

**2nd AMENDED
LITIGATION/TRUSTEE'S SALE/
CONTRACT FORFEITURE GUARANTEE**

SCHEDULE A

Rate Code NONE	State 48	City 077	Property Type 10	Parcel # 181325-13421
Office File Number 208637	Policy Number 7208647- 232207893	Date of Policy May 31, 2024 at 11:22AM	Amount of Insurance \$21,956.47	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 DONALD E. DENTON and DONNA L. DENTON, both 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 18,
EXCEPT the North 237.25 feet;
AND EXCEPT the East 25 feet;
AND EXCEPT the South 20 feet;**

**Lot 19,
EXCEPT the North 237.25 feet;
AND EXCEPT the South 20 feet;**

**Lot 20,
EXCEPT the North 237.25 feet;
AND EXCEPT the West 50 feet;
AND EXCEPT the South 20 feet;**

**ALL in BLACKBURN'S HALF ACRE TRACTS, according to the plat thereof recorded in
Volume "D" of Plats, Page 14, records of Yakima County, Washington;**

Situated in Yakima County, State of Washington.

SCHEDULE B

File Number: **208637**

Policy Number: **7208647-232207893**

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

1. Local district assessments and/or charges due the City of **Yakima** in the amount of \$446.34.
2. Lien claimed by the City of Yakima, against **the heirs or Estate of Donna and Donald Denton**, in the amount of **\$12,991.68, plus interest and penalty**, dated **December 20, 2023**, and recorded **December 26, 2023**, under Auditor's File Number **8190572**.
3. Rights of creditors, heirs or the liability for payment of inheritance taxes, if any be due, or any other matters that a probate of the decedent's estate might disclose.
4. Agreements, if any, related to future assessment obligations not yet due and payable, which appear in the public records.
5. 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.
6. Easements or encroachments, if any, which appear in the public records or are shown on any recorded subdivision map or survey.
7. 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.
8. ***The 2nd Amended Litigation Guarantee is being issued to amend the following:***
Schedule A: NONE
Schedule B: Amend Paragraph 1

FIDELITY TITLE COMPANY agent for
CHICAGO TITLE INSURANCE COMPANY

Countersigned



Yvonne Munson, Authorized Signatory

jr/06-05-24//jr/06-06-24//jr/06-11-24

SCHEDULE B - PART I
(Continued)

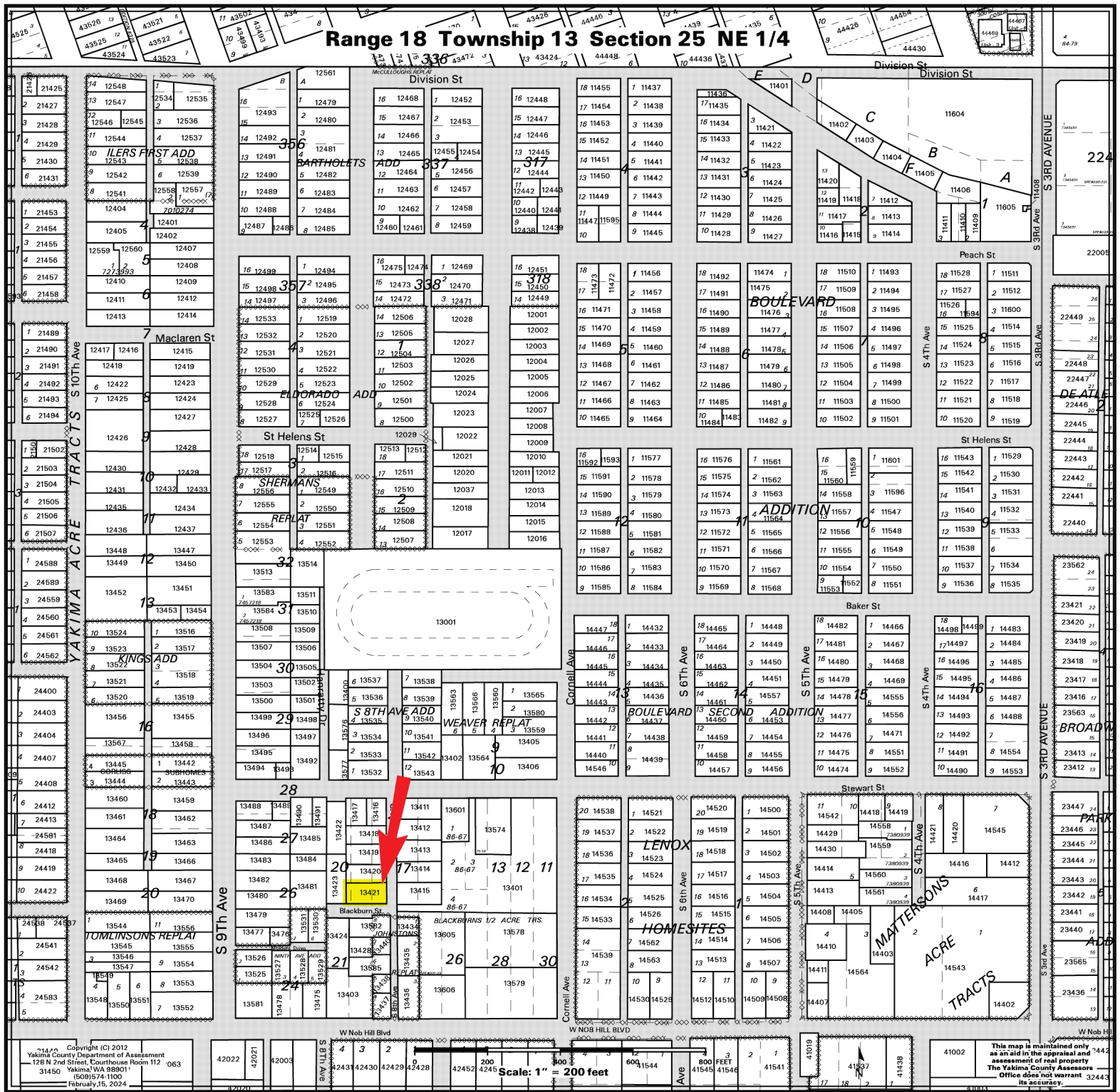
File Number: **208637**

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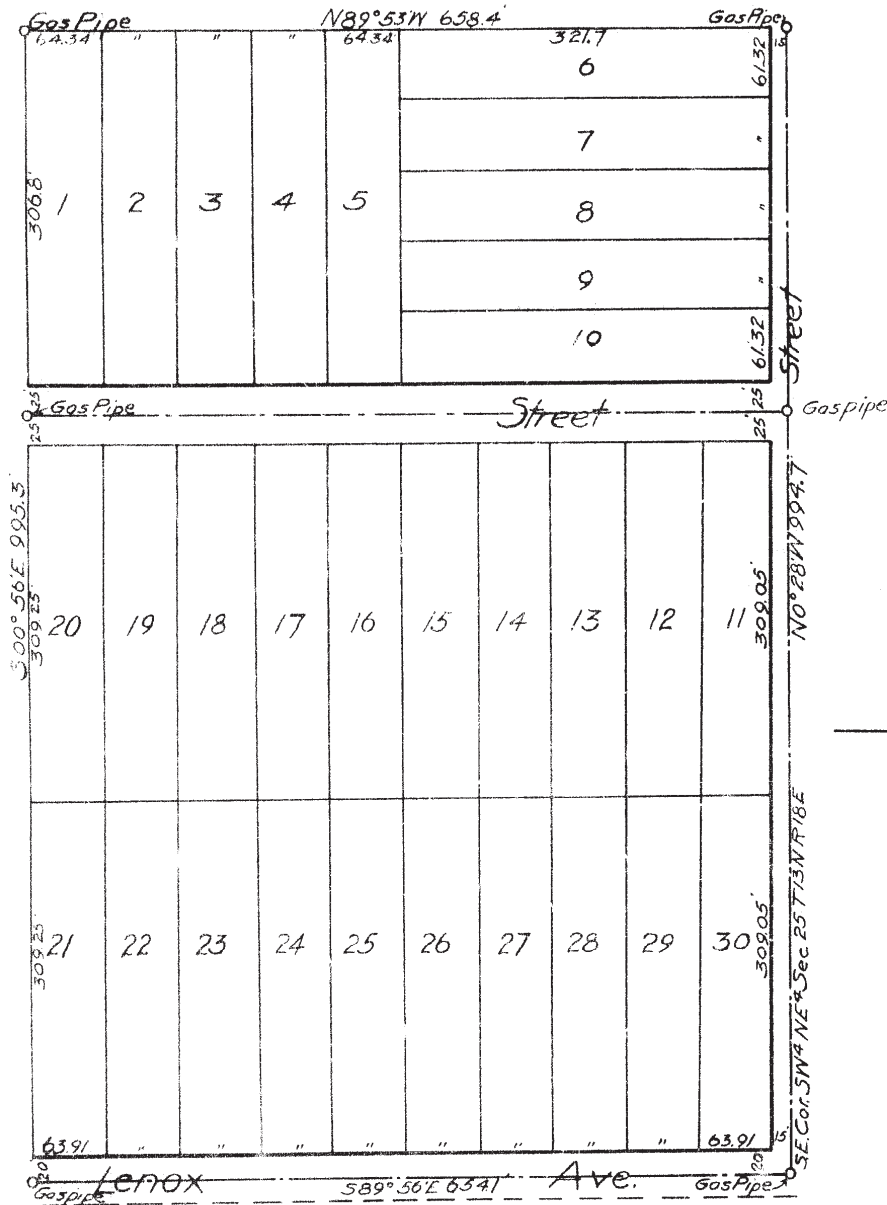
LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE
INFORMATION FOR THE ASSURED

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: 1010 S. 8th Avenue, Yakima, WA 98902
5. Location Information: The property is South on S. 8th Avenue approximately 600 feet to the intersection with Nob Hill Blvd.
6. Address of Owners or Heirs: 1010 S. 8th Avenue, Yakima, Washington 98902
7. The vesting is a result of Quit Claim Deed recorded under Auditor's File Number 2582809.
8. Legal description in this report is based upon Quit Claim Deed recorded under Auditor's File Number 2582809.
9. Last Excise Affidavit Number: 180274
10. Address of lienholders
 - a. City of Yakima, 129 N. 2nd Street, Yakima, WA 98901
11. *The Litigation Guarantee is being issued to amend the following:*
Schedule A: Amend Policy number and legal description
Schedule B: Amend Paragraph 2

Range 18 Township 13 Section 25 NE 1/4



BLACKBURNS HA



This is to
Williams a.
of land to
NE 1/4 all in
That we
be recorded
donate on
public fore
In w.

Witnesse

State of Wc
County of

certify that
Amelia S. Bl.
to be the in.
acknowled.
therein me
In,
seal the a

Approved

Approve
of Sept., 1916

3 HALF ACRE TRACTS

Surveyed Sept., 1910

Scale: 1 inch = 100 feet.

This is to certify that we, George F. Blackburn and Amelia S. Blackburn, his wife, and J. A. Williams and Fannie Williams, his wife, are the owners of the following described tracts of land to-wit: the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ all in Section 25, T $\frac{1}{2}$. 13N., R. 18E., W. 1M. situated in Yakima County, Washington: That we have caused the same to be surveyed and platted into lots and streets and to be recorded under the title of 'BLACKBURN'S HALF ACRE TRACTS' and we hereby donate and dedicate all the streets shown on the accompanying plat to the use of the public forever.

In witness whereof we have hereunto set our hands this 19th day of Sept. 1910.

Witnesses:-

Henry H. Wende

George F. Blackburn
Amelia S. Blackburn
Jas. A. Williams
Fannie Williams

State of Washington } ss
County of Yakima }

I, Henry H. Wende, a Notary Public in and for said county and state do hereby certify that on this 19th day of Sept. 1910, personally appeared before me George F. Blackburn and Amelia S. Blackburn, his wife, and J. A. Williams and Fannie Williams, his wife, to me known to be the individuals described therein and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same for the uses and purposes therein mentioned.

In Witness whereof I have hereunto set my hand and affixed my official seal the day and year last above written.

 Henry H. Wende

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Henry H. Wende

George F. Blackburn
Amelia S. Blackburn
Jas A. Williams
Fannie Williams

State of Washington } ss
County of Yakima }

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In Witness whereof I have hereunto set my hand and affixed my official seal the day and year last above written.



Henry H. Wende
Notary Public in and for the State of Washington
residing at North Yakima, Wash.

Approved by the County Engineer of Yakima County, Wash. this 19th day of Sept. 1910.

W. J. McIntyre
County Engineer.

Approved by the Board of County Commissioners of Yakima County Washington, this 19th day of Sept. 1910.

D. A. McDonald
Chairman of Board.

INDEXED
53127

Compared Sep 27 1910
By M.E.S. & N.E.G.

Filed for record at the request of George F. Blackburn, Sept. 19 A.D. 1910 at 10 Min. past 4 P.M.
and recorded in Vol. 105 of Deeds page 564 Record of Yakima County, Wash.

WILBUR CROCKER

County Auditor
By W. B. Newcomb
Deputy.

Fees \$9.50