

**3rd AMENDED
LITIGATION/TRUSTEE'S SALE/
CONTRACT FORFEITURE GUARANTEE**

SCHEDULE A

Rate Code NONE	State 48	City 077	Property Type 10	Parcel # 161315-13001
Office File Number 208623	Policy Number 7208647- 232196895	Date of Policy May 28, 2024 at 11:30AM	Amount of Insurance \$2,980.99	Premium \$400.00

1. Assured:

YAKIMA COUNTY TREASURER

2. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

A Fee

3. Title to the estate or interest in the land is vested in:

The Heirs and Devisees of ALFRED COMPTON and BEVERLY JEAN GRAHAM, who acquired title as BEVERLY COMPTON, both Deceased and DONNA MORRIS-STORER, as her separate estate

4. The land referred to in this Guarantee is situated in the State of Washington, County of **Yakima**, and is described as follows:

The Southwest ¼ of the Northeast ¼ of Section 15, Township 13 North, Range 16, E.W.M., records of Yakima County, Washington.

Situated in Yakima County, State of Washington.

SCHEDULE B

File Number: **208623**

Policy Number: **7208647-232196895**

The following matters are expressly excepted from the coverage of this Guarantee:

1. Ownership in community or other rights of the spouse, if any, of **Donna Morris-Storer**, on or since **November 15, 2018**, date of acquiring an interest in the property described herein.
2. Reservation of and severance of an undivided **100%** interest in all oil, gas and associated petrochemicals underlying said land by reason of document recorded **January 27, 1998**, under Auditor's File Number **7042739** and all rights and easements thereunder by said holder of said reserved and severed estate or by any party claiming by, under, or through said holder.
NOTE: Mineral title not shown further.
3. Agreements, if any, related to future assessment obligations not yet due and payable, which appear in the public records.
4. Agreements, covenants, conditions, restrictions and/or declarations affecting title, of violations thereof, if any, which appear in the public records or are shown on any recorded subdivision map or survey.
5. Easements or encroachments, if any, which appear in the public records or are shown on any recorded subdivision map or survey.
6. Any reservation or conveyance of minerals, gas, oil, sand, gravel or timber, or rights related thereto, including leases of said interest, which appear in the public records.
7. *The Litigation is being issued to amend the following:*
Schedule A: NONE
Schedule B: NONE
Schedule B, Part I: Amend No. 7

FIDELITY TITLE COMPANY agent for
CHICAGO TITLE INSURANCE COMPANY

Countersigned



Yvonne Munson, Authorized Signatory

jr/06-03-24//kg/7-1-24//kg/7-2-24

This policy valid only if Schedule A is attached.

SCHEDULE B - PART I
(Continued)

File Number: **208623**

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LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE
INFORMATION FOR THE ASSURED

1. This Guarantee is restricted to the use of the Assured solely for the purpose of providing information to facilitate the commencement of a suit at law, the forfeiture of a real estate contract pursuant to RCW 61.30, or foreclosure pursuant to RCW 61.24 of a mortgage described in Schedule B, affecting the land described in Schedule A. The Company shall have no liability for any reliance hereon except for the purpose for which this Guarantee is issued. This Guarantee is not a Commitment nor an obligation by the Company to issue any policy or policies of title insurance insuring said land, and it is not to be used as a basis for closing any transaction affecting title to said land.
2. Upon request WITHIN 60 DAYS from the effective date of this Guarantee, the Company will extend the effective date of this Guarantee by endorsement to include the filing of any complaint and recording of Notice of Lis Pendens, recording of Notice of Intent to Forfeit Real Estate Contract, or recording of Notice of Trustee's Sale. Such an endorsement will show as additional exceptions, and therefore exclude from coverage, those matters attaching subsequent to the effective date of the Guarantee but prior to the issuance of the Endorsement.
3. The Company may, BUT IS NOT OBLIGATED TO, issue additional endorsements extending the effective date of the Guarantee at the request of the Assured. The fee for such endorsements will be charged according to the Company's filed Rate Schedule for such endorsements. The Company will not, and accepts no obligation to, issue an endorsement extending the effective date to, or beyond, the date of any sale of the premises, recording of a Declaration of Forfeiture of a Real Estate Contract, trustee's sale or deed in lieu thereof.
4. The Address of the Property is: **NKA**
5. Location Information: The Southeast corner of the parcel is approximately 1.75 miles North and 2 miles West of the intersection of Tieton Drive and Cook Road.
6. Address of Owners or Heirs: 766 Adams-Sherry Road, Colville, WA 99114
7. The vesting is a result of Deed and Statutory Warranty Deed recorded under Auditor's File Number 7862471 and 7998938.
8. Legal description in this report is based upon Deed recorded under Auditor's File Number 7998938.
9. Last Excise Affidavit Number: 452382
10. Address of lienholders
 - a. Cowiche Basin Joint Venture, 12208 Pacific Hwy., Lakewood, WA 98499

Range 16 Township 13 Section 15

IN

22001

21001

12001

3282 ft

11003

24001

13001

15

23001

24002

42001

41002

42002

33002

34001

43001

44003

43002

44004

SM060117

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Yakima County Department of Assessment
128 N 2nd Street, Courthouse Room 112
Yakima, WA 98901
(509) 574-1100
April 06, 2020

0 400 800 1200 1600 FEET
Scale: 1" = 400 feet



This map is maintained only
as an aid in the appraisal and
assessment of real property.
The Yakima County Assessors
Office does not warrant
its accuracy.