



WHATCOM LAND TITLE COMPANY

**Parcel Information**

Parcel #: **3903090245040000**  
 Alt Parcel #: **178011**  
 Address: 918 Citadel Dr  
 Everson WA 98247 - 9667  
 TRS: 39N / 03E / 09 / NW  
 Census Tract/Block: 010701 / 3012  
 Owner: Timmins, Hanneke  
 Owner2:  
 918 Citadel Dr  
 Everson WA 98247 - 9667  
 Zoning: Small Town Commercial  
 Present Use: RES 4 BDRM  
 Market Land Value: \$291,000.00  
 Market Impr Value: \$691,435.00  
 Market Total: \$982,435.00  
 Total Value: \$197,851.00  
 Parcel Size: 0.81 Acres  
 School District: Meridian  
 Primary School: Irene Reither Elementary School  
 Middle School: Meridian Middle School  
 High School: Meridian High School  
 Waterfront:  
 Recreation:

**Tax Information**

Tax Account:  
 Tax Code Area: 5005  
 Levy Rate: 8.7645  
 Property Tax: \$1,086.50 (2025)  
 Taxpayer:

**Legal**

TR IN NW COR DAF-BEG AT NW COR OF LOT 2 TIMMINS L J C  
 SHORT PLAT AS REC BOOK 31 SHORT PLATS PG 46-TH N 89  
 DEG 04'28" E ALG N LI THEREOF 143.51 FT TO E BNDRY OF  
 SD LOT 2-TH S 01 DEG 31'43" E 208.01 FT THEREOF TO S  
 BNDRY OF SD LOT 2-TH S 89 DEG 04'28" W

**Land**

Method:	Use: 1114 - Res 4 Bdrm	Class:	Service:
Waterfront Bank:	View Type:	Topography:	Abutting:
Waterfront Beach:	View Quality:	Topography Type:	

**Improvement**

Building Value:	Year Built: 2006	Heating: F/A
Condition: GOOD	Type: 2 STORY	Use: House
Foundation: CONPR	Siding: SI/ST	Roof Cover: COMP
Full Baths: 4	Half Baths: 0	Bedrooms: 4
1st Floor: 3,491 SqFt	2nd Floor: 1,722 SqFt	Total Area: 5,213 SqFt
Garage Type: Attached	Garage: 576 SqFt	Carpport: 0 SqFt
Porch: 0 SqFt	Deck: 876 SqFt	Patio: 0 SqFt

**Transfer Information**

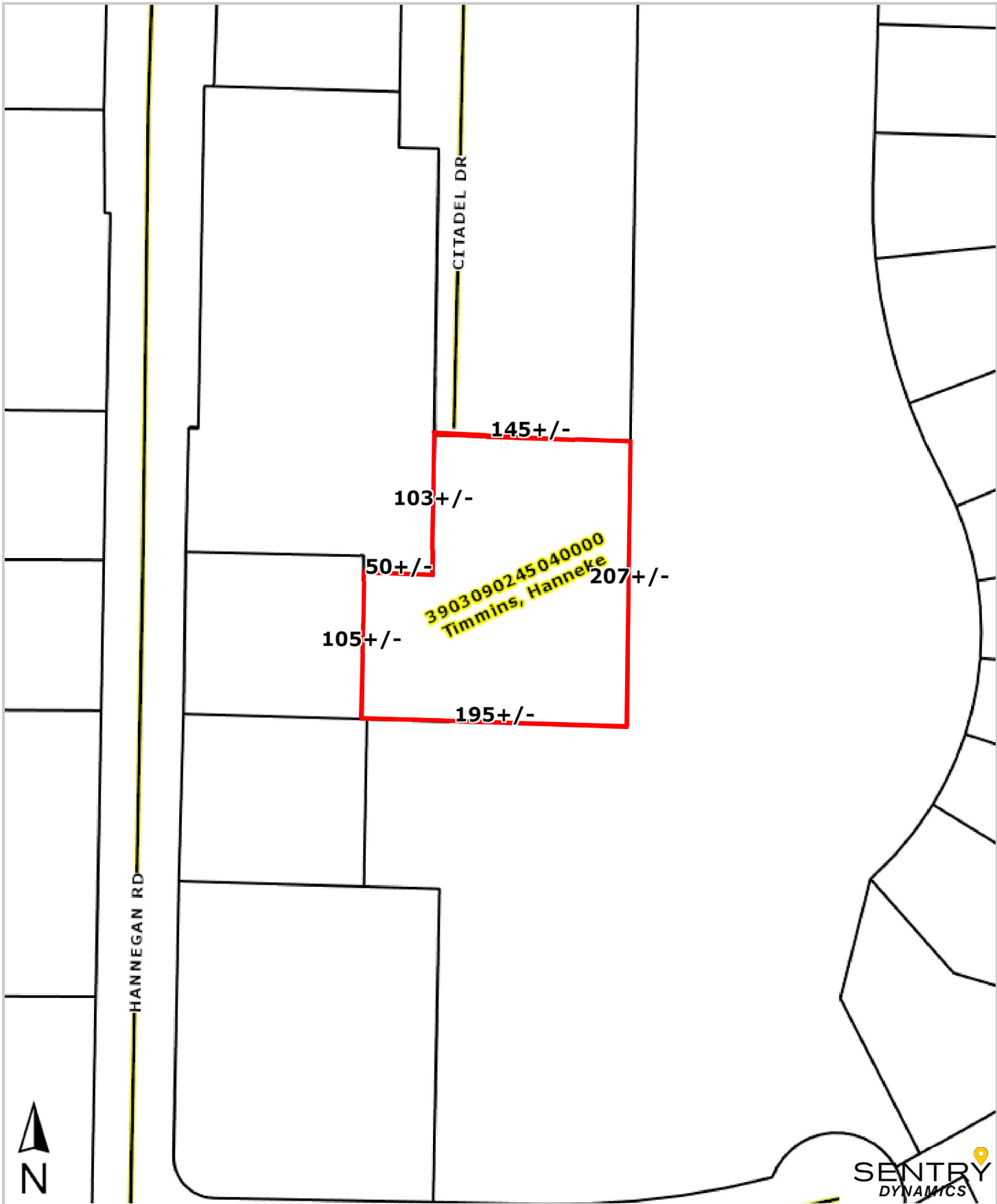
Loan Date: 07/22/2022	Loan Amt: \$482,000.00	Doc Num: 2148	Doc Type: Stand Alone Mortgage
Loan Type:	Finance Type: New Conventional	Lender: ROCKET MORTGAGE LLC	
Loan Date: 06/26/2013	Loan Amt: \$378,900.00	Doc Num: 603532	Doc Type: Intrafamily Transfer & Dissolution
Loan Type:	Finance Type: New Conventional	Lender: US BANK NA	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



WHATCOM LAND TITLE COMPANY

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.



**WLT**

WHATCOM LAND TITLE COMPANY



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LLA \$122.00

Whatcom County, WA

Request of: STARKENBURG-KROONTJE

For Record at Request of  
Starkenburg-Kroontje  
Attorney at Law, P.S.  
P.O. Box 231  
Lynden, WA 98264

**AFTER RECORDING RETURN TO:**  
Name: Patrick J. and Hanneke Timmins  
Address: 918 Citadel Drive  
City/State: Everson, WA 98247

**QUIT CLAIM DEED**

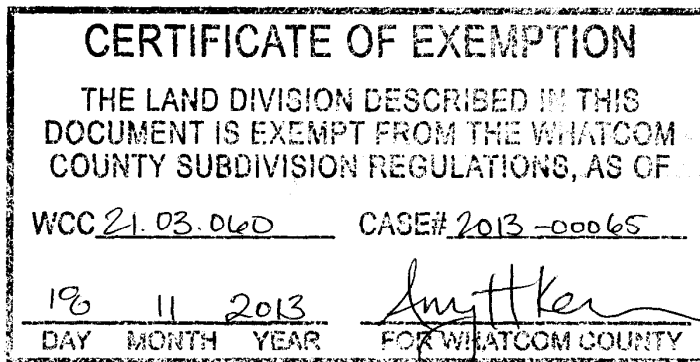
**THE GRANTOR** Patrick J. Timmins and Hanneke Timmins, husband and wife  
**for and in consideration of** reconfiguration of legal lots of records/lot line adjustment  
**conveys and quit claim to** Patrick J. Timmins and Hanneke Timmins, husband and wife

the following described real estate, together with all after acquired title, situated in the County of Whatcom, State of Washington:

**Abbreviated Legal Description:** Ptn. Gov. Lot 1, Timmins L.J.C. SP, S 9, T 39 N, R 3 E

Complete legal description on attached Exhibit A, page 3 and depicted on Exhibit B, page 5.

The legal lot of record described as Parcel 1 and the legal lot of record described as Parcel 2 on Exhibit A are each a separate legal lot of record pursuant to Whatcom County's approval under EXE2013-00066. The real property described on Exhibit A represents two lots of record regardless of how many parcel numbers are assigned by the Whatcom County Assessor.



Pg. 1 of 5, EXE2013-00065

Assessor's Property Tax Parcel/Account Number(s): 390309 029507 0000, 390309 014509 0000 and 390309 013530 0000

1868139 181730 \*11/19/2013 10.00\*



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:

Beginning at the Northwest corner of Lot 2 as delineated on Timmins L.J.C. Short Plat recorded under Whatcom County auditor's file number 941213087; thence North 89°04'28" East along the North line thereof a distance of 143.51 feet to the East boundary of said Lot 2; thence South 01°31'43" East a 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.

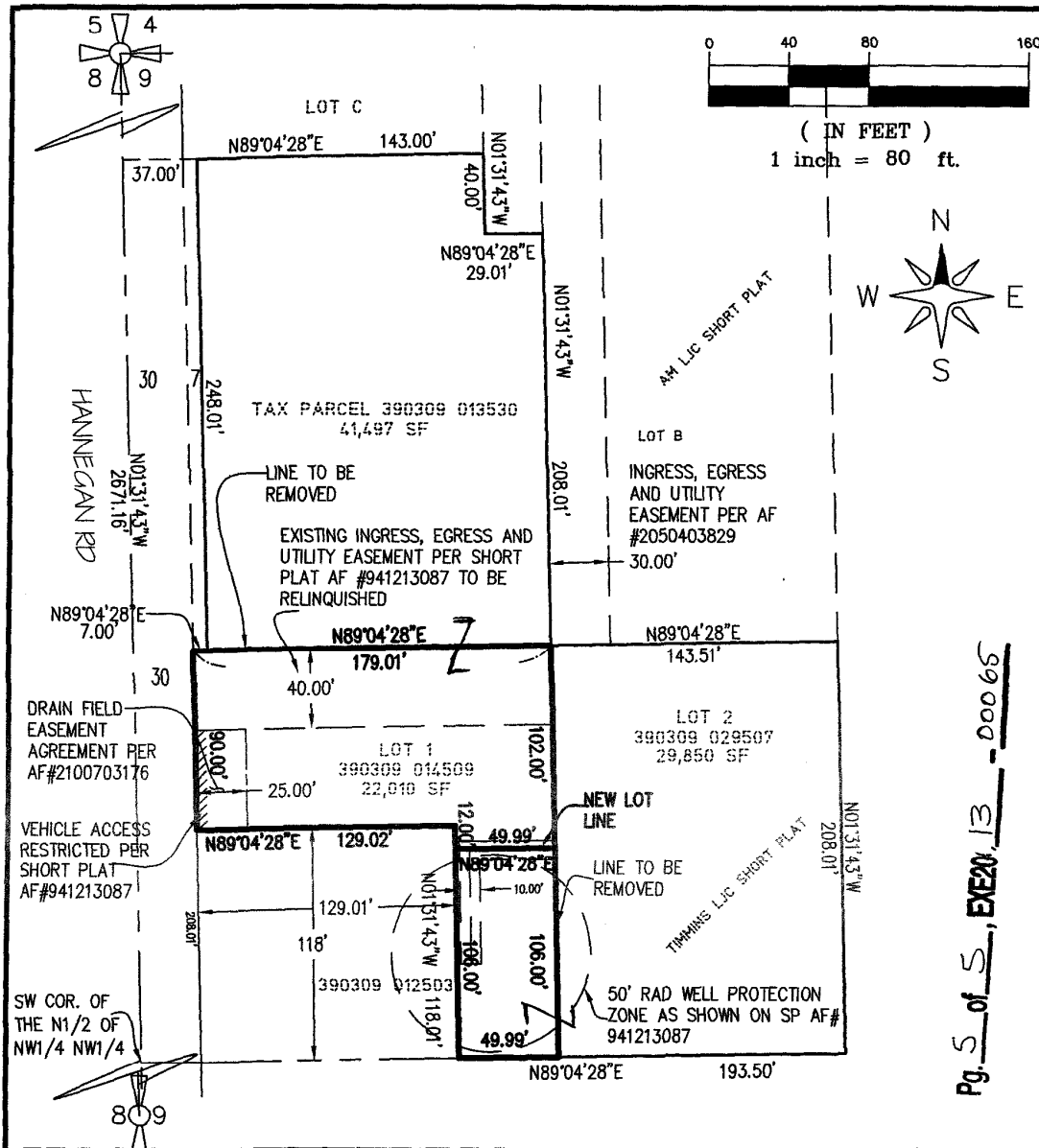
Situate in Whatcom County, Washington

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**DISCLOSURE  
WHATCOM COUNTY  
RIGHT TO FARM ORDINANCE**

The subject property is within or near designated agriculture lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and application of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Whatcom County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider to be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with commonly accepted good management practices and otherwise comply with local, state, and federal laws.

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Pg. 5 of 5, EXHIBIT B - 00065

<b>LAND DEVELOPMENT ENGINEERING &amp; SURVEYING INC.</b> 5160 INDUSTRIAL PL. SUITE 108 FERNDAL, WA 98248 Ph (360) 383-0620	<b>EXHIBIT B</b>	SITUATE IN A PORTION OF THE NW 1/4 SECTION 9, TOWNSHIP 39N, RANGE 3 EAST, W.M. WHATCOM COUNTY, WASHINGTON		
		DRAWN BY: SR	DATE: 09/27/13	JOB#: 110XX
		CHECKED BY: KH	SCALE: 1" = 80'	SHEET: 1 OF 1