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2025 SEP -2 AM 8:17

JESS REDDON, CLERK
WAHKIAKUM COUNTY, WA

BY AE DEPUTY

**SUPERIOR COURT OF WASHINGTON
COUNTY OF WAHKIAKUM**

1 WAHKIAKUM COUNTY, a political subdivision, and duly
2 organized and existing County of the State of Washington,
3 Plaintiff,

4 vs.

5 EACH AND EVERY LOT, TRACT, PART, PARCEL,
6 AND PORTION OF THE VARIOUS PARCELS OF REAL
7 PROPERTY DESCRIBED IN CERTIFICATE OF
8 DELINQUENCY FOR DELINQUENT TAX from 2022
9 and OTHER YEARS; AND ALL PERSONS KNOWN OR
10 UNKNOWN HAVING OR CLAIMING TO HAVE ANY
11 RIGHT, TITLE, HOMESTEAD, ESTATE, LIEN, OR
12 INTEREST THEREIN, HEREINAFTER DESCRIBED IN
13 THE FOLLOWING LIST,

14 Defendant

Case No.25-2-00046-35

GENERAL CERTIFICATE OF
DELINQUENCY
ISSUED TO WAHKIAKUM COUNTY,
WASHINGTON

15 TO WHOM IT MAY CONCERN

16 WHEREAS, the taxes for the year 2022 and prior years, with interest, penalties and costs
17 thereon as provided by law, as set forth in "Exhibit A" attached hereto and by this reference
18 incorporated herein, remain due and unpaid and have remained due and unpaid for a period of more
19 than three years since the original date of delinquency on each lot, tract, or parcel of property hereinafter
20 described in this certificate; and WHEREAS each such property is situate in the County of Wahkiakum;
21 and WHEREAS, no certificate of delinquency has, to date, been issued on such property/properties for
22 any period of time covered by "Exhibit A" or such certificate, having once been issued, now remains
23 outstanding.

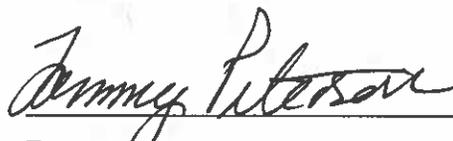
24 General Certificate of Delinquency - 1

25 **DANIEL H. BIGELOW**
WAHKIAKUM COUNTY PROSECUTING ATTORNEY
P.O. Box 397
Cathlamet, Washington 98612
(360) 795-3652 fax (360) 795-6506

1 THEREFORE, I, the Undersigned, as Treasurer of Wahkiakum County, Washington, in
2 compliance with the statutes of the State of Washington, in such cases made and provided, and by
3 authority of law in me vested, do hereby issue this general certificate of delinquency, in book form, to
4 the County of Wahkiakum, for all of said unpaid 2022 and prior years taxes with penalties and interest,
5 and costs thereon; and I declare that Wahkiakum County, the holder of this general certificate of
6 delinquency, issued in book form, is entitled to foreclose, in the name of the County, the tax liens
7 embraced in this certificate of delinquency. If the property at the sale not be sold and if no other bids
8 are received, the County shall be considered a bidder for the full area of each tract or lot to the amount
9 of all taxes, interest and costs due thereon, and Wahkiakum County shall then and there be entitled to
10 a deed therefor, as provided by law.

11 "Exhibit A", attached hereto and incorporated herein by this reference, is a schedule of each
12 such lot, tract, or parcel of property with the names of the owner or owners or reputed owners, as the
13 same appears upon the tax rolls of Wahkiakum County in my office, together with the delinquent tax
14 and interest, penalties and costs as the same now appears upon the tax rolls of Wahkiakum County,
15 Washington, for the year 2022 and prior years upon each lot, tract, or parcel of said property hereinafter
16 tabulated in said schedule and located in Wahkiakum County, State of Washington. Interest and
17 penalties will continue to accrue pursuant to RCW 84.56.020 and other applicable law.

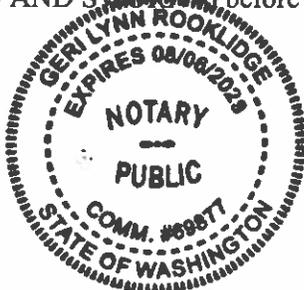
18 IN TESTIMONY WHEREOF, witness my hand and seal as Treasurer of Wahkiakum County,
19 State of Washington, this 2nd day of September 2025.

20 

21 Tammy Peterson

22 County Treasurer of Wahkiakum County, Washington

23 SUBSCRIBED AND SWORN to before me this 2nd day of September, 2025.



29 

30 Notary Public in and for the State of Washington.

My commission expires: 08/06/29

2025
Certificate of Delinquency

EXHIBIT A

REAL PROPERTY

CERTIFICATION NO: 2025-1

**HEIRS AND DEVISEES OF
THOMAS TERCEK, DECEASED
309 E PINE ST #A
CENTRALIA, WA 98531-4467**

**PID# 1916
GEO# 120806-220036**

| YEAR | TAXES | ASSESSMENTS & COSTS | PENALTY | INTEREST | TOTAL |
|-------------|-----------------|------------------------------------|----------------|-----------------|-------------------|
| 2025 | \$195.93 | | \$5.86 | \$9.80 | \$211.59 |
| 2024 | \$191.81 | | \$21.09 | \$32.62 | \$245.52 |
| 2023 | \$213.08 | | \$23.43 | \$61.78 | \$298.29 |
| 2022 | \$209.67 | \$496.46 | | \$85.96 | \$792.09 |
| | | | | | |
| | | | | | |
| | \$810.49 | \$496.46 | \$50.38 | \$190.16 | \$1,547.49 |

REAL PROPERTY CERTIFIED AMOUNT

Section-Township-Range

ABBREVIATED LEGAL:

Lot 5, COLUMBIA RIDGE ESTATES PHASE II, Vol. 3/C of Plats, pgs. 26(a&b)

FULL LEGAL:

Lot Five (5) of COLUMBIA RIDGE ESTATES PHASE II, as per plat thereof filed for record August 27, 2007, under Auditor's File No. 2012961, in Volume 3 / "C" of Plats, pages 26 (a & b), records of Wahkiakum County, Washington.

Situate in the County of Wahkiakum, State of Washington.

**2025
Certificate of Delinquency**

EXHIBIT A

REAL PROPERTY

CERTIFICATION NO: 2025-2

**CIMMERON TERRACE, L.L.C.
PO BOX 46
CULDESAC ID 83524**

**PID# 1971
GEO# 120806-230043**

| YEAR | TAXES | ASSESSMENTS & COSTS | PENALTY | INTEREST | TOTAL |
|-------------|-----------------|------------------------------------|----------------|-----------------|-------------------|
| 2025 | \$195.93 | | \$5.86 | \$9.80 | \$211.59 |
| 2024 | \$191.81 | | \$21.09 | \$32.62 | \$245.52 |
| 2023 | \$213.08 | | \$23.43 | \$61.78 | \$298.29 |
| 2022 | \$209.67 | \$506.46 | | \$85.96 | \$802.09 |
| | | | | | |
| | | | | | |
| | \$810.49 | \$506.46 | \$50.38 | \$190.16 | \$1,557.49 |

REAL PROPERTY CERTIFIED AMOUNT

Section-Township-Range

ABBREVIATED LEGAL:

Lot 16, COLUMBIA RIDGE ESTATES PHASE 1, Vol. 3 of Plats, pgs. 22A & 22B

FULL LEGAL:

Lot Sixteen (16) of COLUMBIA RIDGE ESTATES PHASE ONE, as per plat thereof filed for record August 8, 2001, under Auditor's File No. 2003288, in Book 3 of Plats, pages 22A & 22B, records of Wahkiakum County, Washington; TOGETHERWITH access for ingress, egress and utilities over a private roadway as delineated on the face of said plat filed under Auditor's File No. 2003288, records of Wahkiakum County, Washington.

Situate in the County of Wahkiakum, State of Washington.

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Certificate of Delinquency

EXHIBIT A

REAL PROPERTY

CERTIFICATION NO: 2025-3

CIMMERON TERRACE, L.L.C.
PO BOX 46
CULDESAC ID 83524

PID# 1977
GEO# 120806-230049

| YEAR | TAXES | ASSESSMENTS & COSTS | PENALTY | INTEREST | TOTAL |
|-------------|-----------------|------------------------------------|----------------|-----------------|-------------------|
| 2025 | \$195.93 | | \$5.86 | \$9.80 | \$211.59 |
| 2024 | \$191.81 | | \$21.09 | \$32.62 | \$245.52 |
| 2023 | \$213.08 | | \$23.43 | \$61.78 | \$298.29 |
| 2022 | \$209.67 | \$476.38 | | \$85.96 | \$772.01 |
| | | | | | |
| | | | | | |
| | \$810.49 | \$476.38 | \$50.38 | \$190.16 | \$1,527.41 |

REAL PROPERTY CERTIFIED AMOUNT

Section-Township-Range

ABBREVIATED LEGAL:

Lot 22, COLUMBIA RIDGE ESTATES PHASE 1, Vol. 3 of Plats, pgs. 22A & 22B

FULL LEGAL:

Lot Twenty-two (22) of COLUMBIA RIDGE ESTATES PHASE ONE, as per plat thereof filed for record August 8, 2001, under Auditor's File No. 2003288, in Book 3 of Plats, pages 22A & 22B, records of Wahkiakum County, Washington. TOGETHERWITH access for ingress, egress and utilities over a private roadway as delineated on the face of said plat filed under Auditor's File No. 2003288, records of Wahkiakum County, Washington.

Situate in the County of Wahkiakum, State of Washington.

2025
Certificate of Delinquency

EXHIBIT A

REAL PROPERTY

CERTIFICATION NO: 2025-4

CIMMERON TERRACE, L.L.C
PO BOX 46
CULDESAC ID 83524

PID# 1978
GEO# 120806-230050

| YEAR | TAXES | ASSESSMENTS & COSTS | PENALTY | INTEREST | TOTAL |
|-------------|-----------------|------------------------------------|----------------|-----------------|-------------------|
| 2025 | \$195.93 | | \$5.86 | \$9.80 | \$211.59 |
| 2024 | \$191.81 | | \$21.09 | \$32.62 | \$245.52 |
| 2023 | \$213.08 | | \$23.43 | \$61.78 | \$298.29 |
| 2022 | \$209.67 | \$496.38 | | \$85.96 | \$792.01 |
| | | | | | |
| | | | | | |
| | \$810.49 | \$496.38 | \$50.38 | \$190.16 | \$1,547.41 |

REAL PROPERTY CERTIFIED AMOUNT

Section-Township-Range

ABBREVIATED LEGAL:

Lot 23, COLUMBIA RIDGE ESTATES PHASE 1, Vol. 3 of Plats, pgs. 22A & 22B

FULL LEGAL:

Lot Twenty-three (23) of COLUMBIA RIDGE ESTATES PHASE ONE, as per plat thereof filed for record August 8, 2001, under Auditor's File No. 2003288, in Book 3 of Plats, pages 22A & 22B, records of Wahkiakum County, Washington. TOGETHERWITH access for ingress, egress and utilities over a private roadway as delineated on the face of said plat filed under Auditor's File No. 2003288, records of Wahkiakum County, Washington.

Situate in the County of Wahkiakum, State of Washington.

2025 Certificate of Delinquency

EXHIBIT A

REAL PROPERTY

CERTIFICATION NO: 2025-5

HEIRS AND DEVISEES OF
ARHUR M. CHURCHILL
AND GRACE M. CHURCHILL, BOTH DECEASED
C/O ROBERT CHURCHILL
56 MUSKET TRAIL
SIMBURY, CT 06070

PID# 2691
GEO# 150806-210001

| YEAR | TAXES | ASSESSMENTS & COSTS | PENALTY | INTEREST | TOTAL |
|------|----------|------------------------|---------|----------|----------|
| 2025 | \$47.04 | | \$1.38 | \$2.01 | \$50.43 |
| 2024 | \$46.91 | | \$5.10 | \$6.87 | \$58.88 |
| 2023 | \$47.11 | | \$5.12 | \$13.52 | \$65.75 |
| 2022 | \$47.27 | \$496.46 | | \$19.19 | \$562.92 |
| | | | | | |
| | \$188.33 | \$496.46 | \$11.60 | \$41.59 | \$737.98 |

REAL PROPERTY CERTIFIED AMOUNT

Section-Township-Range

ABBREVIATED LEGAL:

Ptms. NW1/4 NE1/4 and NE1/4 NW1/4, Sec. 15, T8N, R6WWM

FULL LEGAL:

That portion of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Fifteen (15), Township Eight (8) North, Range Six (6) West of the Willamette Meridian, lying Northerly of the North bank of Grove's Slough, described as follows, to-wit:

Beginning at the Southeast corner of Tract Twenty-two (22) in PLAT OF THAT DIKED PORTION OF PUGET ISLAND (locally called "BROWN'S DIKED TRACTS"), as per plat thereof recorded in Book "A" of Plats, page 80 and 81, records of Wahkiakum County, Washington, which point is the Northeast corner of the Northwest Quarter (NW1/4) of said Section; thence West along the North line of said Section 528 feet, more or less, to the Northeast corner of that certain tract heretofore conveyed to Ralph J. Watkins by deed recorded under Auditor's File No. 9303, in Volume 5 of Deeds, page 241, records of Wahkiakum County, Washington; thence along the East line of said Watkins tract South 26°45' West, 272 feet, and South 06°45' East, 207 feet, more or less, to the North Bank of Grove's Slough; thence Southeasterly perpendicular to the bank of said slough to the centerline or thread of said slough; thence Easterly along the centerline or thread of said slough to the intersection thereof with a line extended perpendicular to the said bank of the slough from a point 200 feet East of the West line of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4); thence along said line to the intersection thereof with a point on the said bank of the slough 200 feet East of the West line of said Northeast Quarter (NE1/4); thence North to the North line of said Section; thence

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West 200 feet to the point of beginning; SUBJECT TO Consolidated Diking District No. One dike right-of-way and the County Road and easements situate thereon.

Situate in the County of Wahkiakum, State of Washington