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The Honorable Marsha J. Pechman

UNITED STATES DISTRICT COURT
WESTERN DISTRICT OF WASHINGTON

JOHN R. BUND II, personally, as Executor of the Estate of Richard C. Bund, deceased, S. SCOTT JAMES and NOEL L. JAMES, a married couple, and on behalf of others similarly situated,

Plaintiffs,

vs.

SAFEGUARD PROPERTIES, LLC, a Delaware corporation

Defendant.

NO. 2:16-cv-00920-MJP

DECLARATION OF JOHN R. BUND II IN SUPPORT PLAINTIFFS’ MOTION TO SUBSTITUTE PARTY PURSUANT TO FRCP 17(a)

JOHN R. BUND II, pursuant to 28 U.S.C. § 1746, declares:

1. This declaration is based upon my personal knowledge, and I am competent to testify to the matters asserted herein.

2. In 2011 my father, Richard C. Bund, passed away. My father’s estate’s only significant asset was his home located at 2485 Timaru Lane, Oak Harbor, WA.

3. Because I live in Washington while my brother, Richard S. Bund, lives out of state and couldn’t really manage the affairs of the estate or the Timaru Lane property, I agreed to serve as the personal representative or executor of my father’s estate. A true and correct copy of my father’s estate and probate documents (including the documents appointing me as

1 personal representative) have, to my knowledge, been provided to Safeguard and are attached
2 hereto as **Exhibit A**.

3
4 4. In 2013 the attorney for the estate created the Richard C. Bund Family Trust and
5 I transferred the Timaru Lane property into the trust as the personal representative of the estate
6 and the trustee of the trust. It is my understanding that we transferred the Timaru Lane property
7 from the estate to the trust for tax purposes. Attached here to as **Exhibit B** a true and correct
8 copy of the Personal Representative's Deed evidencing the transfer of the property, which was
9 recorded with the Island County Auditor on November 27, 2013. Attached hereto as **Exhibit**
10 **C** is a true and correct copy of the Richard C. Bund Family Trust agreement dated February 5,
11 2013.

12 5. I have never understood that the transfer (or the trust itself) in any way changed
13 my role or responsibilities in managing and caring for the Timaru Lane property. I have always
14 believed that my duty to care for and manage the Timaru Lane property is as the executor of
15 my father's estate for the benefit of my family members.

16 6. After the transfer, I continued to manage the Timaru Lane property as the
17 executor of my father's estate and ultimately began preparing to rent it out. I managed the
18 property just as I had before the transfer and I paid the bills just as I had as before the transfer.
19 Nothing I did for the Timaru Lane property ever changed because of the transfer for the trust,
20 which, again, I have always thought was just for tax purposes.

21 7. In 2015, while I was in the process of preparing the Timaru Lane property to
22 rent, Safeguard trespassed upon my father's property, changed the locks on the house, and
23 damaged the property. It did all of this without my permission in any capacity (representative
24 or otherwise). Attached hereto as **Exhibit D** is a true and correct copy of my written statement
25 regarding Safeguard's illegal actions.

26 8. I immediately contacted Safeguard about the lock change and identified myself
27 to them as John Bund, the executor for my father's estate, and demanded that they remove their
locks from the property and repair the damage that they did to the property.

1 9. I had numerous conversations (via email and on the phone) with Safeguard
2 thereafter where I identified my self as John Bund and repeatedly informed them that I was the
3 executor for my father’s estate. Thereafter, Safeguard presented to me a release to sign
4 releasing them from liability for the damage to the Timaru Lane property. The release was
5 presented to me by Safeguard in the name of “John Bund.” It does not mention the trust. A true
6 and correct copy of the release Safeguard tried to get me to sign is attached hereto as **Exhibit**

7 **E.**

8 10. Safeguard has always interacted with me, both before and after the litigation, as
9 John Bund, executor of my father’s estate. It has always identified the Timaru Lane property as
10 being the property of the “Estate of Richard Bund.” This is true both before and during this
11 litigation. For example, Safeguard’s Work Order for the lock change conducted on the Timaru
12 Lane property identifies the borrower for the property as the “Estate of Richard Bund.” A true
13 and correct copy of this work order is attached hereto as **Exhibit F.** All of the other work orders
14 I have seen from Safeguard pertaining to the Timaru Lane property identify the estate of Richard
15 C. Bund. None of them make any mention of the trust.

16 11. That is probably because the lender (who I understand to be Safeguard’s client)
17 has always corresponded with the estate (not the trust) as the debtor on the mortgage. I have
18 always interacted with Nationstar as John Bund, executor for the Estate of Richard C. Bund.
19 Attached hereto as **Exhibit G** as an example is a true and correct copy of a mortgage loan
20 statement from Nationstar that was sent to my personal home address in Kirkland, WA for the
21 “Estate of C Bund.” All mortgage loan statements are sent to my personal address. They all
22 reference my father’s estate. None of them reference the trust.

23 12. I also paid (and continue to pay) all of the bills for the Timaru Lane property on
24 the estate’s (rather than the trust’s) behalf. Attached hereto as **Exhibit H** is a true and correct
25 copy of the Nationstar Mortgage online mortgage payment and transaction history identifying
26 the “Estate of Richard Bund.” I made these payments out of a USAA account in the name of
27 “RCB Estate Account” that I set up to pay the Timaru Lane property mortgage and expenses.

1 13. After Safeguard’s illegal entry and lock change upon the Timaru Lane property
2 I made a report of the incident on August 3, 2015 to the Island County, WA Sheriff’s Office.
3 On that statement form I identified myself as John Bund and reported to the Sheriff’s Office
4 that I was the executor for the estate of Richard C. Bund. A true and correct copy of this
5 statement is attached hereto as **Exhibit I.**

6 14. I also submitted a complaint to the Consumer Protection Division of the
7 Attorney General’s Office regarding Safeguard’s illegal actions. In that complaint I identified
8 myself as John Bund and gave them my Kirkland, WA home address. I told the Attorney
9 General’s Office that I was the executor of my father’s estate and identified the address for the
10 estate as 2485 Timaru Lane. A true and correct copy of this complaint is attached hereto as
11 **Exhibit J.**

12 15. Thereafter Nationstar (the lender on the property) responded to the Attorney
13 General’s Office regarding the complaint. In that response Nationstar identified the mortgagor
14 for the Timaru Lane property as the “Estate of Richard C. Bund” and copied me on the response
15 as “John Robert Bund.” A true and correct copy of this response is attached hereto as **Exhibit**
16 **K.**

17 16. I have always held myself out relative to the Timaru Lane property as John Bund
18 for the estate of Richard C. Bund as executor. I explain this now to help explain why I have
19 proceeded in this litigation as executor of my father’s estate, rather than trustee of my father’s
20 trust. I did not bring this case on the estate’s behalf instead of the trust for any nefarious reason.
21 I did so because I have always managed the property as the estate’s representative, even after it
22 was transferred to the trust. It honestly never even occurred to me that the trust had anything
23 to do with the case.

24 17. I understand now that Safeguard is trying to allege that I have somehow deceived
25 them and committed fraud on the Court regarding my role regarding the care and management
26 of the Timaru Lane property. I admit that I do not understand the relevance of any distinction
27 between my role as trustee of the Richard C. Bund Family Trust as opposed to personal

1 representative of the Estate of Richard C. Bund. I have always understood these roles to be
2 identical to each other with regard to managing and caring for the Timaru Lane property—the
3 only substantial asset of the estate. This management and care includes pursuing claims for the
4 benefit of the beneficiaries of the trust and the estate (which are identical) against Safeguard for
5 the illegal entry and lock change they conducted in 2015. I remain committed to holding
6 Safeguard accountable for its illegal actions in both of my representative capacities.

7
8 18. I apologize to the Court for any confusion that I may have caused regarding my
9 role as both trustee and personal representative relative to the Timaru Lane property. The first
10 time that I became aware that the Richard C. Bund Family Trust could have anything to do with
11 this litigation was when Safeguard issued discovery requests that referenced the trust. Soon
12 after, Safeguard started issuing subpoenas to all of my family members, including my children,
13 nieces, and nephews. I was shocked and upset to learn of this as my family have never had any
14 management or oversight of my father's estate, the trust, or the property. My family members
15 tell me that they have sent objections to these subpoenas, but Safeguard has responded by
16 claiming that it will hold them in contempt of court and subject them to fines, costs, and “more
17 serious consequences.”

18 19. Once I learned that the trust could be relevant to this case, I immediately gave
19 permission to my counsel in this matter to speak directly to my legal counsel for the estate, Mr.
20 Charles Arndt. I understand that Mr. Arndt has provided a declaration in this matter confirming
21 that my role as personal representative of the Estate of Richard C. Bund is identical to my role
22 as trustee of the Richard C. Bund Family Trust. I also understand that Mr. Arndt's declaration
23 confirms that I have always acted on behalf of the estate and the trust and that my family
24 members have not been actively involved in managing or making decisions regarding the estate,
25 the trust, or the Timaru Lane Property. I continue to be baffled and frustrated that Safeguard is
26 seeking to depose my family members when they have been repeatedly informed that my family
27 members have no involvement in the management of the estate, trust, or the Timaru Lane
property and my family members and legal counsel have informed them of this repeatedly. I

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think Safeguard is doing all of this to harass me and scare me away from making sure that my father's estate/trust (and therefore ultimately my family members) are compensated for Safeguard's illegal actions.

20. I have been actively engaged in pursuing claims against Safeguard for their illegal entries and lock changes for over three years now. To me, this difference between the estate as owner of the property and the trust as owner of the property is merely a formal difference. There is no real difference in the facts that matter. Safeguard still entered the Timaru Lane property without my permission or legal authority in 2015. Safeguard still drilled out and destroyed the locks, forcibly entered the property, stole personal items, and damaged the Timaru Lane home. Safeguard still possessed the property and prohibited me from doing so. And that property is still owned by an entity with my family members as beneficiaries and me as its representative in all of the identical roles and percentages.

21. I remain ready and willing to continue to represent the claims of the Timaru Lane property regardless of whether that is as the personal representative of the Estate of the Richard C. Bund estate or as trustee of the Richard C. Bund Family trust, as well as on behalf of the approximately 19,000 class members that have had illegal entries and lock changes conducted against them. I will continue to keep up with the litigation, work with my attorneys, and respond to discovery in any capacity.

22. I apologize again to the Court for any confusion this may have caused and I sincerely hope this issue does not allow Safeguard to escape its liability to me, my family members, and the thousands and thousands of class members that I am representing.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

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JOHN R. BUND II

Date 12 July 2018

Place of Signing SEATTLE, WA

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CERTIFICATE OF SERVICE

I hereby certify that on July 12, 2018, I electronically filed the foregoing with the Clerk of the Court using the CM/ECF System. Notice of this filing will be sent to the parties listed below by operation of the Court’s electronic filing system. Parties may access this filing through the Court’s system.

Leonid Feller	leonid.feller@kirkland.com
R. Allan Pixton	allan.pixton@kirkland.com
Mark N. Bartlett	markbartlett@dwt.com
Jaime Drozd Allen	jaimeallen@dwt.com

DATED at Wenatchee, Washington this 12th of July, 2018.

By: s/CLAY M. GATENS
 Clay M. Gatens, WSBA No. 34102
 JEFFERS, DANIELSON, SONN & AYLWARD, P.S.
 2600 Chester Kimm Road
 P.O. Box 1688
 Wenatchee, WA 98807-1688
 Telephone: 509-662-3685
 Fax: 509-662-2452
 Email: ClayG@jdsalaw.com
 Attorneys for Plaintiffs

EXHIBIT A

FILED

DEC 22 2011

DEBRA VAN PELT
ISLAND COUNTY CLERK

LAST WILL AND TESTAMENT
OF
RICHARD C. BUND

11 4 00267 7

I, RICHARD C. BUND, of the Oak Harbor, Island County, State of Washington, declare this to be my LAST WILL AND TESTAMENT, and hereby revoke all prior wills and codicils. This is not a mutual or joint will.

ARTICLE 1: Identification of Family

My immediate family living at the time of execution of this Will consists of my sons, JOHN R. BUND and RICHARD S. BUND, and my grandchildren, JUSTIN R. BUND, JULIA C. WILLIAMS, KIRA BUND, DAVID A. BUND, and TAYLOR C. BUND. I have no deceased children leaving any issue. Except as provided in this Will, I make no provision in this Will for any child who survives me, whether named herein or hereafter born or adopted, nor for the descendants of any child who does not survive me.

ARTICLE 2: My Remains

I hereby direct that following my demise, my body be cremated and the ashes placed at my parents' grave located in Los Angeles, California. I wish to have a military funeral.

ARTICLE 3: Debts, Expenses and Taxes

Any debts and obligations owing at the time of my death may be paid out of my estate without the necessity of filing a Creditor's Claim in accordance with the statutes of the State of Washington, so long as my Personal Representative deems the amounts to be reasonable and proper. Except as otherwise specifically stated in this Will, I hereby direct that the expenses of my last illness, funeral and burial, debts allowed against my estate, expenses of administration of my estate, and all estate, inheritance, and other taxes (and interest or penalties thereon) imposed

SCANNED

Testator's Initials

RCB

Witnesses' Initials

[Signature] [Signature]

by reason of my death, be paid and discharged by my Personal Representative out of my estate, prior to final distribution of my estate.

ARTICLE 4: Personal Representative

4.1. I nominate my son, RICHARD S. BUND, to serve as Personal Representative of this Will. If he is unwilling or unable to serve, then I nominate my son, JOHN R. BUND as alternate Personal Representative of this Will.

4.2. I vest in my Personal Representative all powers granted by law as well as those conferred in this Will, including without limitation, the power to sell real or personal property if such sale is necessary in the process of the ordinary administration of my estate.

4.3. My Personal Representative shall act as such without bond and shall have unrestricted nonintervention powers to act without intervention of any court, board, tribunal or officer.

4.4. In making any distribution from my estate, my Personal Representative is authorized in the exercise of his or her sole and absolute discretion, to distribute assets in kind, including undivided interests therein, to and among my specified heirs.

4.5. I direct that my Personal Representative have all powers necessary to administer my estate without posting of bond or other security whether my estate is administered in the State of Washington or any other jurisdiction.

ARTICLE 5: Tangible Personal Property

Statement Regarding Gifts of Tangible Personal Property. If there is in existence at the time of my death a statement which I have signed containing a list of tangible personal property and the names of persons or organizations to receive that property, I direct my Personal Representative to distribute such property to the designated recipients. This provision shall have

no effect if such statement is not located within sixty (60) days of the appointment of the Personal representative of my estate.

ARTICLE 6: Specific Bequests

- 6.1 I give my dog, JOSEPHINE, to MARY GATTAS.
- 6.2 I give all my military items to JUSTIN R. BUND.

ARTICLE 7: Residue

I hereby devise and bequeath the rest, residue and remainder of my estate as follows:

- RICHARD S. BUND 25% (twenty-five percent)
- JOHN R. BUND 25% (twenty-five percent)
- JUSTIN R. BUND 20% (twenty percent)
- JULIA C. WILLIAMS 15% (fifteen percent)
- DAVID A. BUND 5% (five percent)
- KIRA BUND 5% (five percent)
- TAYLOR BUND 5% (five percent)

ARTICLE 8: Simultaneous Death

If any person who may be interested in my estate dies at the same time as I do or under such circumstances that there is insufficient evidence to determine which of us died first, then it shall be presumed that such person predeceased me.

ARTICLE 9: No Will Contest

I have purposely made no provision for any other person or relative, whether claiming to be an heir of mine or not, or whether a beneficiary under this Will or not. If any person or relative, whether named in this Will or otherwise claiming to be an heir of mine shall contest, obstruct or otherwise resist probate of this Will, or start or join in any proceeding to avoid or set

Testator's Initials

RCB

Witnesses' Initials

MS TS

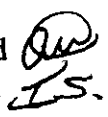
aside any provision of this Will, such person or relative shall receive the sum of One Dollar (\$1.00) and no more, in lieu of the provisions which I have made herein, or I might have made herein, for such person so contesting or objecting.

IN WITNESS WHEREOF:

I, RICHARD C. BUND, the testator, sign, seal, publish and declare this instrument as my LAST WILL AND TESTAMENT on this 1st day of April, 2009 at Oak Harbor, Washington, and being first sworn, declare to the undersigned witnesses and authority that I sign and execute this instrument willingly and as my free and voluntary act for the purposes expressed within, and that I am 18 years of age or older, of sound mind, and under no constraint or undue influence.


RICHARD C. BUND

The foregoing instrument, consisting of five (5) pages of typewritten matter, including the next page which was on the date thereof by the said testator signed and published and by her declared to be her LAST WILL AND TESTAMENT in the presence of us, who at her express request, in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we, and each of us, declare that we believe this Testator to be of sound mind and memory.



Anna Ward residing at 37736 SR 20
Oak Harbor, WA 98277

Dana Stone residing at 1265 Cascade Cir.
Oak Harbor, WA 98277

AFFIDAVIT OF SUBSCRIBING WITNESSES TO
THE LAST WILL AND TESTAMENT
OF
RICHARD C. BUND

STATE OF WASHINGTON)
County of Island) ss.

Each of the undersigned, being first duly sworn on oath, deposes and says:

I reside in the County of Island, State of Washington, and am full legal age. I am personally acquainted with the above testator and make this Affidavit at her request.

I am one of the subscribing witnesses to the foregoing Will. The said instrument was signed and executed by the said Testator in Island County, Washington, on the 1st day of April, 2009, in my presence, and the said Testator thereupon published the said instrument as, and declared the same to be her LAST WILL AND TESTAMENT, and requested me in attestation thereof to subscribe my name as a witness thereto.

I, then and there, in the presence of the said Testator, subscribed my name as a witness to said instrument.

At the time of executing said instrument, the said Testator was over the age of eighteen (18) years, and was of sound and disposing mind, and not acting under duress, menace, fraud, undue influence or misrepresentation, and was in all respects legally competent and qualified to make a Will.

Anna Ward

Print Name: Anna Ward

Ilana Stice

Print Name: Ilana Stice

SUBSCRIBED AND SWORN to before me this 1st day of April, 2009.

cs at

Charles Arndt
NOTARY PUBLIC in and for the State of
Washington, residing at Coupeville, WA
My commission expires: 5/17/2010

Testator's Initials

RCB

Witnesses' Initials

AW IS

FILED

DEC 22 2011

**DEBRA VAN PELT
ISLAND COUNTY CLERK**

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**SUPERIOR COURT OF WASHINGTON
ISLAND COUNTY**

Case No. 11 4 00267 7 *2*

**In the Matter of the Estate of
RICHARD C. BUND,
Deceased.**

**PETITION FOR PROBATE OF WILL,
FOR APPOINTMENT OF PERSONAL
REPRESENTATIVE, FOR LETTERS
TESTAMENTARY AND FOR
NONINTERVENTION POWERS**

Petitioner, JOHN R. BUND, respectfully shows that:

1. JURISDICTION. Richard C. Bund, a resident of Island County, Washington, died on 12/17/2011, leaving property in the State of Washington subject to probate administration.

2. WILL. Decedent, being of sound mind and having attained the age of majority, executed a document dated 4/1/2009, entitled "Last Will and Testament of Richard C. Bund". Said Will was attested to by Anna Ward and Ilana Stice, competent witnesses who subscribed their names to the Will in the presence of the Decedent and at his request.

3. PERSONAL REPRESENTATIVE. Decedent's Will appoints RICHARD S. BUND as Personal Representative and JOHN R. BUND as alternate Personal representative. Richard S. Bund is unable to serve as Personal Representative as set forth in the attached Affidavit of Richard S. Bund.


4. SOLVENCY OF ESTATE. The value of Decedent's probate and nonprobate assets is in excess of the total indebtedness of the estate. Decedent's estate is fully solvent. Notice of this Petition for nonintervention powers is not required to be given because the Petitioner is named as Personal representative in Decedent's Will.

SCANNED

1 WHEREFORE, Petitioner requests the Court enter an Order as follows:

- 2 1. Establishing the document entitled "Last Will and Testament of Richard C. Bund", filed
- 3 herein as the Will of the Decedent and admitting such Will to probate;
- 4 2. Appointing John R. Bund, as Personal Representative of the Estate of Richard C. Bund to
- 5 act without bond;
- 6 3. Granting nonintervention powers to the Personal Representative to manage and settle
- 7 Decedent's estate without further intervention of the Court, except as otherwise provided
- 8 by applicable law; and
- 9 4. Letters testamentary issued upon the filing of the oath required by law.

10 DATED this 22 day of December, 2011.

11 
 12 _____
 Charles Arndt, WSBA #19812
 Attorney for Petitioner

13
 14
 15 STATE OF WASHINGTON)
) ss.
 16 County of Island)

17
 18 I am the Petitioner herein. I have read the foregoing Petition for Probate of Will, for
 19 Appointment of Will for Appointment of Personal Representative, for Letters Testamentary,
 and for Nonintervention Powers. I know the contents thereof and believe the same to be true.

20 
 21 _____
 John R. Bund, Petitioner

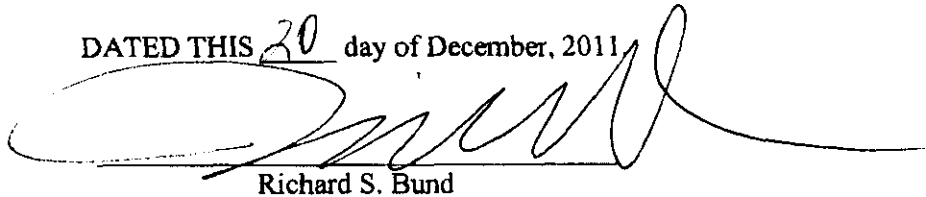
AFFIDAVIT OF RICHARD S. BUND

STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

RICHARD S. BUND, being first duly sworn on oath, deposes and says:

I was nominated Personal Representative in the Last Will and Testament of Richard C. Bund. I am unable to serve and request the court to appoint JOHN R. BUND who is named in the Will as alternate Personal Representative.

DATED THIS 20 day of December, 2011


Richard S. Bund

On this day personally appeared before me Richard S. Bund, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of December, 2011.

*See notary acknowledgement
on following page.*

NOTARY PUBLIC in and for the
State of California, residing
at _____
Commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles }

On December 20, 2011 before me, Amber M Bugarin, notary public
Date Here Insert Name and Title of the Officer

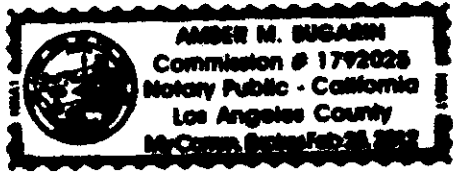
personally appeared Richard S. Bund
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Amber M Bugarin
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Affidavit of Richard S. Bund

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

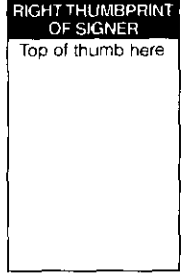
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

FILED

DEC 22 2011

DEBRA VAN PELT
ISLAND COUNTY CLERK

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SUPERIOR COURT OF WASHINGTON
ISLAND COUNTY

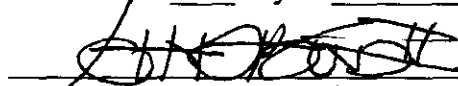
In the Matter of the Estate of
RICHARD C. BUND,
Deceased.

Case No. 11 4 00267 7
APPOINTMENT OF RESIDENT AGENT

BV

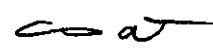
The Personal Representative hereby appoints Charles Arndt of Arndt & Walker,
Attorneys at Law, whose address is 107 S. Main St., Suite B201, Coupeville, WA 98239, as
resident agent pursuant to RCW 11.36.010.

DATED this 22 day of December, 2011.


John R. Bund, Personal Representative

ACCEPTANCE

The undersigned hereby accepts the foregoing appointment.


Charles Arndt, WSBA #19812
Resident Agent

SCANNED

FILED

DEC 22 2011

DEBRA VAN PELT
ISLAND COUNTY CLERK

SUPERIOR COURT OF WASHINGTON
ISLAND COUNTY

4
Kw

In the Matter of the Estate of
RICHARD C. BUND,
Deceased.

Case No. 11 4 00267 7

ORDER ADMITTING WILL TO
PROBATE, APPOINTING PERSONAL
REPRESENTATIVE, FOR LETTERS
TESTAMENTARY AND GRANTING
NONINTERVENTION POWERS

SCANNED

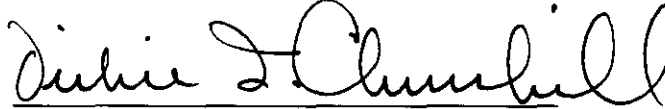
The Petitioner, John R. Bund, has filed with the Court a Petition for an Order (1) admitting to probate a certain document filed herein purporting to be the Last Will and Testament of Richard C. Bund; (2) appointing the person named therein as Personal Representative; (3) for issuance of Letters Testamentary; and (4) granting nonintervention powers. The Court, being fully advised in the premises, sufficient evidence having been received in proof of said Petition, and finding the estate is solvent pursuant to RCW 11.68.011, states as follows:

IT IS ORDERED:

1. The document entitled "Last Will and Testament of Richard C. Bund" filed herein is admitted to probate.
2. John R. Bund is hereby appointed as Personal Representative of the Estate of Richard C. Bund to serve without bond.


- 1 3. The Personal Representative is granted nonintervention powers and is authorized to
- 2 manage and settle Decedent's estate without further intervention of the Court.
- 3 4. Letters testamentary shall be issued upon the filing of the oath required by law.

4 DATED this 22 day of December, 2011.

5 

6 Judge

7
8
9 Presented by:

10 

11
12 Charles Arndt, WSBA #19812
13 Attorney for Petitioner

FILED

DEC 22 2011

**DEBRA VAN PELT
ISLAND COUNTY CLERK**

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**SUPERIOR COURT OF WASHINGTON
ISLAND COUNTY**

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W

**In the Matter of the Estate of
RICHARD C. BUND,
Deceased.**

Case No. 11 4 00267 7

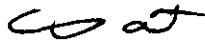
**OATH OF PERSONAL
REPRESENTATIVE**

STATE OF WASHINGTON)
) ss.
County of Island)

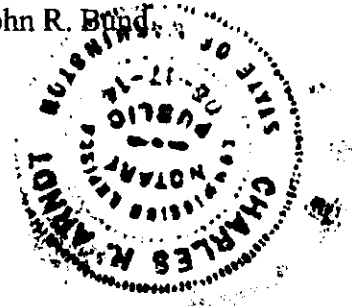
I solemnly affirm that I am the Petitioner who has applied to the Court to be appointed
Personal Representative of the above-referenced estate and that upon appointment by the
Court, the duties of my trust as Personal Representative will be performed according to law.


John R. Bund, Petitioner

SUBSCRIBED AND SWORN to me this 22 day of December, 2011 by John R. Bund,



Charles Arndt
NOTARY PUBLIC in and for the
State of Washington, Residing at Coupeville, WA
My commission expires 5/17/2014



SCANNED

FILED

DEC 22 2011

DEBRA VAN PELT
ISLAND COUNTY CLERK

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR ISLAND COUNTY

IN THE MATTER OF THE ESTATE OF,)	Case No.: 11-4-00267-7
)	
RICHARD C. BUND,)	LETTERS TESTAMENTARY
Deceased.)	

*le
llw*

WHEREAS, the last will of the above named deceased having been proven and recorded in this court on **December 22, 2011.**

NOW therefore, know all men by these presents: That

JOHN R. BUND

is hereby appointed and qualified as Personal Representative(s) of said estate, and that we do hereby authorize the above-named to execute said Will according to law.

DATED: **December 22, 2011.**

DEBRA VAN PELT, Clerk of Superior Court

By *Sherry Cameron* *Chief*, Deputy

SCANNED

FILED

JAN 12 2012

**DEBRA VAN PELT
ISLAND COUNTY CLERK**

**SUPERIOR COURT OF WASHINGTON
ISLAND COUNTY**

**In the Matter of the Estate of
Richard C. Bund,
Deceased.**

Case No. 11-4-00267-7

**NOTICE OF APPOINTMENT OF
PERSONAL REPRESENTATIVE**

SCANNED

NOTICE IS HEREBY GIVEN that probate proceedings are now pending in this estate and that the person named below was appointed Personal Representative on the date indicated:

Personal Representative: John R. Bund
Address: 8225 NE 145th St., Kirkland, WA 98034

Date of Appointment: December 22, 2011
Date of this Notice: January 11, 2012

**Charles Arndt, WSBA #19812
Of Arndt & Walker, Attorneys at Law, LLC
Attorneys for Personal Representative**

FILED

JAN 19 2012

DEBRA VAN PELT
ISLAND COUNTY CLERK

**SUPERIOR COURT OF WASHINGTON
ISLAND COUNTY**

In the Matter of the Estate of

Case No. 11-4-00267-7

Richard C. Bund,

**AFFIDAVIT OF MAILING NOTICE OF
APPOINTMENT OF PERSONAL
REPRESENTATIVE**

Deceased.

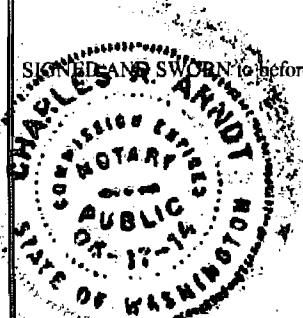
State of Washington)
) ss.
County of Island)

Shannone Lovell, being first duly sworn, on oath, deposes and states: That on the 12th day of January, 2012, the undersigned deposited a copies of the Notice of Appointment of Personal Representative in the United States mail at Coupeville, Washington, with postage fully prepaid thereon, directed to each of the heirs and distributes of said estate and to each beneficiary or transferee of a nonprobate asset of the decedent whose names and addresses are known to the undersigned, as follows:

- Richard S. Bund, 23434 Via Elisandra, Valencia, CA 91355
- Justin R. Bund, 4825 Hillcrest Dr., Caseville, MI 48725
- Julia C. Williams, 386 SW 10th Ave., Oak Harbor, WA 98277
- David A. Bund, 23434 Via Elisandra, Valencia, CA 91355
- Kira (Bund) Barlow, 23434 Via Elisandra, Valencia, CA 91355
- Taylor Bund, 8225 NE 145th St., Kirkland, WA 98034

Shannone Lovell
Shannone Lovell

Shannone Lovell sworn to before me this 12th day of Jan, 2012, by Shannone Lovell.



Charles Arndt
Charles Arndt
Notary Public for Washington
Residing at Island County
My appointment expires: 5/17/2014

SCANNED

FILED

FEB 01 2012

DEBRA VAN PELT
ISLAND COUNTY CLERK

**SUPERIOR COURT OF WASHINGTON
ISLAND COUNTY**

**In the Matter of the Estate of
Richard C. Bund,
Deceased.**

Case No. 11-4-00267-7

**PROBATE NOTICE TO CREDITORS
RCW 11.40.030**

10

SCANNED

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim is barred by otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: February 2nd 2012

PERSONAL REPRESENTATIVE: John Bund

**ATTORNEY FOR PERSONAL REPRESENTATIVE: Charles Arndt of Arndt & Walker,
Attorneys at Law**

**ADDRESS FOR MAILING OR SERVICE: 107 S. Main St., Suite B 201
Coupeville, WA 98239**

**COURT OF PROBATE PROCEEDINGS AND CAUSE NUMBER: Island County Superior
Court Cause Number No.11-4-00267-7**

SCANNED

FILED

FEB 01 2012

DEERA VAN PELT
ISLAND COUNTY CLERK

SUPERIOR COURT OF WASHINGTON
ISLAND COUNTY

In the Matter of the Estate of

Case No. 11-4-00267-7

Richard C. Bund,

AFFIDAVIT OF MAILING NOTICE TO
CREDITORS (DSHS)

Deceased.

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State of Washington)
) ss.
County of Island)

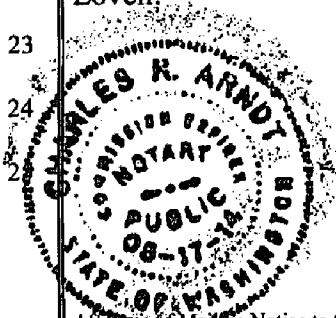
Shannone Lovell, being first duly sworn, on oath, deposes and states: That on the 29th day of January, 2012, the undersigned deposited a copy of the Notice to Creditors, with decedent's Social Security number noted thereon, in the United States mail at Coupeville, Washington, by first-class mail and by certified mail with return receipt requested, with postage fully prepaid thereon, directed to the following as provided for in RCW 11.40:

Department of Social and Health Services
Office of Financial Recovery Unit
P.O. Box 9501
Olympia, WA 98507-9501

Shannone Lovell
Shannone Lovell

SIGNED AND SWORN to before me this 29th day of January, 2012, by Shannone Lovell.

Charles Arndt
Charles Arndt
Notary Public for Washington
Residing at Island County
My appointment expires: 5/17/2014



FILED

MAR 12 2012

DEBRA VAN PELT
ISLAND COUNTY CLERK

ISLAND COUNTY SUPERIOR COURT FOR THE STATE OF WASHINGTON IN
PROBATE

IN THE MATTER OF THE
ESTATE OF

RICHARD BUND

DECEASED

PROBATE NO: 11-4-00267-7

CREDITOR'S CLAIM

THE FOLLOWING claim is submitted against the estate of the above-named decedent;

1. The name and address of the claimant is: West Asset Management, Inc.

For

USAA

7171 Mercy Road,
PO Box 6183
Omaha, NE 68106
1-800-878-3317

AV

2. The amount of the claim is : \$8,089.92
3. This claim is based upon the following facts and circumstances: Unsecured revolving line of credit Account Number # 5491237110917534
4. The obligation will become due and payable upon receipt.
5. This claim is unsecured, or if secured, the nature of the security is: NONE

USAA

By:

Kern D. Schaefer
Name / Title

Operations Support Liaison II

(RCW 11.40.010 requires all persons having claims against the deceased to serve the same on the Personal Representative or their attorney of record, and file an executed copy thereof with the clerk of the court, within four (4) months after the date of the first publication of such notice to creditors or within four (4) months after the date of the filing of the copy of said notice to creditors with the clerk of the court, whichever is later, if a claim is not filed within the time stated, it shall be barred, except under those provisions included in rcw 11.40.011.

CREDITOR'S CLAIM

SCANNED

FILED

MAR 12 2012

DEBRA VAN PELT
ISLAND COUNTY CLERK

**ISLAND COUNTY SUPERIOR COURT FOR THE STATE OF WASHINGTON
IN PROBATE**

IN THE MATTER OF THE
ESTATE OF

RICHARD C BUND

DECEASED

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PROBATE NO: 11-4-00267-7

CREDITOR'S CLAIM

THE FOLLOWING claim is submitted against the estate of the above-named decedent;

1. The name and address of the claimant is: West Asset Management, Inc.

For USAA SECURED HOME EQUITY LOAN


7171 Mercy Road,
PO Box 6183
Omaha, NE 68106
800-878-3317

2. The amount of the claim is : \$ 14,936.76
3. This claim is based upon the following facts and circumstances: SECURED HOME EQUITY LOAN
Account Number XXXX8240
4. The obligation will become due and payable upon receipt.
5. This claim is unsecured, or if secured, the nature of the security is: PROPERTY,

12/2

SCANNED

WEST ASSET MANAGEMENT, INC FOR USAA
SECURED HOME EQUITY LOAN Claimant

BY: 

Anne Araldi | Operations Support Liaison II
Name / Title

(RCW 11.40.010 requires all persons having claims against the deceased to serve the same on the Personal Representative or their attorney of record, and file an executed copy thereof with the clerk of the court, within four (4) months after the date of the first publication of such notice to creditors or within four (4) months after the date of the filing of the copy of said notice to creditors with the clerk of the court, whichever is later, if a claim is not filed within the time stated, it shall be barred, except under those provisions included in rcw 11.40.011.

CREDITOR'S CLAIM

FILED
ISLAND COUNTY CLERK

2012 MAR 27 PM 3: 23

In The Superior Court of the State of Washington
In and For Island County
The Whidbey Examiner

P.O. Box 445
Coupeville, Washington
360-678-8060
AFFIDAVIT OF PUBLICATION

In the Matter of Probate Notice to Creditors - Bund
CEX 2524

Clerk's Filing Stamp

SCANNED

023

STATE OF WASHINGTON
County of Island

} SS.

PROBATE NOTICE TO CREDITORS - BUND

IN THE SUPERIOR COURT OF WASHINGTON FOR ISLAND COUNTY, In the Matter of the Estate of Richard C. Bund, Deceased. Case No. 11-4-00267-7. PROBATE NOTICE TO CREDITORS RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the

The undersigned, being first duly sworn on oath deposes that he/she is principal clerk of The Whidbey Examiner, a weekly newspaper. That said newspaper has been approved as a legal newspaper by the Superior Court of Island County and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a weekly newspaper in Island County, Washington, and it is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of an advertisement, with publication dates, as it was published in regular issues (and not in supplemental form) of said newspaper commencing with the issue Feb 2, 2012 and ending with the issue of Feb 16, 2012.

That such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$330.75

Justin Rothwell

Subscribed and sworn to before me this 16 day of February 2012

NOTARY PUBLIC
STATE OF WASHINGTON
JANICE E. VAUGHAN
My Appointment Expires April 20, 2012

Janice E. Vaughan
Notary Public in and for the State of Washington
Residing in Coupeville

decedent must, before the time the claim is barred by otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: February 2nd 2012

PERSONAL REPRESENTATIVE: John Bund

ATTORNEY FOR PERSONAL REPRESENTATIVE: Charles Arndt of Arndt & Walker, Attorneys at Law

ADDRESS FOR MAILING OR SERVICE: 107 S. Main St., Suite B 201, Coupeville, WA 98238

COURT OF PROBATE PROCEEDINGS AND CAUSE NUMBER: Island County Superior Court Cause Number No.11-4-00267-7

Legal No. CEX-2524

Published: The Whidbey Examiner

Feb. 2, Feb. 9, Feb. 16, 2012

FILED
ISLAND COUNTY CLERK

2012 JUN -5 PM 1:00

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**SUPERIOR COURT OF WASHINGTON
ISLAND COUNTY**

**In the Matter of the Estate of
RICHARD BUND,
Deceased.**

**Case No. 11-4-00267-7
Satisfaction of Creditors Claim**

Attached to this cover sheet is a Satisfaction and Release of Claim by West Asset Management, Inc. for USAA.

DATED this 4th day of June, 2012.

Charles Arndt
Charles Arndt

Handwritten initials

SCANNED

Dept 1576
PO Box 1259
Oaks, PA 19456



7171 MERCY ROAD
OMAHA, NE 68106

Probate Court for the County of ISLAND

RE: The Estate of: RICHARD BUND
Case Number: 11-4-00267-7
Creditor Account Number: 5491237110917534



9341-49



CHARLES ARNDT
107 S MAIN ST STE B201
COUPEVILLE, WA 98239-3543

#000049

SATISFACTION AND RELEASE OF CLAIM

The undersigned, WEST ASSET MANAGEMENT, INC., for USAA, has received payment on the claim filed in this proceeding, or has otherwise settled or compromised said claim and this satisfaction and release of claim is executed to acknowledge discharge of the claim and to release the estate and the personal representative of the estate from all further liability with respect thereto.

Dated this 05-29-2012

Nancy Leeper

WEST ASSET MANAGEMENT, INC.
1-800-944-9244

Notice: Important Information

This is an attempt to collect a debt and any information obtained will be used for that purpose. This communication is from a debt collector. To ensure professional service and legal compliance, all incoming and outgoing telephone calls to West Asset Management are subject to recording and/or monitoring.



FILED

AUG 13 2012

DEBRA VAN PELT
ISLAND COUNTY CLERK

Whidbey General Hospital
101 N. Main Street
Coupeville, WA 98239

CREDITOR'S CLAIM

IN THE SUPERIOR COURT

OF THE STATE OF WASHINGTON FOR ISLAND COUNTY

IN THE MATTER OF THE ESTATE OF

Bund, Richard)

NO: 11-4-00267-7

AMENDED CREDITOR'S CLAIM

Deceased,)
_____)

CLAIMANT: WHIDBEY GENERAL HOSPITAL

The following claim is submitted against the estate of the above name decedent:

1. The amount of the claim is \$4,609.14
2. This claim is based upon the following facts and circumstances:
Hospital Services
3. This claim was due on _____, or will be due on _____.
4. This claim is unsecured, or if secured the nature of the security is:
5. The Name and address of the claimant is: Whidbey General Hospital
101 N. Main St
Coupeville, WA 98239
6. If someone other than the claimant is submitting this claim, the name
business address and nature of authority of the person submitting this
claim on behalf of the claimant is:

DATED August 9, 2012

WHIDBEY GENERAL HOSPITAL
CLAIMANT

Connie Lipp

CREDITOR'S CLAIM

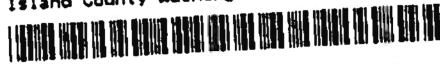
SUMMER

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MAD

EXHIBIT B

4351882

11/27/2013 09:34:39 AM
Recording Fee \$73.00 Page 1 of 2
Deed
Island County Washington



Filed for Record at the Request of;
Please return to:

Arndt & Walker, Attorneys at Law, LLC
504 N. Main Street
Coupeville, WA 98239

PERSONAL REPRESENTATIVE'S DEED

Grantor: John R. Bund, personal representative for the Estate of Richard C. Bund

Grantee: Richard C. Bund Family Trust

Abbrev. Legal Description: Lot 4, PLAT OF WOODRIDGE ACRES, DIVISION NO. 1

Property ID: 433506
Geographic ID: S8480-00-00004-0
AFN: 3038688

The undersigned Grantor, John R. Bund, as duly appointed, qualified and acting personal representative of the Estate of Richard C. Bund, deceased, in probate Cause No. 11-4-00267-7 in Island County Superior Court of Washington and not in Grantor's individual capacity, and as authorized by Order Admitting Will to Probate, Appointing Personal Representative, For Letters Testamentary and Granting Nonintervention Powers entered in the probate cause on December 22, 2011 to settle the Estate of Richard C. Bund, deceased, without intervention of any court, hereby grants, bargains, sells and conveys to Grantee, Richard C. Bund Family Trust, the property located at 2485 Timaru Lane, Oak Harbor, Washington and more fully described as:

Lot 4, PLAT OF WOODRIDGE ACRES, DIVISION No. 1 according to plat thereof recorded in Volume 12 of Plats, page 1, records of Island County, Washington.

SUBJECT TO: Restrictions, reservations and easements of record.

Situate in Island County, Washington

TAX PARCEL NO.: S8480-00-00004-0

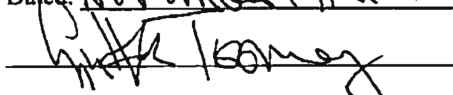
DATED this 14 day of NOV., 2013.



John R. Bund, as Personal Representative
of the Estate of Richard C. Bund, deceased,
and not in his individual capacity

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that John R. Bund is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath, stated that he is authorized to execute the instrument, and acknowledged it, as Personal Representative of the Estate of Richard C. Bund, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 14, 2013


NOTARY PUBLIC in and for the State of
Washington, residing at
My commission expires: June 3, 2016

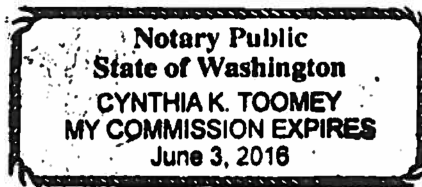


EXHIBIT C

**RICHARD C. BUND FAMILY TRUST
DATED:**

THIS TRUST AGREEMENT, dated this 5 day of February, 2013, between John R. Bund, Personal Representative of the Estate of Richard C. Bund, as grantor (the "Grantor"), and John R. Bund, as trustee (the "Trustee"), provides:

ARTICLE 1: The Trust Estate

In addition to the assets described on schedule A attached hereto, property may be added to this Trust, at any time, and from time to time, by Grantor, or by any person or persons, by inter vivos or testamentary transfer or by insurance contract or trust designation. The assets described on Schedule A and all property hereinafter added to this Trust shall constitute the Trust Estate, and shall be held managed and distributed as hereinafter provided.

ARTICLE 2: Purpose of Trust

The Richard C. Bund Family Trust is established for the purpose of managing and distributing the residual assets of the Estate of Richard C. Bund in accordance with his Last Will and Testament dated April 1, 2009 and admitted to probate on December 22, 2011 in Island County Superior Court Case No. 11-4-00267-7, at which time John R. Bund was named Personal Representative.

ARTICLE 2: Powers and Duties of the Trustee

1. John R. Bund shall serve as Trustee. If John R. Bund is unable or unwilling to serve as Trustee, Richard S. Bund shall serve as Successor Trustee.
2. In general, the Trustee, singular and plural, and including any successor trustee hereunder, shall have all the rights and duties given by law on the date hereof under the laws of the State of Washington (which laws are hereby incorporated herein by reference) and all further and broader rights and powers which may hereafter be given to the Trustee generally under any subsequent laws, except as modified or increased as hereinafter

provided. The Trustee shall act without bond and shall have unrestricted nonintervention powers to act without intervention of any court, board, tribunal or officer.

3. The Trustee shall, to the extent possible, be relieved from compliance with any accounting requirements imposed by law. Notwithstanding the foregoing, the Trustee has a general duty to keep all persons interested in the trust reasonably informed about the administration of the trust and of the material facts necessary to allow such persons to protect their respective interests.
4. The Trustee shall be paid a fair and just compensation out of the Trustee estate for their services. The Trustee shall be reimbursed from the Trust estate or by the beneficiaries, for all its reasonable expenses, including attorney fees, incurred in bringing or defending any action growing out of the administration of this Trust, whether such action is instituted while the Trust is being administered or after the termination thereof.

ARTICLE 3: Beneficiaries

The Trust shall be managed for the benefit of the following beneficiaries who shall have interest in the Trust assets in the percentages designated:


RICHARD S. BUND	25% (twenty-five percent)
JOHN R. BUND	25% (twenty-five percent)
JUSTIN R. BUND	20% (twenty percent)
JULIA C. WILLIAMS	15% (fifteen percent)
DAVID A. BUND	5% (five percent)
KIRA BUND	5% (five percent)
TAYLOR BUND	5% (five percent)

ARTICLE 4: Termination of Trust

The Trust may be terminated in the time and manner determined by the Trustee. Upon termination of the Trust, after payment of all fees, costs and expenses of Trust administration, all assets of the Trust shall be distributed to beneficiaries listed in Article 3 according to the percentages designated in Article 3.

IN WITNESS WHEREOF, the Grantor has executed this instrument and the Trustee has evidenced its acceptance of the Trust as expressed by their notarized signatures set forth below.

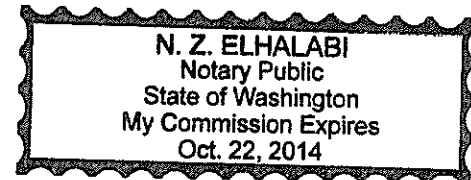
GRANTOR: 
John R. Bund, Personal Representative of the Estate of Richard C. Bund

TRUSTEE: 
John R. Bund

STATE OF WASHINGTON)
County of) ss.

I certify that I know or have satisfactory evidence that John R. Bund is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

N. Z. Elhalabi Washington
NOTARY PUBLIC in and for the State of
Washington, residing at Kirkland WA
My commission expires: Oct, 22, 2014



**RICHARD C. BUND FAMILY TRUST
DATED:**

SCHEDULE A

1. Real property located at 2485 Timaru Ln, Oak Harbor, WA 98277, briefly identified as Lot 4 of Woodridge Acres and as more fully described in the attached warranty deed.



86011928

SAFECO TITLE INSURANCE COMPANY

S-33796
\$100.00
Filed for Record at Request of ISLAND TITLE COMPANY

THIS SPACE RESERVED FOR RECORDER'S USE

ISLAND COUNTY WASHINGTON
REAL ESTATE ENGINE TAX
PAID
SEP 22 1986
AMOUNT PAID \$ 1574.⁷¹
ISLAND COUNTY TREASURY

NAME _____ FILED- RECORDED
VOL _____ PAGE _____
ADDRESS _____
CITY AND STATE _____

ISLAND COUNTY WASHINGTON
ISLAND COUNTY, WASH.
STATUTORY
WARRANTY DEED



THE GRANTOR HERBERT F. LAWSON, as his separate estate; and SHARON L. LAWSON, as her separate estate, as tenants in common, for and in consideration of ONE HUNDRED TWENTY THOUSAND NINE HUNDRED FIFTY AND NO/100 (\$120,950.00) DOLLARS in hand paid, conveys and warrants to RICHARD C. BUND and MARTHA A. BUND, husband and wife,

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

Lot 4, PLAT OF WOODRIDGE ACRES, DIVISION NO. 1, according to the plat thereof recorded in Volume 12 of Plats, page 1, records of Island County, Washington.

SUBJECT TO: Deed of Trust dated January 5, 1979, recorded January 10, 1979, under Auditor's File No. 345900, records of Island County, Washington, which the grantees herein agree to assume and pay according to the terms and conditions set out therein.

ALSO SUBJECT TO: Restrictions, reservations and easements of record.

Dated September 19, 1986

HERBERT F. LAWSON
SHARON L. LAWSON

ACKNOWLEDGED and APPROVED:

RICHARD C. BUND
MARTHA A. BUND

STATE OF WASHINGTON
COUNTY OF ISLAND } ss.

On this day personally appeared before me Sharon F. Lawson

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of September, 1986

Notary Public in and for the State of Washington, residing at
By commission expires 8/1/89
PUBLIC
AUG. 1, 1989
STATE OF WASHINGTON

STATE OF WASHINGTON
COUNTY OF } ss.

On this day of 1986

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this day of 1986

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at

SAFECO Stock No. WATL-0003 (Rev. 3-84)

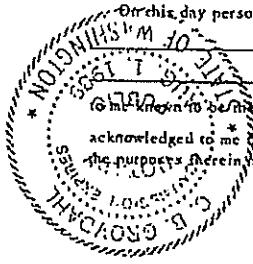
VOL 548 PAGE 2450

2017 1002

STATE OF WASHINGTON, }
County of _____ } ss.



On this day personally appeared before me HERBERT F. LAWSON



known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 20th day of September, 1986
C. B. Grouden

Notary Public in and for the State of Washington, residing at Oak Harbor
My commission expires 8/1/89.
SAFECO Title Insurance Company - ACKNOWLEDGMENT - ORDINARY

TL-34 R1 8/74

VOL 548 PAGE 2451

EXHIBIT D

Richard C Bund Estate

Aug 14, 2015

Statement regarding Safeguard Properties breaking and entering

This statement is provide by John R Bund II Executor for the Estate

On July 11, 2015 I drove to the Estate home to meet with contractors to obtain bids for repairs. The purpose was to prepare the house for rent. When I arrived at the house I noticed stickers on the garage door and man door adjacent to the garage door. Additionally, my key would not unlock the door. After reading the information on the stickers it was apparent someone had changed the lock. Also, my pad lock I had on the tools shed was gone and a new one was in its place. I walked to the front door to find a lock box and another information sticker. I walked around the remainder of the house to find a pad lock on the crawl space door.

I called the number on the sticker and spoke to a woman who would not give her name. She said I need to call the mortgage company for more information. And she hung up. I called the second number and no one was there – this was on a Saturday.

On Monday July 13th I called Nationstar. I was transferred three times and I had to call back three times. Each time I was transferred to someone else who could not find anyone to talk to. At one point I was transferred to the Preservation Department, or so I was told. All that happened was a voice mail where I left a message. I never received a call back.

On July 15th I called again and spoke to someone named "Johnny". I explained the damage to the door, the lack of access, and I expected Nationstar replaced the door and provide access. I ask to speak with a supervisor but they were all "busy". I ask to speak to a supervisor on the July 13th call and they were too "busy". Johnny's central focus was getting the missing mortgage payments rather than solving the access issue. I explained, as I had on the 13th, that a trip to the property for me was a 2 hour drive each way. Johnny placed me on hold as he said he wanted to talk to someone about the lock change and what could be done. When he came back online he said he had sent an email to the Preservation Dept and I should hear back from them in 24 hours (I as told the same thing in the July 13th call) – I never received a call back or an email or postal mail. He did tell me that the combination for the lock box was the last four digits of the account social security number or the account number. When we discussed the mortgage payment he noted the late fees and a \$30 charge. I do not know if that was for a recording fee or to pay for the door lock that was changed. I told him I was making the payment as I had told Nationstar of my plans in the Jan 27th call.

On the 18th I drove out to Oak Harbor but there was a major traffic accident in Mt Vernon

and traffic was routed through La Conner. Since there was too much traffic to make the trip in a reasonable length of time I turned around and went home. Lost 3 ½ hours that day.

On the 19th I drove out to the house. I examined the lock box and discovered the lock box had three tumbler wheels for setting the lock and the wheels had letter not numbers. So, another wasted trip. I call Safeguard Properties to get the access code for the lock box and they had not information from Nationstar to provide me access to the house. So, again I could not access the house to have contractors get in to provide a bid. I found out in the discussion with Safeguard that the house had been accessed twice early in the month: 7/2 and 7/3. On the 3rd was when the door lock to the garage man door was changed and the lock to the shed was removed and changed. I told the person on the call that I want to make a complaint for the damage door and lack of access. He made note and provided me with a file number.

I called Nationstar on July 20th and spoke with Xavier. I explained the problem. I ask for a supervisor and of course they all were "busy" – imagine my surprise! I told him had eight hours in travel back and forth to the house with no access; damage to the door and the shed; I wanted a letter stating the house was not abandoned; I am not able to access the house to prepare it for rent or show it for sale; I want a voucher to pay for the door, locks and my wasted time for the past two weeks. He transferred me to Cashea (?) who was could help. She is in Loss Prevention. She was no help and she transferred me to Antoine. He could not help me so he transferred me to Krystal in Bankruptcy. It is important to know that each time you are transferred you are required to provide the last four of the social security number, the account number, my address, the house zip code, my relationship to the owner or the property - I did this four times this day! I had 45 minutes in time just in the verification question process – you know it is really to protect me!! Krystal listened to the problem I was having and I think really tried to find a solution. She noted that what I was experiencing was not part of her work. She told me she spoke to someone in the Preservation Dept and they would contact me in 24 hr – heard that before. And again I never received any correspondence of any kind.

On the 21st I filled out a form at Senator Murray's website. I did the same at the Consumers division of Washington State AG's office. And I did the same for the Jesse Jones show – that was more of an inquiry if he had had any dealings with Nationstar. I received an email back from Senator Murray's office asking me to call them right away. I spoke to Mary Glenn who told me she would place an inquiry to Nationstar. Later she told me she had sent a letter of inquiry to the CEO of Nationstar.

On July 22nd I received a phone call from KIRO TV's Amber Benson, producer of the Jesse Jones show. She told me about the investigative work she had been researching regarding Nationstar and Safeguard Properties. And she told me about a class action suit which was in progress against Nationstar. She told me she had passed along my information to the attorney performing the law suit. Amber told me that my issue was the most blatant action

Nationstar had taken in Washington that she was aware of. She said she had spoken to the attorney and he was very interested in talking to me. I told her was OK to do so. She also ask if it would be OK for her to talk to me for a potential segment on the Jesse Jones show. I told her if it would help others I am interested in the interview.

On the same day, July 22nd, I received a call from Safeguard Properties. They wanted to know when they could meet me to turn the keys over to me. I ask why and they said they were contacted by Nationstar to make the house accessible to me. I told them the earlist would be Saturday at 9:30. I would arrange for one of the contractors to be there at 10:30 to meet me for taking info for a bid. They said Roberto Recra would meet me there with the keys. He was to provide me a work order for the door fix or replacement.

On July 24th Safeguard left a phone message. The person who called was Beth Abbott. She was calling to find out if I received the claim letter and if I had a bid for replacing the door. She want to know if there was damage to any other doors. She left a message when to call her back and phone number 216 739 2900. I called back and left a message that I had not been out to the house nor have I had access since her company broke into my home. I told her I was meeting someone from her company on Saturday the 25th at 9:30 AM. – I later got a call for the guy I was to meet. He seemed familiar with the house as he ask about the key for the front door and the key for the garage door from the garage into the house. I ask if he had been in the house and he would not answer.

I received a call on the same day from Amber Benson. She provided information about the law suit. She said the next court action would be on July 30th where there may be a decision regarding Nationstar's argument that the Washington State law is invalid with regard to Nationstar's access to residences they hold mortgage loans for. She wants to interview me on camera. I told her it was OK and I would be at the house on Saturday. She said she could not make it that quickly. We arranged to meet on Tuesday July 28 at 10:30 AM. They wanted to have time to put something together for the Wednesday before the court hearing. She wanted to know if it would be ok to send an email to Nationstar about the interview. I ask if she could do that as late as possible. I did not want to jeopardize my chances of getting access to the house from Safeguard.

On July 25th I met with Safeguard at the house. My son-in-law was there as well. He told me the Safeguard (SP) guy did not have the right lock box (I did not understand what that met at the time – I thought it had to do with the three tumbler issue. It would turn out to be something entirelyly different.) and would have to go back to the office to get the right one. I told him I was meeting a contractor at 10:30 and he would need to be back with a ½ hour of that time. He produced a document he wanted me to sign before he would turn over the keys. I said I was not signing anything until I had access. I ask where his office was located – it is in Mt Vernon; 1 ½ hours away with not traffic! This was turning into a cluster fuck. I told him to hurry up. He left. I ask my son-in-law if he had seen the lock box. He said there was not lock box on the front door. I went to look to confirm and there was none.

I told my son-in-law to go home as it was going to be a while before the SP guy would return. In the meantime the contractor rep from Great Floors arrived. I explained the situation to him. He said he would stick around since the drive to the house was an hour each way for him. I apologized for the delay. Another SF fiasco!

The for the SP guy left for me to sign would provide them with unlimited access to the house regardless of anything they wanted to do. This included "winterizing the house" – whatever that is. He did not explain what that met. Also, it would hold them harmless of any liabilities. I was not nor would I sign that document in that form. Instead I crossed everything out and wrote I was signing for the hand over the keys to the locks they had replaced. That was it.

The SP guy returned with another guy with him. This I took to be a strong arm tactic to get me to allow them access and sign the form. They wanted to photographic specific areas of the house and the lock box that they left – that was the reason he had to go back to the office; he had the wrong lock box. He could have left me with the keys all along. But instead I and the contractor had to wait for him. The SF guy took a photo of the lock box with the keys. He said Nationstar instructed SP to leave the lock box with instruction to me to leave the keys in the lock box when I left that day. I was going to argue with them but they were younger and stronger guys than me. I felt I would be in danger if I protested too much. I was glad the contractor was there at the time.

So, it came time for them to leave. They wanted the signed form. I told them I could not sign they part giving them access or relive SP of liability. They said both parts of the form had to be signed. I signed only the part that I noted for the turnover of the keys. They started to leave and then came back. They said their boss said I needed to sign both parts. I said let me talk to their boss. They said they could not. I said ok I'll modify the form and sign that. I did and they accepted it. I told them they had broken the law and I was filing a police report. That seemed to be enough to get them to leave.

After I had access to the house I noted the missing items in addition to the damage. I called SP and they would have someone call me on Monday (7/27). I got a call from Beth Abbott if I had an estimate for the repairs. I told her about the missing items and they I was trying to get a contractor out for an estimate. She reminded me of the 14 day limit noted in the claim form. I told her I would do what I could but I was not under any 14 day obligation – more strong arming.

On July 28th I met with Amber Benson and her camera woman at the house. We did the interview. She would let me know if she would hear anything about the court hearing. And she was going to send the contact information for the class action attorney. My daughter Julia was there toward the end of the interview. Amber showed us some of the documents from the court actions so far. My daughter had been working for a law firm in Coupeville until just May of this year. She get the filing information to look up the case and where it

was at currently. Amber said she would let me know if or when they might air the interview.

Aug. 14th – I have not had any further contact from anyone from SP at the house. I cannot tell if they have been there or not. There was a document left on the counter from the times someone from Nationstar or SP were at the house. The notations are bit cryptic. But I understand the basic idea – they were justifying breaking and entering the house.

It should be noted that when I spoke to someone on the 19th from SP they said they had provided notification by placing stickers on the house on the 2nd of July. I never received any other notifications other than the placement of stickers on the house. Nationstar has my home address in Kirkland and I had told them in the past I live 2 hrs from the house. SP broke into the house on July 3rd and change the locks that day. I ask the person on the phone if they understood the agreement within the Deed of Trust for reasonable notification. He had no idea what that was nor was he concerned with the legal implications of the document. It simply was not his problem.

EXHIBIT E

> The individual did not appear.

> Signature: ~~CHH [Signature]~~ JP

> Date: 25 July 2015

*RECEIPT OF KEYS ONLY.

INDIVIDUAL GAINING ACCESS:

> I, confirm that I was allowed access to the property listed above on (date).

> Signature: ~~CHH [Signature]~~

> Date: 25 July 2015

- > By signing this "Give Access Sign Off Sheet", the Individual Gaining
- > Access agrees that: 1) They have removed all personal and/or business
- > possessions from the property; 2) Any items that remain on the
- > property may be discarded; and 3) Safeguard Properties and the
- > mortgage servicer and their officers, directors, employees, agents
- > and/or contractors are not liable for any loss, claim or damage
- > relating to the removal and/or disposal of any possessions remaining
- > on the property.

THE SIGNATURE ABOVE
 JPP'S FOR RECEIPT OF KEYS
 ONLY, NO OTHER AGREEMENTS
 VERIFICATION IMPROVED STATE
 PNEUMATIC

This sign is placed in front of Safeguard Properties, Inc. as a response of the borrower to mark all persons entering the property. It is required that all persons entering this property provide an explanation of their visit and sign and date that form.

Please notify Safeguard Properties at 800.857.4106 Ext 2134 immediately if an emergency situation is discovered at this property

Mortgagee Fannie Mae

Property Address 2485 Timers Ln Oak Harbor WA 98111

Sump Pump Yes No
If yes, provide location of sump pump N/A

Is Electric re/transformed? No

* Note to Safeguard Vendor - Submit a photo of this sheet with every completed work order *

Date of Inspection	Purpose of Inspection	Inspector's Name & Company Name	Property Condition
7/27/18 4/2/18	lock GIC FINIT	AMS SHERPERS	Said FAIR

EXHIBIT F



7887 Safeguard Circle
Valley View, OH 44125
Toll Free 800.852.8306
Fax 216.739.2700
www.safeguardproperties.com

Work Order Update

Client: SolutionStar - NSTAR	Loan: 597908268
	Loan Type: FNM
	Mortgagor: ESTATE OF RICHARD BUND
	Address: 2485 TIMARU LN OAK HARBOR, WA 98277
Sent Date: 07/14/2015	Work Order#: 167839272

TO : NSTAR CLIENT ACCOUNT
FROM : Shanita Jennings EXT: 3035
TITLE : Regional Coordinator
WORK ORDERED: LOCK & GRASS CUT

Property inspected on 07/03/15 and found to be vacant and secure.

Vacancy information:

Vacancy Verified By: Empty through window,

Property is stands alone.

Property has been secured with the following:

- Secured the Garage Man Door with a 76667 Kwikset.
- Secured the Crawlspace with a A389 Padlock.
- Secured the Outbuilding with a A389 Padlock.
- Installed a Lock Box - Combination (8268) on the Front Door.
- Master Key placed in Lock Box.

Utility Information:

Status of utilities upon departure:

- Gas: Off
- Electric: Off
- Water: Off

Does property have a sump pump: NO

Debris:

Debris being reported includes the following:

Int Debris, Ext Debris

43 CYDS of Interior debris consisting of:

Types of debris: Beauty/Hygiene Products,
Furniture, Other

EXHIBIT G

CONTACT INFORMATION

Customer Service: 1-888-480-2432
Monday - Thursday: 8 a.m. - 8 p.m. CT
Friday: 8 a.m. - 6 p.m. CT and Saturday: 8 a.m. - 2 p.m. CT
MyNationstar.com

2-692-30021-0035192-001-000-000-000-000



ESTATE OF C BUND
8225 NE 145TH ST
KIRKLAND WA 98034-5039

Statement Date:	07/20/2015
Loan Number:	[REDACTED]
Payment Due Date:	08/01/2015
Amount Due:	\$5,447.50
<i>If payment is received on or after 08/17/15; \$54.51 late fee will be charged.</i>	

Property Address:
2485 TIMARU LN
OAK HARBOR WA 98277

Pay Online Now

Account Information	
Interest Bearing Principal Balance	[REDACTED]
Interest Rate(Until 02/01/2016)	2.625%
Escrow Balance	\$2,513.89
Prepayment Penalty*	
*Nationstar Mortgage LLC will not assess a prepayment penalty at any time in the event you would like to pay part or all of your mortgage balance.	

The Principal Balance does not represent the payoff amount of your account and is not to be used for payoff purposes.

Explanation of Amount Due	
Principal	\$650.90
Interest	\$439.22
Escrow Amount (for Taxes & Insurance)	\$677.77
Optional Products and Services	\$0.00
Regular Monthly Payment	\$1,767.89
Total Fees and Charges	\$218.04
Overdue Payment(s)	\$3,461.57
Total Amount Due	\$5,447.50

Please call Nationstar to request the full amount owed on your account as the amount due may be different than stated here due to interest and other charges or credits.

Lender Paid Expense Summary		
	Activity Since Last Statement	Total
Property Inspections	\$15.00	\$30.00
Total	\$15.00	\$30.00

Past Payment Breakdown		
	Payments Rec'd since 06/19/2015	Paid Year to Date
Principal	\$649.47	\$2,589.39
Interest	\$440.64	\$2,216.93
Escrow (Taxes & Insurance)	\$677.77	\$3,388.85
Optional Insurance	\$0.00	\$0.00
Fees and Charges	\$9.95	\$39.80
Lender Paid Expenses	\$0.00	\$0.00
Partial Payment (Unapplied)**	\$0.00	\$0.00
Total	\$1,777.83	\$8,233.97

Transaction Activity (06/19/2015 to 07/20/2015)						
Date	Description	Total	Principal	Interest	Escrow	Other
07/16/2015	Fee Assessed	\$54.51				\$54.51
07/08/2015	Fee Assessed	\$9.95				\$9.95
07/08/2015	Payment	\$1,767.88	\$649.47	\$440.64	\$677.77	
07/02/2015	Property Inspections	-\$15.00				-\$15.00

Important Messages (See Reverse side for Additional Critical Notices)

Effective 08/01/2015, your interest rate has changed from 2.625% to 2.625% resulting in a change in your monthly payment from \$1,090.11 to \$1,090.12. The new payment amount is reflected in this mortgage billing statement.

"Lender Paid Expenses" are funds paid by Nationstar on your behalf to another company. These expenses may include, but are not limited to, Legal Fees, Property Taxes, Homeowners Insurance, and Property Inspections.

"Other Unpaid Fee(s)" include, but are not limited to, phone pay fees, convenience fees, and modification fees.

You can make your payment online at MyNationstar.com. There is no charge for this service if you schedule your payment within 9 days past your due date.

This is an attempt to collect a debt and any information obtained will be used for that purpose.
DETACH HERE AND RETURN WITH YOUR PAYMENT. PLEASE ALLOW A MINIMUM OF 7 TO 10 DAYS FOR POSTAL DELIVERY



PLEASE CHECK BOX IF MAILING ADDRESS OR PHONE NUMBER HAS CHANGED. ENTER CHANGES ON BACK OF COUPON.
ESTATE OF C BUND

ACCOUNT NUMBER [REDACTED]	TOTAL AMOUNT DUE* 08/01/2015 \$5,447.50
-------------------------------------	--

WRITE YOUR LOAN NUMBER ON YOUR CHECK OR MONEY ORDER AND MAKE PAYABLE TO NATIONSTAR MORTGAGE.	PAYMENT DUE IF RECEIVED ON OR AFTER 08/17/2015 \$5,502.01
--	--

NATIONSTAR MORTGAGE
PO BOX 650783
DALLAS, TX 75265-0783

ADDITIONAL ESCROW \$ _____
**ADDITIONAL PRINCIPAL \$ _____

TOTAL AMOUNT OF YOUR CHECK DO NOT SEND CASH

**All amounts must be paid in full before additional principal reduction can be made.

05979082680 000544750 000550201

BUN000295

EXHIBIT H

Sign Out

Welcome Estate Of Richard Bund SIGN OUT

| About Us | Customer Reviews | Careers | Shareholder Relations

HOME

MY NATIONSTAR

RESOURCES

HOMEOWNER ASSISTANCE

APPLY TODAY



CONTACT US

PENDING PAYMENTS

Select Loan

****08268 - 2485 TIMARU LN, OAK HARBOR, WA, 98277

Transaction History	Pending Payments
---------------------	------------------

From Bank Account	Payment Posting Date	Payment Type	Payment Scheduling Method	Payment Amount	
USAA Federal Savings Bank ****4045	8/4/2016	One Time	Online	1,486.17	 

- Terms of Use
- Terms of Use
- Privacy
- Privacy
- Legal
- Legal
- CA, WA and NV Residents
- Shareholder Relations
- Sitemap
- Careers
- Customer Reviews
- Contact Us
- Contact Us
- About

NMLS #2119 NMLS Consumer Access



Sign Out

Sign Out

EXHIBIT I

VOLUNTARY STATEMENT FORM

Case#: IS-12850

Island County Sheriff's Office (WA0150000)
Post Office Box 5000
Coupeville, WA 98239-5000
(360) 678-4422 (360) 321-5111 (360) 629-4523

Statement From:

Name: (last|First|Middle), Bund II / John / Robert

Date of Birth, 5/8/50

Gender M F Home Address: 8225 NE 145th St.

City: Kirkland

State: WA Zip: 98034

Work Address: 1420 5th Ave, Ste 1420

City: Seattle

State: WA Zip: 98101

Home Phone: 206 919 5840

Work Phone: 206 623 4646

Other: 206 499 9488

This Statement is for the residence at 2485 Timaru Lane, Oak Harbor, WA 98277. I am **Executor for the Estate of Richard C Bund.**

On or about July 3rd, 2015 the residence was broken into by Safeguard Properties. Safeguard Properties replaced the door lock for the garage man door between the outside of the house and the inside of the garage. The process of breaking into the garage required the use of force which resulted in permanent damage to the garage man door. The door is a steel door which is insulated. Attached are photographs of the damaged door and the remains of the existing door locking mechanism. Additionally, the pad lock I had placed on the tool shed door was removed by force and damage was caused to the latching device for the shed. A pad lock was placed on the access door to the crawl space access. No lock was previously placed on this door. A "lockbox" was placed at the front entry door to the residence.

The reason I know that it was Safeguard Properties who performed the breaking and entering was because of the stickers placed on the garage man door, the garage door and the front entry door (please see attach photographs). They confirmed, in conversation by phone and later in person, they had performed the act of breaking and entering. They stated they performed the breaking and entering as well as the door lock replacement as directed by Nationstar Mortgage Company. This statement shall include Nationstar Mortgage Company as a party to the breaking and illegal entry to the residence.

At no time was Safeguard Properties and / or Nationstar Mortgage Company granted access to the property. There was no lawful notification provided as required by the Deed of Trust.

In addition to the damage and unlawful entry to the residence is attached the Island County Sheriff's Property Report document.

Warning! By Signing this document, I certify (or declare), under penalty of perjury under the laws of the State of Washington, that the foregoing statement is true and correct to the best of my knowledge. Furthermore, I am also aware that making a false or misleading statement to a Public Servant is a crime (ReW 9A.76.175) which is punishable in a court of law.

Witnessed By:

Signature *[Handwritten Signature]* Location KIRKLAND, WA Date 3 AUG 2015

EXHIBIT J

Dear Safeguard Properties:

The Consumer Protection Division of the Attorney General's Office received the enclosed complaint filed by John Robert Bund regarding your business. Our office provides an informal complaint resolution process to consumers and businesses to assist them in resolving disputes. Many businesses find this informal, voluntary process beneficial in resolving complaints with their customers.

Our office acts as a neutral party throughout this process and facilitates communication between consumers and businesses to assist the parties in resolving the complaint. We are prohibited by Washington State law from providing legal advice or representing either party. Our office monitors consumer complaints for possible indications of patterns of unfair or deceptive trade practices warranting further attention by our office.

Our office requests that you respond to this complaint in writing within 21 calendar days from the date of this letter so that we may determine how to proceed in this matter. Please reference the file number, 469491 in your response.

Please note that consumer complaints, including responses, are public records and are available to the public for copying or inspection in compliance with the Washington State Public Records Act, RCW 42.56.

Thank you for your attention to this matter. If you have questions or would like to submit additional information regarding this complaint, our email address is CRCComplaints@ATG.WA.GOV. Please include the complaint number given above on any complaint correspondence.

Sincerely,

RUTH E. HOLBROOK
Consumer Resource Center Unit Supervisor
Consumer Protection Division

Safeguard 000173

1-800-551-4636 for in-state callers
1-206-464-6684 for out-of-state callers

Enclosure

COMPLAINT SUMMARY

Consumer Information

Name:

John Robert Bund

Address:

8225 NE 145th St
Kirkland, WA 98034

Day Phone:

(206) 919-5840

Evening Phone:

(206) 499-9488

E-mail Address:

john@arg-pltc.com

Age Group (optional):

59+

Are you a member or former member of the U.S. Armed Forces, Guard, Reserves or a dependent? (optional):

No

If English is not your first language, what is your first language?

Do you want the Attorney General's Office to send this business a copy of your complaint?

Yes

Names and addresses of any other complainants involved:

Business Information

Name of business that I am complaining about:

Safeguard Properties

Address:

7887 Safeguard Cir
Valley View, OH 44125

Phone:

(216) 739-2900

Toll-Free:

(800) 852-8306

Safeguard 000176

Fax:

(216) 739-2700

E-mail:

linda.erkkila@safeguardproperties.com

Name of owner or manager (if known):

Names and addresses of any other businesses involved in your complaint:

Nationstar Mortgage
350 Highland Dr
Lewisville, TX 75067

Item or service purchased:

Cost of item or service:

Did you sign a contract?

Date of transaction:

7/3/2015

Salesperson's name:

Was an advertisement involved?

Date and source of advertisement:

About Your Complaint

Have you complained to the business?

If YES, to whom (include position)?

What response did you receive?

If you have not contacted the business, explain why:

Have you filed a complaint about this business with the Attorney General's Office before?

If yes, list the file number assigned to that complaint:

Have you contacted a private attorney?

If YES, identify the name and address of the attorney:

Is there a court or other legal proceeding pending?

If YES, please explain:

Explain your complaint in detail:

I am the **Executor for my dad's estate**. Recently the mortgage company for the loan on his home (Nationstar) had their agents remove and replace the locks on all doors. They damaged one door in the process. The agent is Safe Guard. I want to find out if there are complaints for Safe Guard. If so, how can I obtain copies.

I discovered the change in the locks on July 11th. I've been trying to resolve this for the past several weeks. Nationstar has been obstructive to solving this problem. Additionally, their actions seem to be contrary to the Deed of Trust contract.

The address for the Estate is: 2485 Timaru Lane, Oak Harbor, WA 98277

Any help would be greatly appreciated,

John Bund

What do you think the business should do to resolve your complaint?

Explain if you have circled 'Other':

SIGNATURE

I acknowledge that my complaint and attachments, once submitted, become public records and may be disclosed to others in response to a Public Records Request. Complaint information received by this office will be exported into the FTC's database, Consumer Sentinel, a secure online database. This data is then made available to thousands of civil and criminal law enforcement authorities worldwide.

I declare, under penalty of perjury under the laws of the State of Washington, that the information contained in this complaint is true and accurate, and that any documents attached are true and accurate copies of the originals.

I authorize the Washington State Attorney General's Office to contact the party(ies) against which I have filed this complaint in an effort to reach an amicable resolution. I authorize the party(ies) against which I have filed this complaint to communicate with and provide information related to my complaint to the Washington State Attorney General's Office. By selecting NO below, I acknowledge that the Attorney General's Office will not contact the party(ies) named in my complaint and will not attempt to facilitate resolution of my complaint with the party(ies). My complaint will be kept by the Attorney General's Office for informational purposes.

Safeguard 000179

Signature John R Bund II **Date** July 21, 2015

Received via the Internet

City and State where signed Kirkland, WA

EXHIBIT K



August 11, 2015

Ruth E. Holbrook
Consumer Protection Division
Consumer Resource Center Unit Supervisor
Office of the Washington Attorney General
103 East Holly Street, Suite 308
Bellingham, WA 98225-4310

RE: Nationstar Reference Number – NSM-07-15-22074
Mortgagor – Estate Of Richard C. Bund
Property Address – 2485 Timaru Ln, Oak Harbor, WA 98277
Loan Number – 0597908268
Source File Number – 469491

Dear Ruth E. Holbrook:

Nationstar Mortgage LLC (Nationstar) is in receipt of your correspondence dated July 23, 2015, regarding the mortgage loan account described above. We appreciate you bringing this to our attention, as we take all matters such as this seriously.

We have conducted an investigation and corrected the error asserted within the received correspondence. According to our investigation, our Property Preservation Department has contacted the vendor that secured the property in order for them to contact Mr. Bund to have repairs made. We will keep monitoring the situation in order to ensure the repairs occur and are done so in a timely manner. Once repairs have been completed, we will send a final resolution letter to you, detailing what repairs the vendor completed.

As of the date of this correspondence, the account is current and contractually due for the August 1, 2015, monthly installment. Enclosed is the most recent monthly billing statement that indicates the current Unpaid Principal Balance (UPB), the current escrow balance, and the suspense balance. Also enclosed is a copy of the most recent Escrow Analysis that will reflect any escrow balances, shortages, or deficiencies, if any, existing at the time the Escrow Analysis was performed. Please note that escrow amounts may have changed since that time due to any changes in taxes or insurance.

Furthermore, our records indicate Fannie Mae (Federal National Mortgage Association), solely as Trustee for FNMA in its capacity as Trustee for pool #813844, is the current owner of the Note. As requested, we have provided the address and phone number below:

Nationstar is a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you are currently in bankruptcy or have received a discharge in bankruptcy, this communication is not an attempt to collect a debt from you personally to the extent that it is included in your bankruptcy or has been discharged, but is provided for informational purposes only.

www.NationstarMtg.com
NER002



BUN000014



Fannie Mae
3900 Wisconsin Avenue
Washington, DC 20016
Phone Number: 1.800.732.6643

You have the right to access the documents relied upon in this investigation. We have included those documents for your review.

At Nationstar, customer concerns are important to us. Should Mr. Bund have any general questions other than those referenced in your correspondence, he may contact:

Customer Service Department

Monday through Thursday, 8:00 a.m. to 9:00 p.m. Central
Friday, 8:00 a.m. to 8:00 p.m. Central
Saturday, 8:00 a.m. to 2:00 p.m. Central
Toll-free Number: 1.888.480.2432

Should you or Mr. Bund have any questions regarding this correspondence, please contact me directly.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Hawkins".

Jillian Hawkins
Customer Relations Specialist
Nationstar Mortgage LLC
P.O. Box 619098
Dallas, TX 75261-9741
phone: 1.877.783.7480
facsimile: 972.353.6755
e-mail: jillian.hawkins@nationstarmail.com

Enclosures 2

By E-mail CRCCComplaints@ATG.WA.GOV

cc: **John Robert Bund**

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