Paid: \$
Tax Account No.: 979-506-411
PID: 36721
Affects: Said Premises
Land AV: \$ 600.00
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: 2015
First Half Amount: \$ 23.97
Second Half Amount: \$
Amount Paid: \$
Tax Account No.: 979-506-411
PID: 36721
Affects: Said Premises
Land AV: \$ 600.00
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: 2014
First Half Amount: \$ 548.63
Second Half Amount: \$
Amount Paid: \$
Tax Account No.: 979-506-411
PID: 36721
Affects: Said Premises
Land AV: \$ 600.00
Improvement AV: \$

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

5. Covenants, conditions, restrictions, recitals, dedications, disclaimers, notices, agreements, assessments and / or easements as contained in the Plat / Short Plat;
Name of Plat: Plat of First Addition to Oil City
Recorded: March 3, 1920
Recording No.: 46036

6. Note:

We find nothing of record in Jefferson County regarding the individuals shown in the vesting. There is some evidence that Pierce County records may contain information regarding the vested parties.

7. Liens of Real Estate Excise Tax upon any sale of said premises, if unpaid;
Taxing District No: 0601
Excise Tax Rate: 1.78%.

Notes:

NOTE A: Common address purported to be:
Oil City, WA, 98331

NOTE B: Abbreviated legal description as follows:
Lt 12, Blk 64, Oil City 1st Addn 3/15



SAFECO TITLE INSURANCE COMPANY
1700 SECOND AVENUE - SEATTLE, WASHINGTON 98101 - 825-0076

106
THIS SPACE RESERVED FOR RECORDER'S USE
45
Otis B. Scholl
78 AUG 10 AM 9:56
BY [Signature]
NOTARY PUBLIC

Filed for Record at Request of

NAME Otis B. Scholl
ADDRESS 7501 82nd Ave. S.W.
CITY AND STATE Tacoma, Wa. 98498

251923

STATUTORY WARRANTY DEED

THE GRANTOR Wesley L. Hamblin

for and in consideration of Gift

in hand paid, conveys and warrants to Otis E. and Jacqueline P. Scholl, husband & wife and Donald J. and Josie L Nephew, husband and wife. as Grantees, the following described real estate, situated in the County of Pierce, State of Washington:

All of lot 12, block 64 First addn to Oil City as per map recorded in vol. 3 of plats, page 15 Records of Jefferson County, Wash.

3
15

JEFFERSON COUNTY EXCISE TAX
A/c. No. 34703
Date Paid 8/10/78 Amt. -0-
By R. Snow Hass-Deary
TREASURER

Dated this 4th day of August 1978
Wesley L. Hamblin (SEAL)

STATE OF WASHINGTON
County of Pierce

On this 4th day of August 1978

undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn,

Wesley L. Hamblin
to me known to be the individual described in and who executed the foregoing instrument, and that he signed and sealed this said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned

GIVEN under my hand and official seal this 4th day of August
Janet P. Kennedy
Notary Public in and for the State of Washington
residing at Tacoma

TL-1 04 070

WV 106 45

AUG. 10, 1978

70000

DRAWING NUMBER

DRAWING NUMBER

L.P-Vol 3 pg 15

PLAT OF FIRST ADDITION TO OIL CITY

JEFFERSON COUNTY WASHINGTON
SCALE 1/8" = 200'
Meridian is Assumed Magnetic
W. R. Hill, C.E.

JAN. 1920

DEDICATION

Know all men by these presents that

the Olympic Oil Company, a corporation organized and existing under the laws of the State of Washington and having its principal place of business in the City of Seattle, its said state, being for the first addition to Oil City located in Jefferson County, Washington, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and alleys shown thereon.

In witness whereof the said Olympic Oil Company has by virtue of a resolution of its Board of Trustees, duly passed at a meeting of said Board on the 31st day of January, A.D. 1920, caused these presents to be executed in its corporate name by A. W. Lane, its President and S. B. Hill its Secretary, and its corporate seal hereunto affixed this 31st day of January A.D. 1920.

In presence of
A. W. Lane
President
S. B. Hill
Secretary

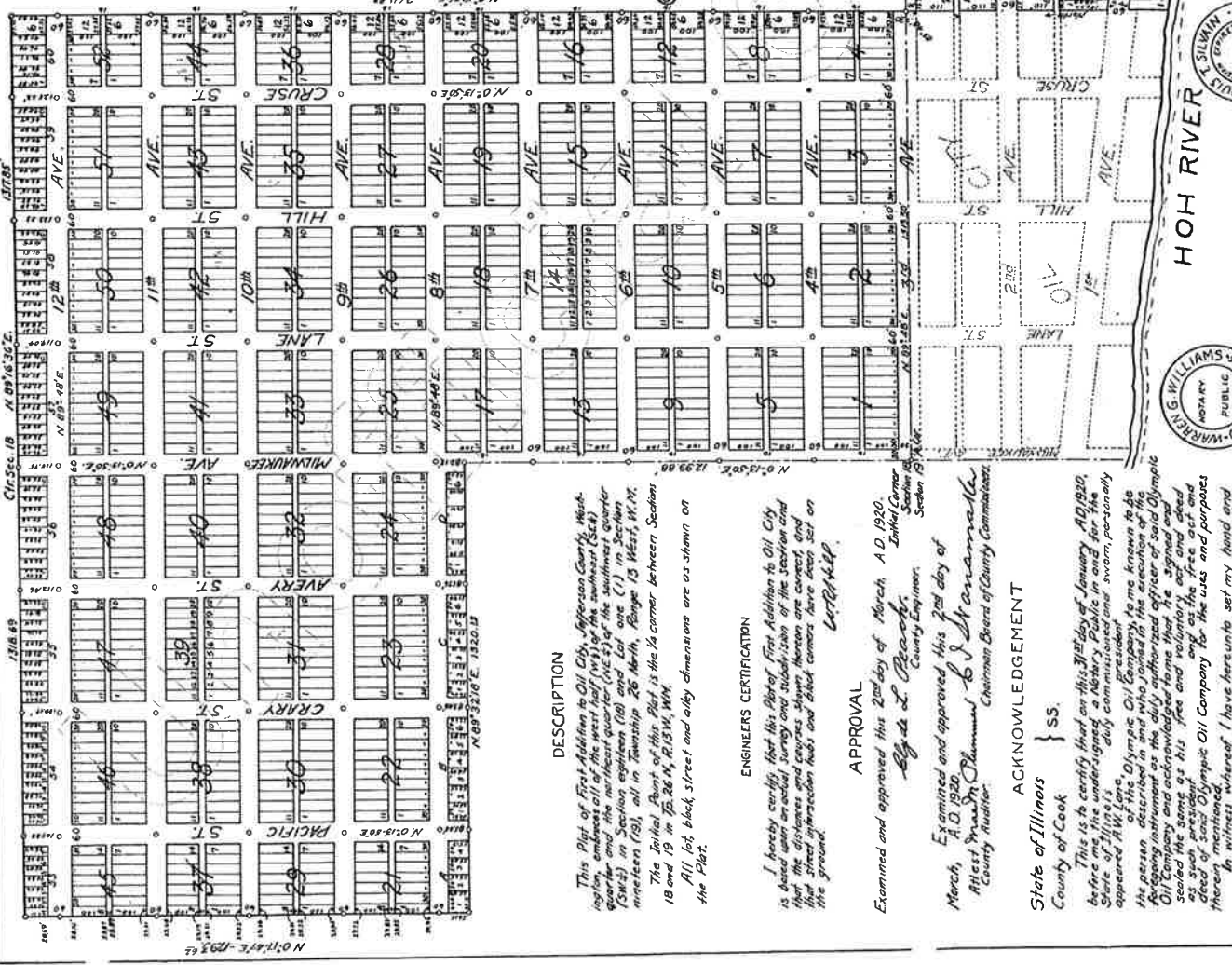
ACKNOWLEDGEMENT

State of Washington } ss.
County of King

This is to certify that on this 19th day of February, A.D. 1920, before me, the undersigned, a Notary Public, duly sworn, personally appeared the persons described in and who signed in the execution of the foregoing instrument as the duly authorized officers of said Olympic Oil Company and acknowledged to me that they are such officers and as the free act and deed of said Olympic Oil Company for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal the day and year in this certificate first above written.

W. R. Hill
Notary of Seattle.



DESCRIPTION

This Plat of First Addition to Oil City, Jefferson County, Washington, embraces all of the west half (1/2) of the southwest quarter and the northeast quarter (NE 1/4) of the southwest quarter (SW 1/4) in Section eighteen (18) and Lot one (1) in Section nineteen (19), all in Township 26 North, Range 13 West, R. 14, N. 18 and 19 in T. 26 N., R. 13 W., W.M.

All lot, block, street and alley dimensions are as shown on the Plat.

ENGINEERS CERTIFICATION

I hereby certify that this Plat of First Addition to Oil City is based upon an actual survey and subdivision of the Section and that the distances and courses shown thereon are correct, and that the intersection hubs and block corners have been set on the ground.

W. R. Hill

APPROVAL

Examined and approved this 20th day of March, A.D. 1920.
W. R. Hill
County Engineer.

Examined and approved this 2nd day of March, A.D. 1920.
W. R. Hill
Chairman Board of County Commissioners

ACKNOWLEDGEMENT

State of Illinois } ss.
County of Cook

This is to certify that on this 31st day of January, A.D. 1920, before me the undersigned, a Notary Public in and for the State of Illinois, duly sworn, personally appeared the persons described in and who joined in the execution of the foregoing instrument as the duly authorized officers of said Olympic Oil Company and acknowledged to me that they are such officers and as the free act and deed of said Olympic Oil Company for the uses and purposes therein mentioned, and that they have hereunto set my hand and seal the day and year in the certificate first above written.

W. R. Hill
Notary Public in and for the State of Illinois, residing at 57 West 1st Street, Chicago, Ill.



Filed for record of the report of W. R. Hill, March 3rd, 1920, recorded Vol. 3 of Plat, page 15, Records of Jefferson County, Washington.
W. R. Hill
Auditor of said County.

Jefferson County Assessor & Treasurer

Property Search Results > 36721 JOSIE L NEPHEW for Year 2016 - 2017

Property

Account

Property ID:	36721	Legal Description:	OIL CITY FIRST ADDITION BLK 64 LOT 12
Parcel Number:	979506411	Agent Code:	
Type:	Real		
Tax Area:	0601 - 1-402H1L1	Land Use Code:	91
Open Space:	N	DFL:	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	26N	Section:	18
Range:	13W		

Location

Address:		Mapsc0:	
Neighborhood:	OIL CITY & OIL CITY 1ST ADDITION	Map ID:	
Neighborhood CD:	2785		

Owner

Name:	JOSIE L NEPHEW	Owner ID:	23421
Mailing Address:	1129 152ND ST S SPANAWAY, WA 98387-8849	% Ownership:	100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2017 - 26377 (Balance)	\$6.11	\$22.20	\$0.83	\$0.83	\$29.97
2016 - 26443 (Balance)	\$6.13	\$22.20	\$3.05	\$4.17	\$35.55
2015 - 26497 (Balance)	\$6.07	\$17.90	\$2.57	\$6.33	\$32.87
2014 - 26601 (Balance)	\$530.73	\$17.90	\$2.52	\$9.02	\$560.17

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 07/20/2017

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							
2017	26377	\$28.31	\$0.00	\$0.83	\$0.83	\$0.00	\$29.97
▶ Statement Details							
2016	26443	\$28.33	\$0.00	\$3.05	\$4.17	\$0.00	\$35.55
▶ Statement Details							
2015	26497	\$23.97	\$0.00	\$2.57	\$6.33	\$0.00	\$32.87
▶ Statement Details							
2014	26601	\$548.63	\$0.00	\$2.52	\$9.02	\$0.00	\$560.17

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$600
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
<hr/>		
(=) Market Value:	=	\$600
(-) Productivity Loss:	-	\$0
<hr/>		
(=) Subtotal:	=	\$600
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$600
<hr/>		
(=) Total Appraised Value:	=	\$600
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
<hr/>		
(=) Taxable Value:	=	\$600

Taxing Jurisdiction

Owner: JOSIE L NEPHEW
 % Ownership: 100.000000000000%
 Total Value: \$600
 Tax Area: 0601 - 1-402H1L1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CE	COUNTY CURRENT EXPENSE	1.5761838244	\$600	\$600	\$0.95
CNTYDD	DEVELOPMENTAL DISABILITIES	0.0090934417	\$600	\$600	\$0.01
CNTYVET	VETERANS RELIEF	0.0092078903	\$600	\$600	\$0.01
MENTAL	MENTAL HEALTH	0.0090934417	\$600	\$600	\$0.01
ROADS	COUNTY ROADS	1.0643993518	\$600	\$600	\$0.64
ROADSCU	COUNTY ROADS TO CUR EXP	0.2111540473	\$600	\$600	\$0.13
HOS1GEN	HOSP DIST #1 GENERAL	0.7500000000	\$600	\$600	\$0.45
SCH402BOND	SCHOOL DIST #402 BOND	2.2042455597	\$600	\$600	\$1.32
SCH402MO	SCHOOL DIST #402 M & O	1.4411647851	\$600	\$600	\$0.86
CONSERVE	CONSERVATION FUTURES	0.0480828200	\$600	\$600	\$0.03
LIB1	LIBRARY DIST #1 GENERAL	0.4935055794	\$600	\$600	\$0.30
PORTPT	PORT OF PT GENERAL	0.1980007099	\$600	\$600	\$0.12
PUD1	PUD #1 GENERAL	0.1032725395	\$600	\$600	\$0.06
STATE	STATE LEVY (SCHOOL)	2.0302833412	\$600	\$600	\$1.22
Total Tax Rate:		10.1476873320			
				Taxes w/Current Exemptions:	\$6.11
				Taxes w/o Exemptions:	\$6.11

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	WEST-7185L	Lots in Oil City Limited Access	0.0000	0.00	0.00	0.00	\$600	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2017	N/A	N/A	N/A	N/A	N/A
2016	\$0	\$600	\$0	\$600	\$600
2015	\$0	\$600	\$0	\$600	\$600
2014	\$0	\$605	\$0	\$605	\$605
2013	\$0	\$550	\$0	\$550	\$550

Deed and Sales History

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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Jefferson County WASHINGTON

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Parcel Number: 979506411

Parcel Number: 979506411

[Printer Friendly](#)**Owner Mailing Address:**JOSIE L NEPHEW
1129 152ND ST S

SPANAWAY WA98387-8849

Site Address:

Section: 18	School District: Quillayute (402)
Qtr Section: SE1/4	Fire Dist: None
Township: 26N	Tax Status: Taxable
Range: 13W	Tax Code: 0601
	Planning area: West Jefferson County (12)
Sewer:	Drainage:
Bank:	View 1:
View 2:	Zoning 1: RR-20 - Rural Residential
Zoning 2:	Zoning 3:

Sub Division: 9795 - OIL CITY 1ST ADDITION
Assessor's Land Use Code: 9150 - Vacant Land - Oil City**Property Description:**

OIL CITY FIRST ADDITION BLK 64 LOT 12

No Permit Data
Available[Tax, A/V, Sales, Photos, and
Bldg Data](#)[Map Parcel](#)[Plats & Surveys](#)

Jefferson County WASHINGTON

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Best viewed with Microsoft Internet Explorer 6.0 or later

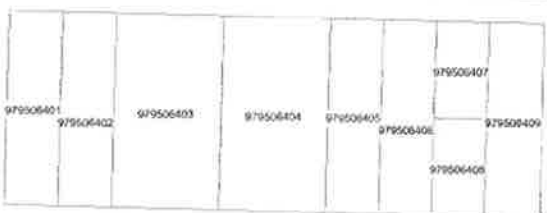
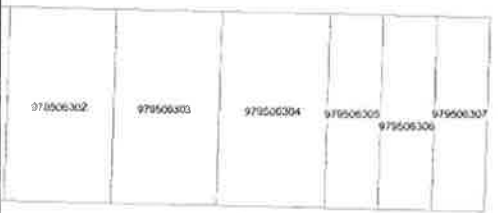




- Selected f
- Towns**
- County Bnd
- Rural Center
- JC_Roads
- Parcels-4f

613182000

613173002



613202005



Map provided by Jefferson County Central Services GIS
FOR INFORMATIONAL PURPOSES ONLY-
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 Thu Jul 20 2017 09:49:28 GMT-0700 (Pacific Daylight Time)