

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

SCHEDULE A

Rate Code NONE	State 48	City 077	Property Type 10	Parcel # 181324-33461
Office File Number 208636	Policy Number 7208647-232280144	Date of Policy June 12, 2024 at 8:00AM	Amount of Insurance \$14,538.52	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 MARTHA J. GLASSCOCK, deceased

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

Lot 14, Block 1, LOMA VISTA ADDITION TO NORTH YAKIMA, recorded in Volume "E" of Plats, Page 40, records of Yakima County, Washington.

Situated in Yakima County, State of Washington.

SCHEDULE B

File Number: **208636**

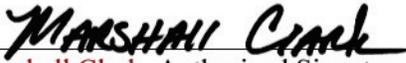
Policy Number: **7208647-232280144**

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

1. Local district assessments and/or charges due the City of Yakima. Current charges due: \$1,042.75.
2. Deed of Trust and the terms and conditions thereof, wherein Terry L. Glasscock and Martha J. Glasscock, husband and wife is Grantor, and SAFECO Title Insurance Company, a California Corporation is Trustee, and William P. Bradley and Helen J. Bradley, husband and wife is Beneficiary, in the original amount of \$17,000.00, dated February 15, 1980, and recorded February 15, 1980, under Auditor's File Number 2574511.
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.

FIDELITY TITLE COMPANY agent for
CHICAGO TITLE INSURANCE COMPANY

Countersigned



Marshall Clark, Authorized Signatory

jr/06-16-24

SCHEDULE B - PART I
(Continued)

File Number: **208636**

Policy Number: **7208647-232280144**

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: 226 S. 15th Avenue, Yakima, Washington 98902
5. Location Information: The Southeast corner of the parcel is at the intersection of the Northerly line of Bell Street and the Westerly line of South 15th Avenue, Yakima, Washington.
6. Address of Owners or Heirs:
 - a. The Heirs of Martha Glasscock, 226 S. 15th Avenue, Yakima, Washington 98902
 - b. Alternate Address: Sarah Glasscock, Personal Representative, c/o Greiner Law Office, 804 Summitview Avenue, Yakima, Washington 98902
7. The vesting is a result of Statutory Warranty Deed recorded under Auditor's File Number 2574510 and Probate Cause #15-4-00517-7.
8. Legal description in this report is based upon Deed recorded under Auditor's File Number 2574510.
9. Last Excise Affidavit Number: 178741

SCHEDULE B - PART I
(Continued)

File Number: **208636**

Policy Number: **7208647-232280144**

10. Address of lienholders

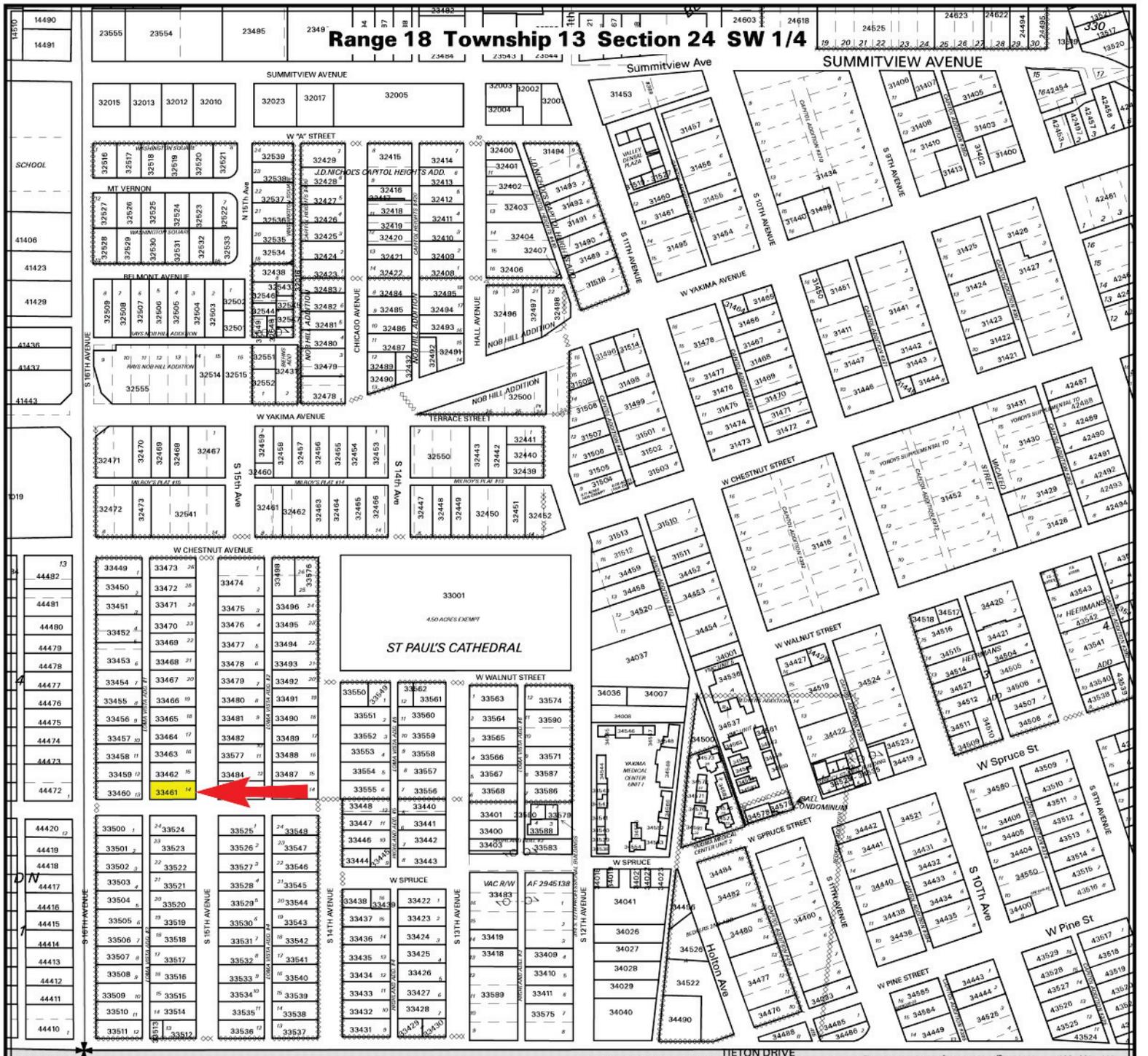
- a. City of Yakima, 129 N 2nd Street, Yakima WA 98901

- b. William P. Bradley and Helen J. Bradley
c/o Associated Escrow
415 N. 1st Street
Yakima, WA 98901

- c. Helen J. Bradley
107 N. 49th Avenue
Yakima, WA 98908

This amended guarantee is issued to update fees in Schedule B, line 1.

Range 18 Township 13 Section 24 SW 1/4

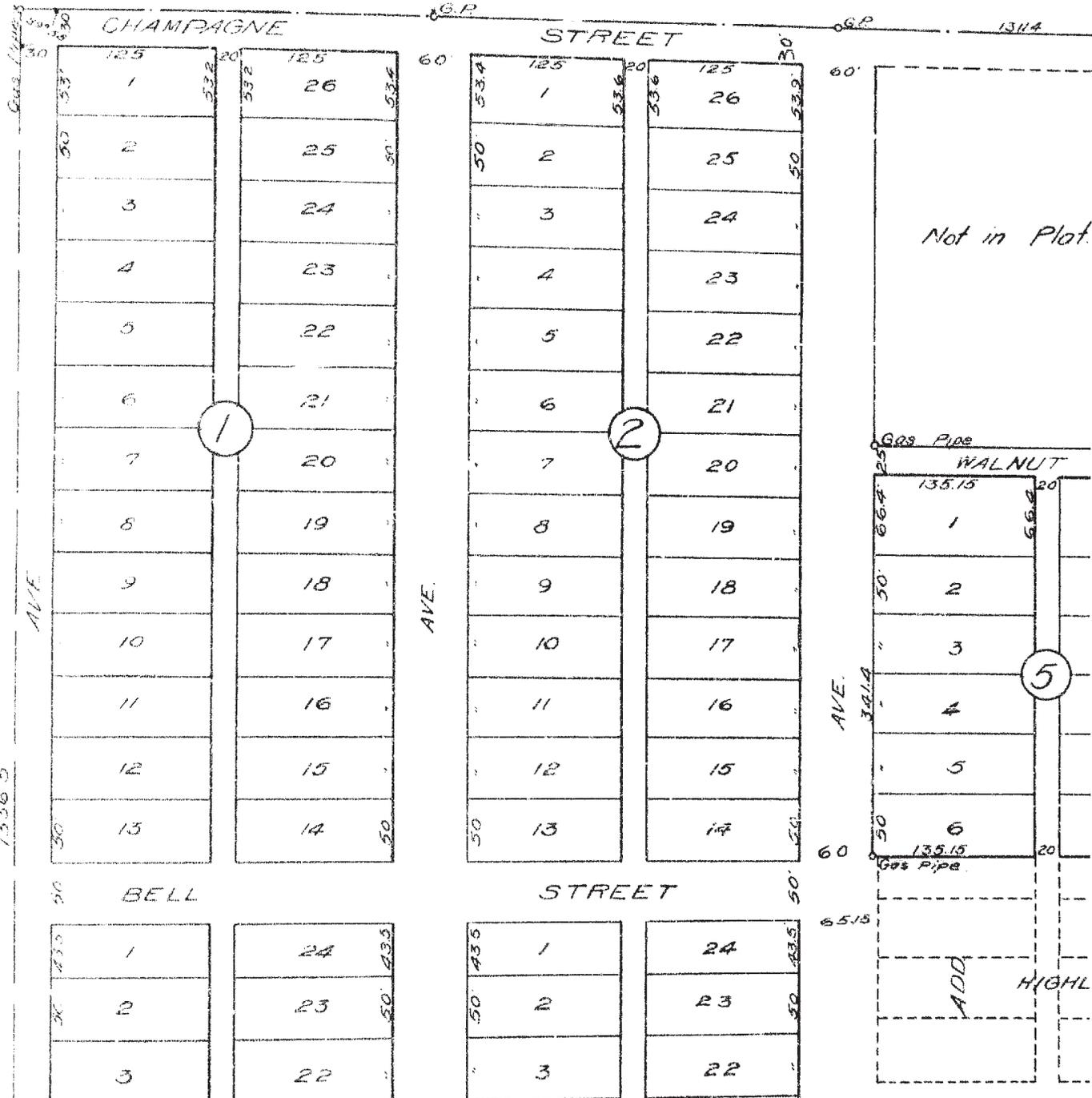


LOMA

NORTH YA

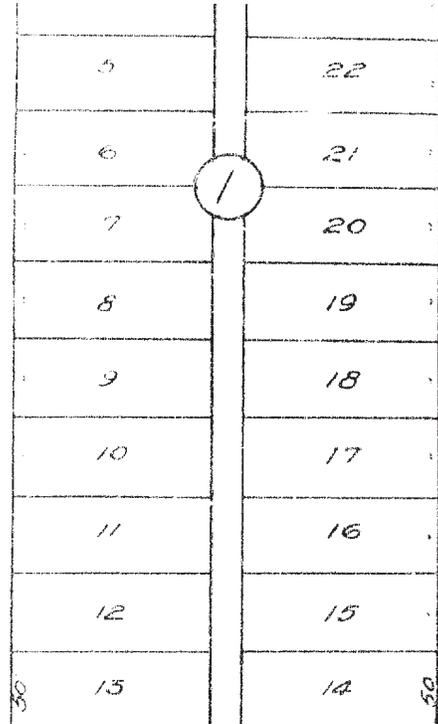
MILROY

ADDITION

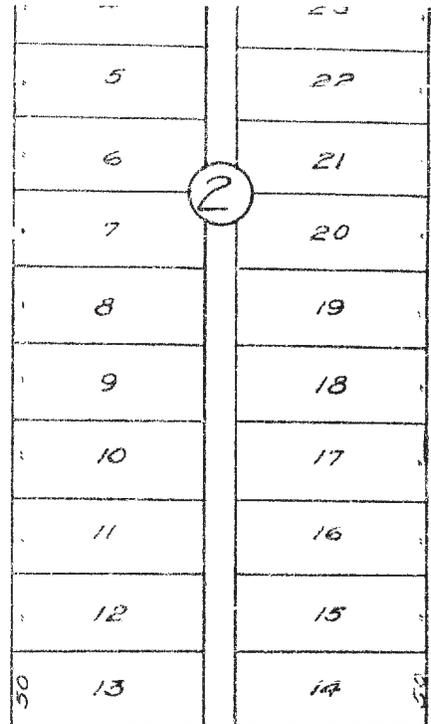


AVE.

1336.5



AVE.

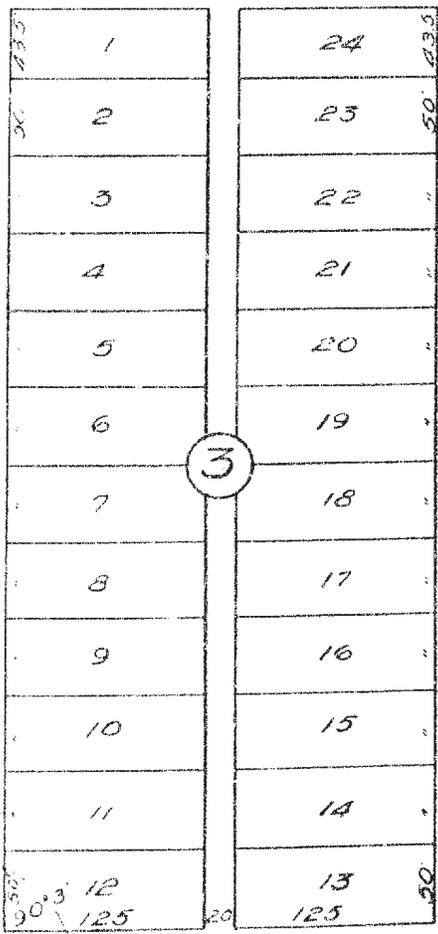


50'

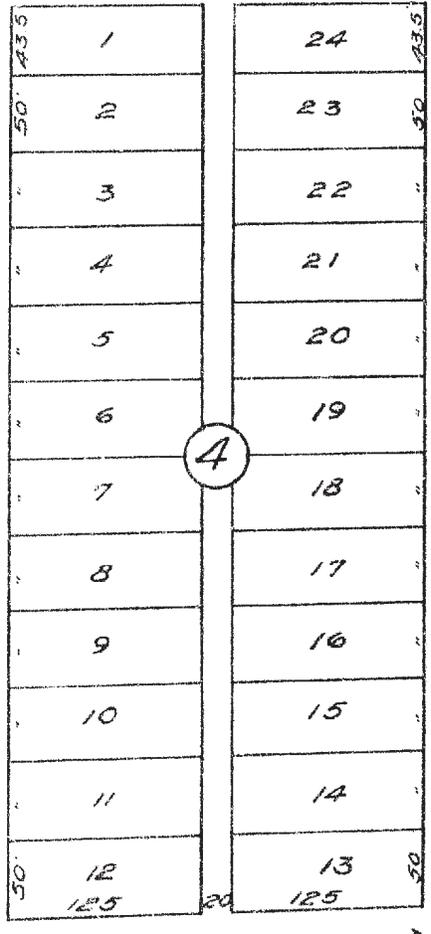
BELL STREET

STREET

50'

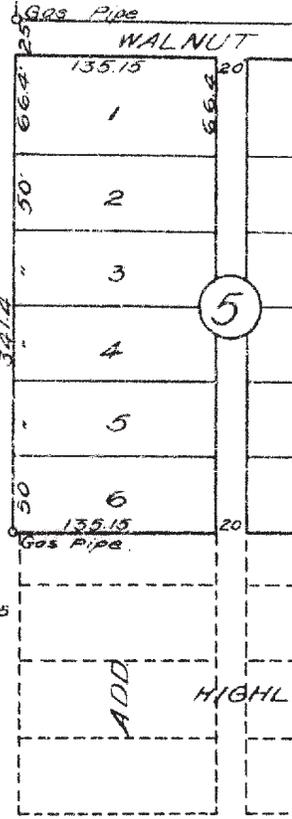


GRAND

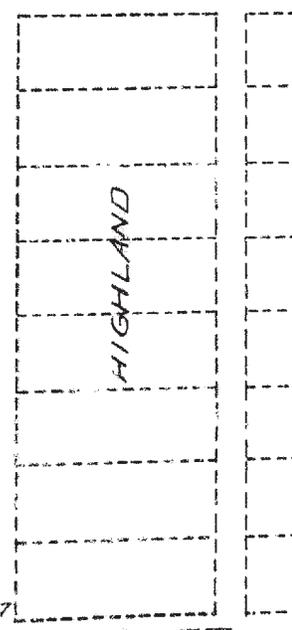


60'

LESH



SPRUCE



STREET

MAPLE SW COR Sec 24 T. 13 N R. 18 E Iron Mon.

637.02

1700 Mon.

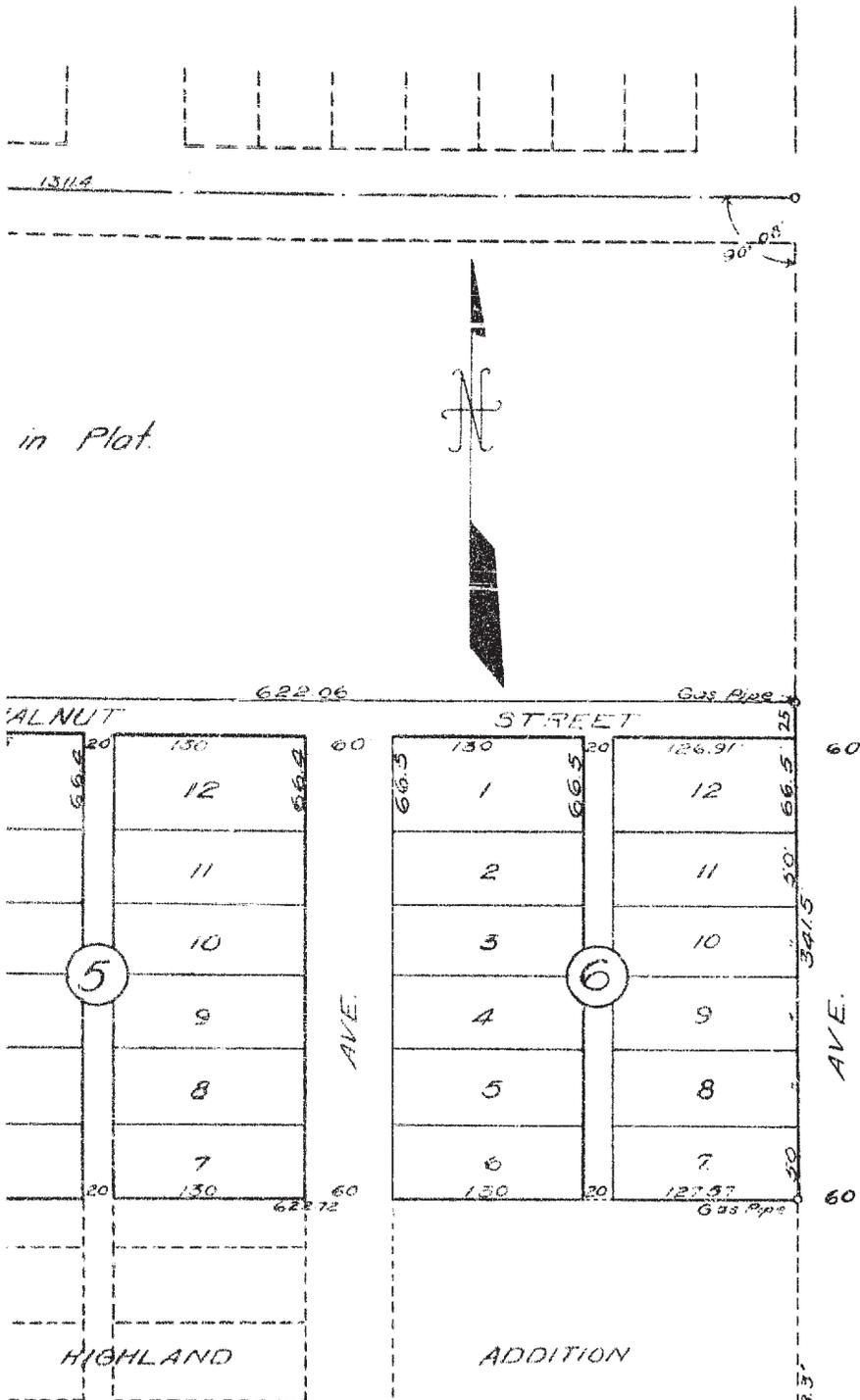
Richland

Add.

VISTA ADDITION

TO

YAKIMA, WASHINGTON

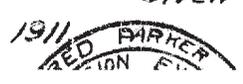


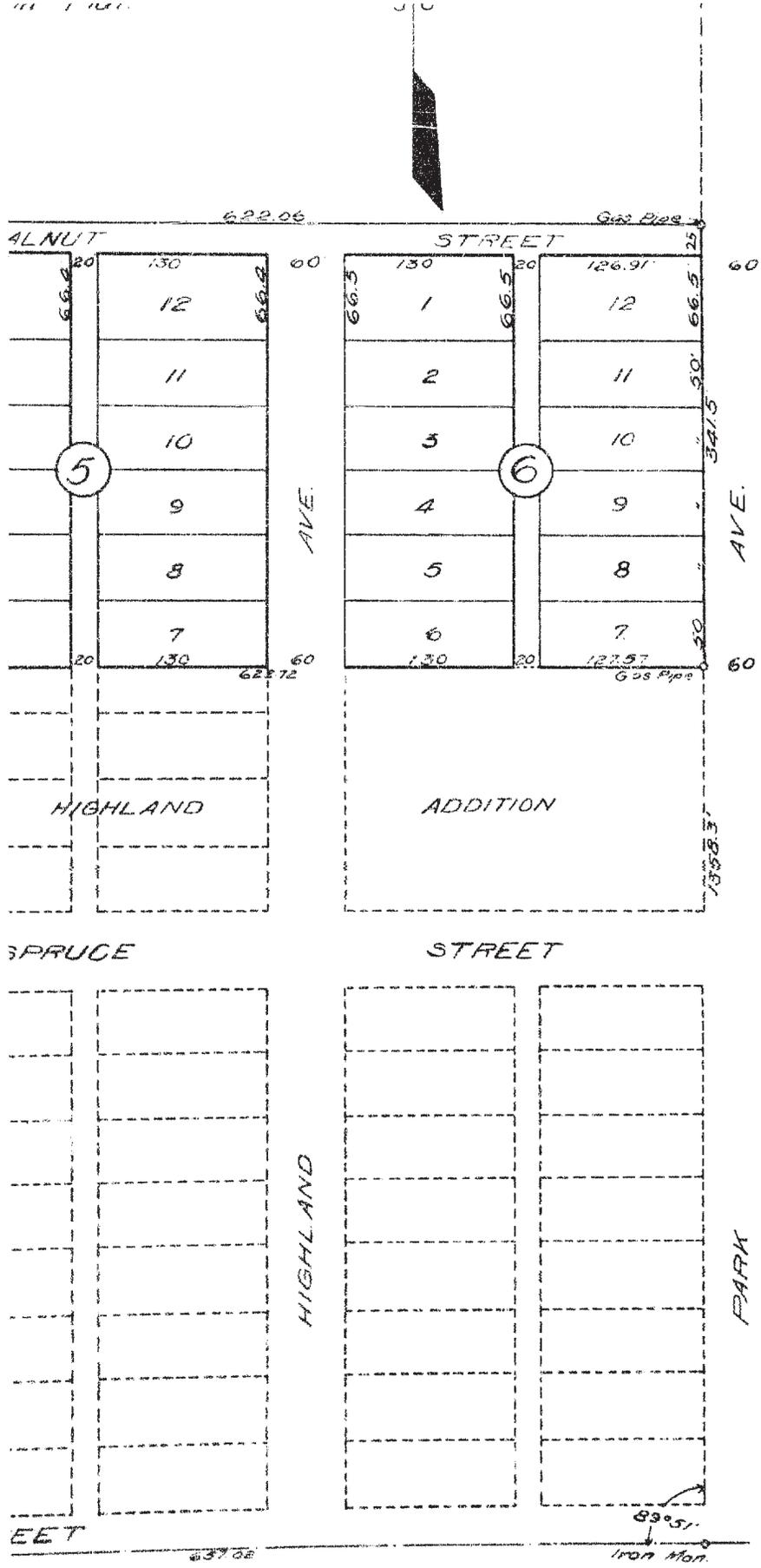
Know All Men By These
 Lesh, husband and wife
 ington, being the owners
 in the County of Yakima
 The West half (west
 west Quarter (S W 1/4) and
 (N.E. 1/4) of the Southwest
 of Section Twentyfour (24
 East W.M., have caused
 Vista Addition to North
 the annexed plot there
 decimals of a foot, and
 public forever the street
 however the right to
 under and across so
 conducting water for
 Witness our hands

Signed and Sealed in the
 Fred Parker
 J. O. Greenway

State of Washington } ss
 County of Yakima }
 On this 3rd
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 the same persons
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 Given under my

a portion of Capital Add.

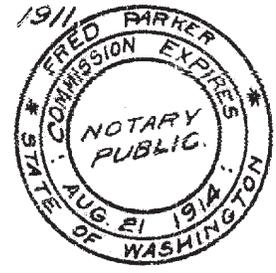




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Given under my



Notary
Washing

Approved by the City Eng

Approved by the City Co
this 3rd day of April,

surveyed Mar. 1911.
By J. O. Greenway

Replat of a portion of Capitol Addition

DITION

SHINGTON.

25235

Filed for record at the request of
D E Lesh

June 13 A D 1912

at 50 Min past 1 P.M.

and recorded in vol 131

Deeds page 58

E of Plats page 3

Records of Yakima County, Wash

W B Newcomb

County Auditor

By C. C. Phelps

Deputy

Fees \$ 33.00

DEDICATION

Know All Men By These Presents, That we, D E Lesh and Minna P Lesh, husband and wife, of the County of Yakima and State of Washington, being the owners of the following described land, situate in the County of Yakima, and State of Washington, to-wit:

The West half (W 1/2) of the Southwest Quarter (S.W. 1/4) of the South west Quarter (S.W. 1/4) and the South half (S 1/2) of the North East Quarter (N.E. 1/4) of the Southwest Quarter (S.W. 1/4) of the Southwest Quarter (S.W. 1/4) of Section Twentyfour (24) Township Thirteen (13) North Range Eighteen East W.M., have caused said land to be surveyed and platted as Loma Vista Addition to North Yakima, Washington in the manner indicated in the annexed plat thereof, all dimensions being indicated in feet and decimals of a foot, and we do hereby dedicate to the use of the public forever the streets and alleys marked in said plat, reserving however the right to construct maintain and operate pipe lines under and across said streets and alleys for the purpose of conducting water for irrigation and domestic uses.

Witness our hands and seals this third day of April, 1911

D. E. Lesh [seal]

Minna P. Lesh [Seal]

Signed and Sealed in the presence of

Fred Parker

J. O. Greenway

State of Washington } ss
County of Yakima }

On this 3rd day of April, 1911, before me personally appeared D.E. Lesh and Minna P. Lesh, his wife, to me known to be the same persons who signed and sealed the foregoing instrument and they severally acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of April

1911
FRED PARKER
NOTARY PUBLIC

a portion of Coital Add

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Given under my hand and official seal this 3rd day of April



Fred Parker
Notary Public in and for the State of
Washington, residing at North Yakima, Wash

Approved by the City Engineer of North Yakima wash.
H.J. Doolittle
City Engineer

Approved by the City Council of North Yakima, Washington
this 3rd day of April, 1911.

J.C. Brooker
City Clerk



Surveyed Mar 1911.
By J. O. Greenway.

Replat of a portion of Capitol Add.
Congdon's