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Document Management
Rocket Mortgage, LLC
1050 Woodward Ave
Detroit, MI 48226-1906

Assessor's Parcel or Account Number: 3903090245040000

Abbreviated Legal Description: ABBREVIATED LEGAL: LOT 2, TIMMI NS, L.J.C. SHORT PLAT, SEC 9, T 39N, R3E.

(Include lot, block and plat or section, township and range) Full legal description located on Exhibit "A".

Trustee: First American Title

Additional Grantees located on page 2.

72547273 859269

Deed of Trust

3508735194

MIN: 100039035087351945

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated July 18, 2022 , together with all Riders to this document.
- (B) "Borrower" is Carol Timmins, an unmarried woman and Hanneke Timmins, an unmarried woman

- Borrower is the trustor under this Security Instrument.
- (C) "Lender" is Rocket Mortgage, LLC, FKA Quicken Loans, LLC

Carol 2-0226



EXHIBIT A - LEGAL DESCRIPTION

TaxId Number(s): 3903090245040000

Land situated in the City of Everson in the County of Whatcom in the State of WA

LAND SITUATED IN THE CITY OF EVERSON IN THE COUNTY OF WHATCOM IN THE STATE OF WA

PARCEL 1:

A TRACT OF LAND SITUATED IN THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 3 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AS DELINEATED ON TIMMINS L.J.C. SHORT PLAT RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NUMBER 941213087; THENCE NORTH 89°04'28" EAST A DISTANCE OF 7.00 FEET TO THE EASTERLY MARGIN OF HANNEGAN ROAD; THENCE NORTH 01°31'43" WEST A DISTANCE OF 248.01 FEET THEREOF; THENCE NORTH 89°04'28" EAST A DISTANCE OF 143.00 FEET; THENCE SOUTH 01°31'43" EAST A DISTANCE OF 40.00 FEET; THENCE NORTH 89°04'28" EAST A DISTANCE OF 29.01 FEET; THENCE SOUTH 01°31'43" EAST A DISTANCE OF 310.01 FEET; THENCE SOUTH 89°04'28" WEST A DISTANCE OF 49.99 FEET; THENCE NORTH 01°31'43" WEST A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°04'28" WEST A DISTANCE OF 129.02 FEET TO SAID EASTERLY MARGIN, BEING 30 FEET DISTANT FROM CENTERLINE; THENCE NORTH 01°31'43" WEST A DISTANCE OF 90.00 FEET THEREOF TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 58,208 SQUARE FEET, MORE OR LESS.
SITUATE IN WHATCOM COUNTY, WASHINGTON

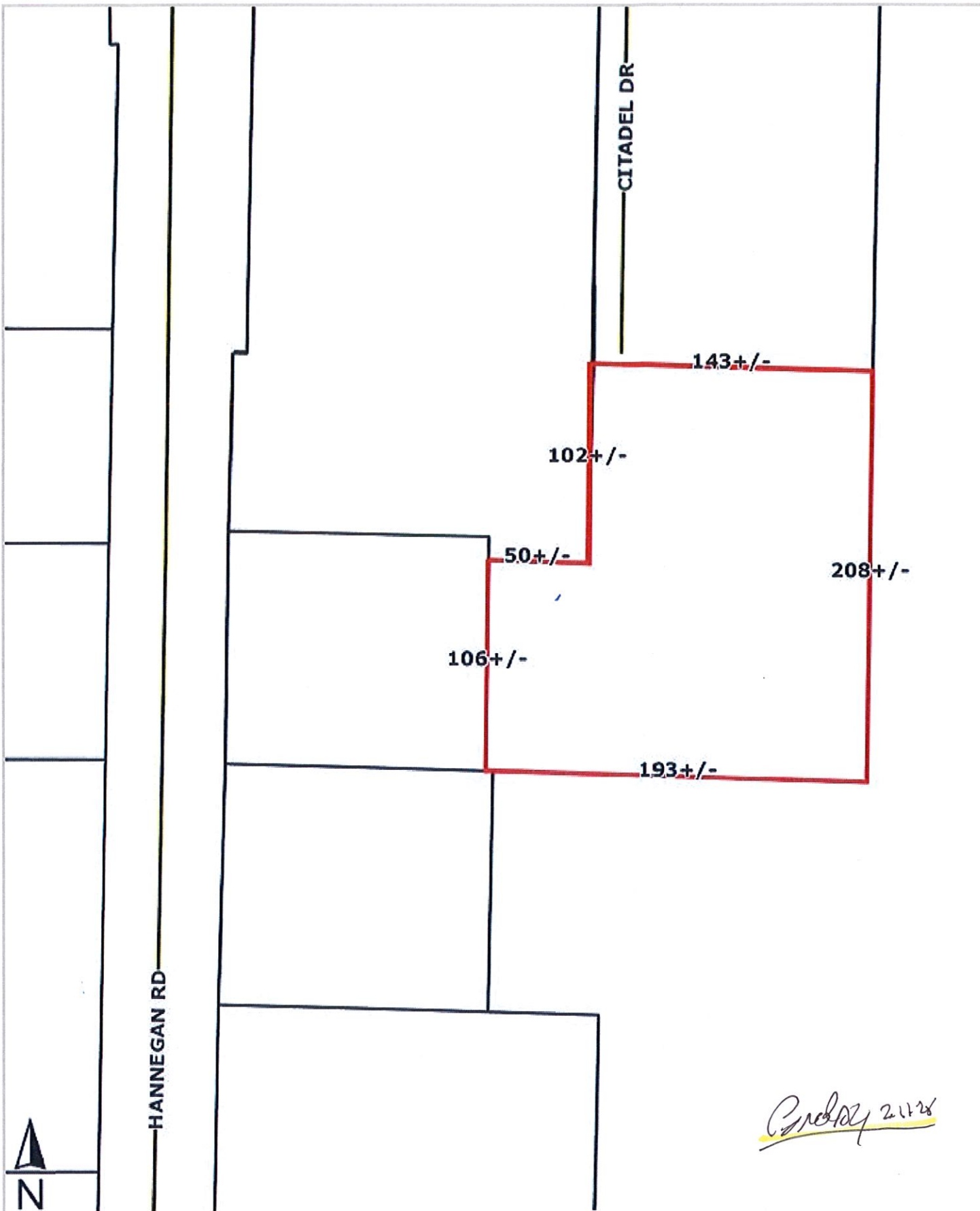
PARCEL 2:

A TRACT OF LAND SITUATED IN THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 3 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:
DISTANCE OF 208.01 FEET THEREOF TO THE SOUTH BOUNDARY OF SAID LOT 2; THENCE SOUTH 89°04' 28" WEST A DISTANCE OF 193.50 FEET THEREOF; THENCE NORTH 01°31'43" WEST A DISTANCE OF 106.00 FEET; THENCE NORTH 89°04' 28" EAST A DISTANCE OF 49.99 FEET; THENCE NORTH 01°31'43" WEST A DISTANCE OF 102.00 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 35,149 SQUARE FEET, MORE OR LESS.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 918 Citadel Dr, Everson, WA 98247-9667

Carl 22 2-11-26



Gregory 2/1/24

Whatcom Land Title

2011 Young Street Bellingham, WA 98225
Ph: (360) 676-8484 Toll Free: (800) 334-6314

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.