

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

SCHEDULE A

Rate Code NONE	State 48	City 077	Property Type 10	191110-41470
Office File Number 208643	Policy Number 7208647- 232307651	Date of Policy June 17, 2024 at 8:00AM	Amount of Insurance \$5,118.12	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 Estate of PEDRO GARCIA, 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 9, Block 5, ONTARIO ANNEX TO THE CITY OF WAPATO, recorded in Volume C of
Plats, Page 24, records of Yakima County, State of Washington.**

Situated in Yakima County, State of Washington.

SCHEDULE B

File Number: **208643**

Policy Number: **7208647-232307651**

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

1. Local district assessments and/or charges due the City of **Wapato with an amount of \$1,141.96.**
2. Agreements, if any, related to future assessment obligations not yet due and payable, which appear in the public records.
3. 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.
4. Easements or encroachments, if any, which appear in the public records or are shown on any recorded subdivision map or survey.
5. 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.
6. ***The Amended report is being issued to amend the following:
Schedule A: NONE
Schedule B, Part I: Amended No.1***

FIDELITY TITLE COMPANY agent for
CHICAGO TITLE INSURANCE COMPANY

Countersigned



Yvonne Munson, Authorized Signatory

kg/6-21-24//kg/7-1-24

SCHEDULE B - PART I
(Continued)

File Number: **208643**

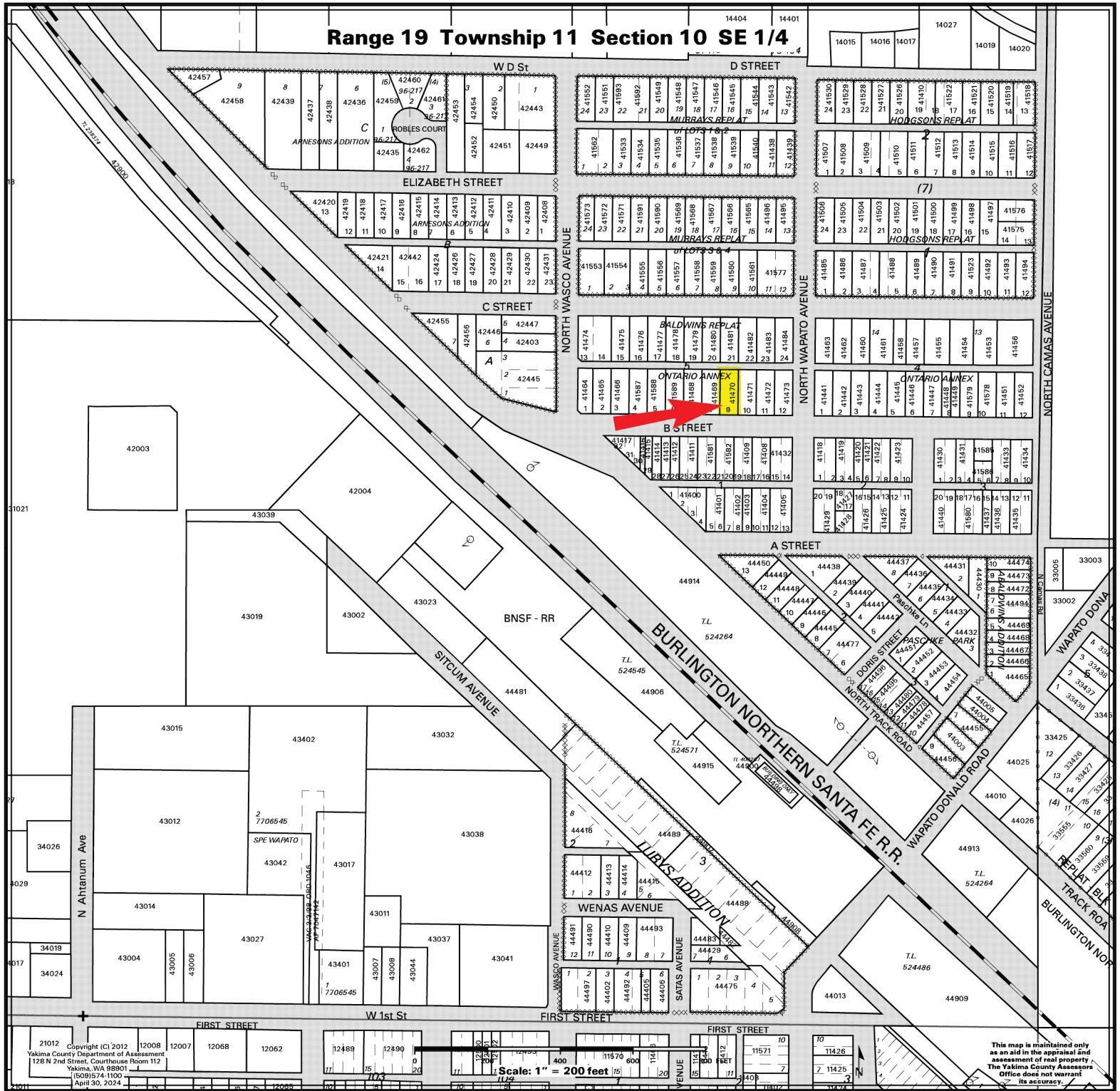
Policy Number: **7208647-232307651**

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: 108 W B Street, Wapato, WA 98951
5. Location Information: West on B Street, approximately 400 feet to the intersection with the North Tract Road.
6. Address of Owners or Heirs: 1113 S 6th Avenue, Yakima, WA 98902
7. The vesting is a result of Personal Representative's Deed recorded under Auditor's File Number 7850949.
8. Legal description in this report is based upon Personal Representative's Deed recorded under Auditor's File Number 7850949.
9. Last Excise Affidavit Number: 437432
10. Address of lienholders
 - a. City of Wapato, 205 E 3rd Street, Wapato, WA 98951

Range 19 Township 11 Section 10 SE 1/4



21012 Copyright (C) 2012
Yakima County Department of Assessment
128 N 2nd Street, Courthouse Room 112
Yakima, WA 98901
(509) 574-1100
April 30, 2024

Scale: 1" = 200 feet

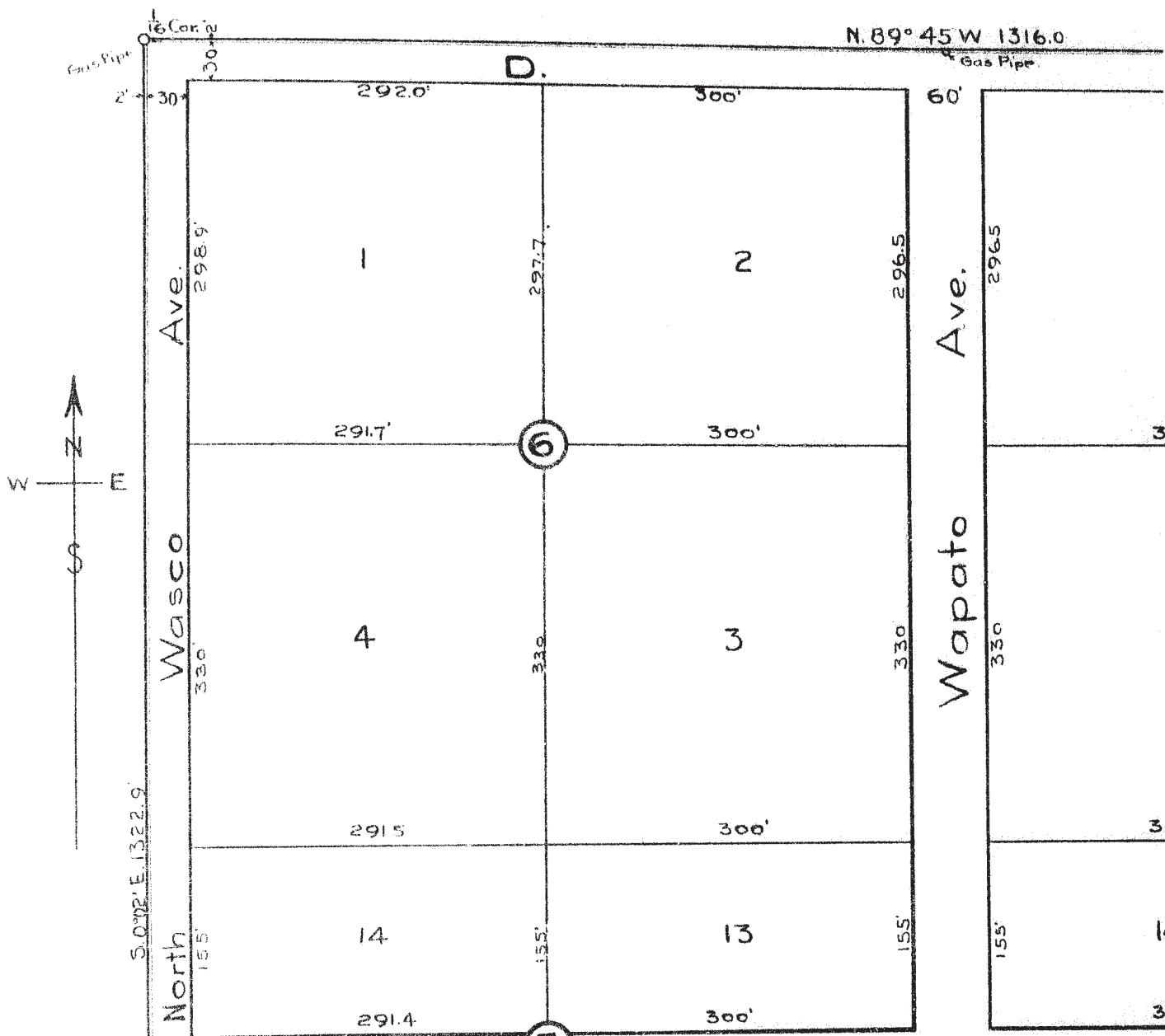
This map is maintained only
as an aid in the appraisal and
assessment of real property.
The Yakima County Assessors
Office does not warrant
its accuracy.

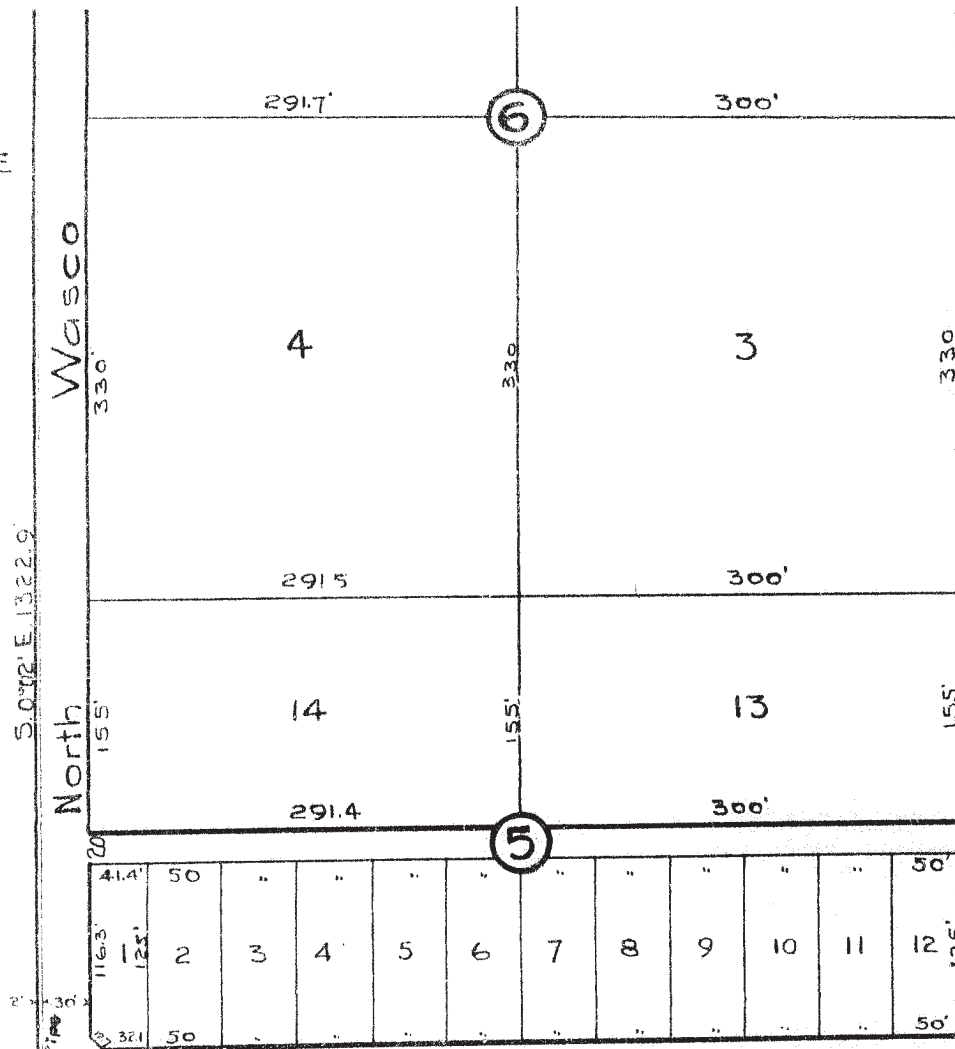
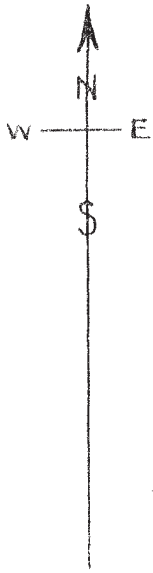
C

YAKIMA

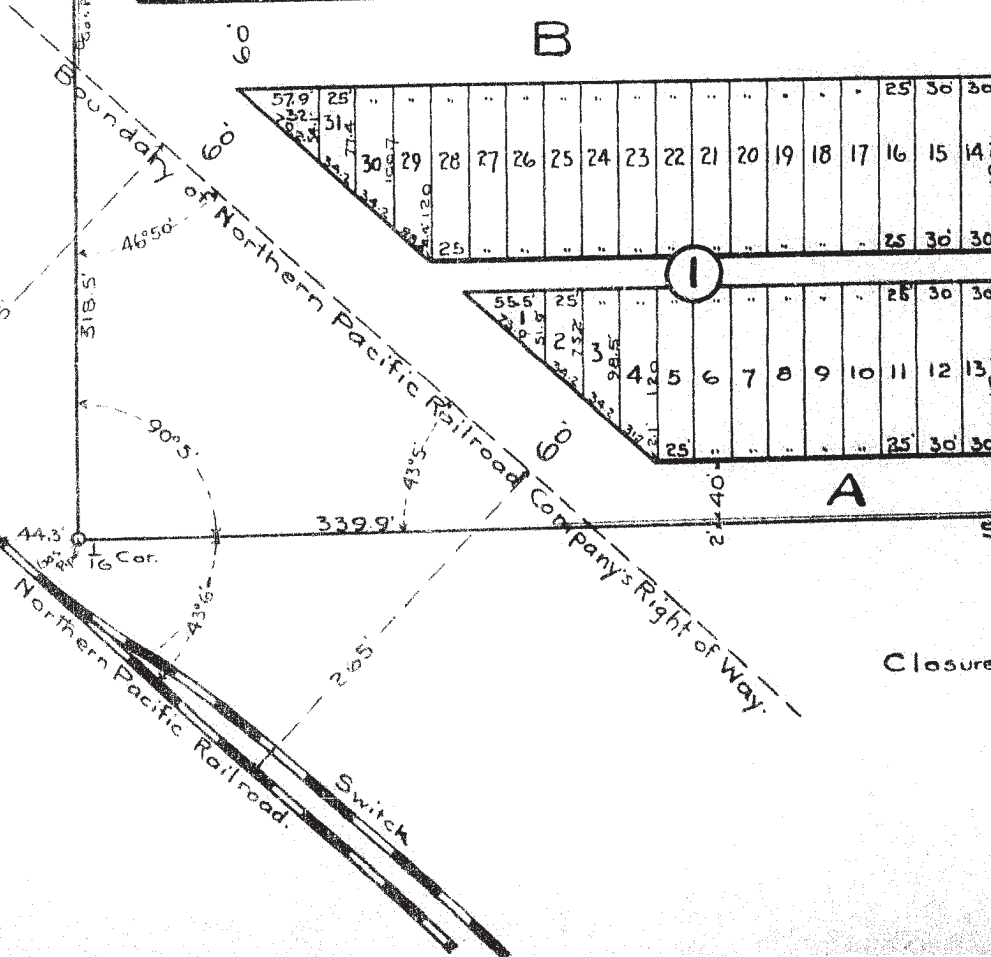
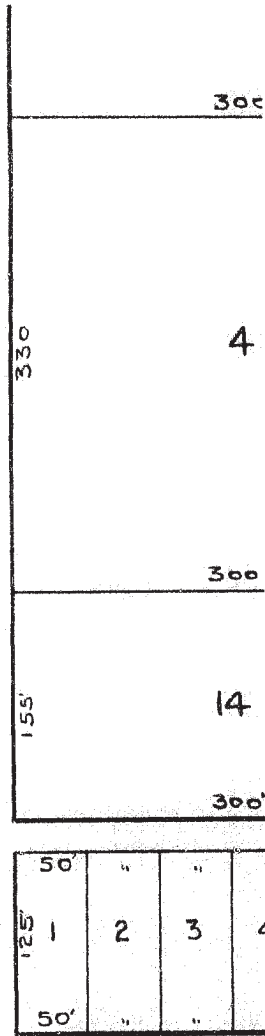
Being a

Surveyed December 1909.
By J.O. Greenway
Civil Engineer
206 Miller Bldg., N. Yakima.

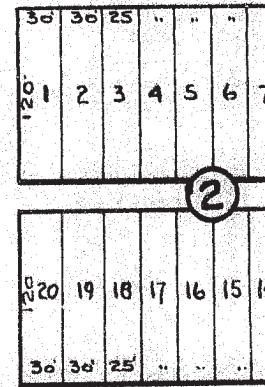




Wapato



North

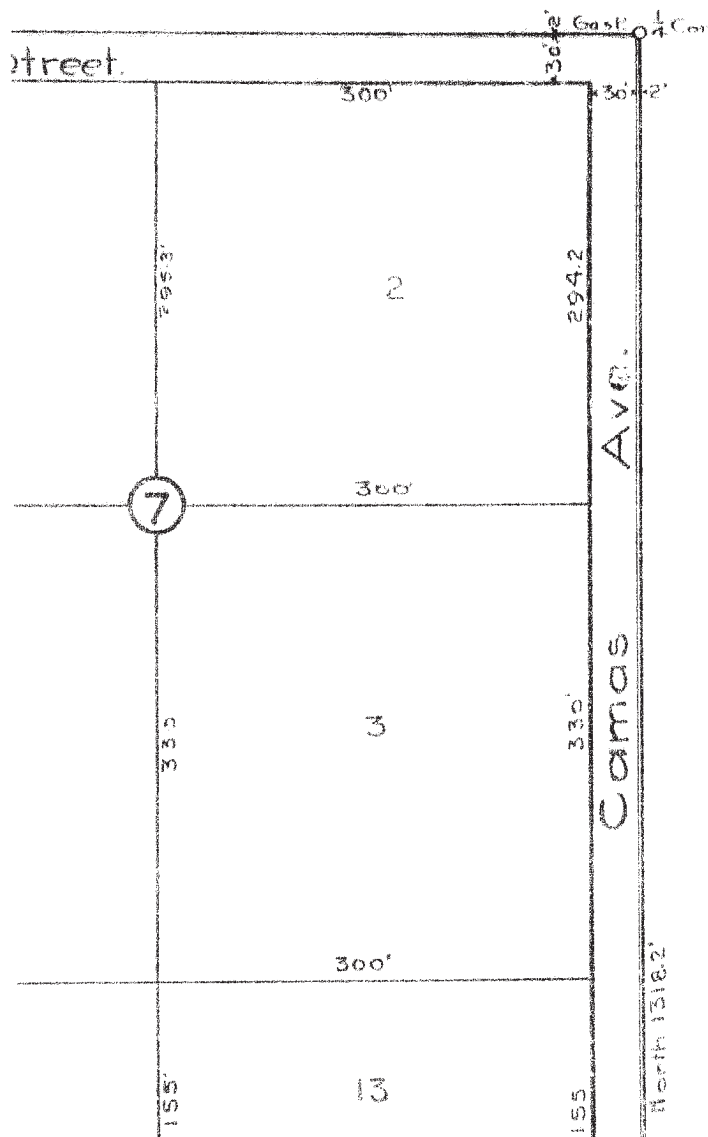


Closure { North .11 ft.
South .14 ft.

TARIO ANNEX TO CITY OF WAPATO A COUNTY WASHINGTON

Division of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Sec. 10 T. 11 N. R. 19 E. W. M.

Scale: 100 ft. = 1 in.



DEDIC

The East Hoquiam Company, a corporation of the State of Washington hereby certifies that the South East Quarter of Section 7 East, of W.M., excepting therefrom the Right it has caused said land to be surveyed and as shown by the annexed plat and hereby dedicates the same to the City of Wapato, Yakima County, Washington, for the use of the streets and alleys shown on said plat to public use in accordance with the laws of the State of Washington in such cases made and provided.

IN WITNESS WHEREOF the said East Hoquiam Company has caused its proper officers thereto duly authorized to execute this certificate.

Albert S. Congdon
 Secretary.



State of Washington } S.S.
 County of Chelan

On this 31st day of January, A.D. 1901, C. Heermans, formerly known to be the president of the City of Wapato, has executed the within and foregoing instrument to be the free and voluntary act and purposes therein mentioned, and on or

INEX

ATO WASHINGTON

c. 10 T. 11 N. R. 19 E. W. M.

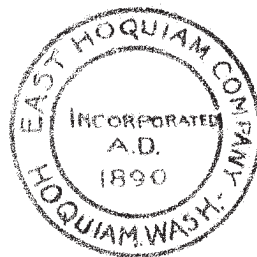
DEDICATION.

The East Hoquiam Company, a corporation organized and existing under the laws of the State of Washington hereby certifies that it is the owner of the North East Quarter of the South East Quarter of Section Ten, Township Eleven North, Range Nineteen East, of W.M., excepting therefrom the Right of Way of the Northern Pacific Railway; that it has caused said land to be surveyed and platted into lots, blocks, streets and alleys as shown by the annexed plat and hereby designates the same as Ontario Annex to the City of Wapato, Yakima County, Washington; and hereby dedicates the streets and alleys shown on said plat to public use in accordance with the statute of the state of Washington in such cases made and provided.

IN WITNESS WHEREOF the said East Hoquiam Company has caused these presents to be executed in its corporate name and its corporate seal to be affixed by its proper officers thereto duly authorized this 31st day of January, 1910.

Attest,

*Albert S. Congdon
Secretary.*



*East Hoquiam Company
by Harry C. Heermans
President.*

*State of Washington } S.S.
County of Chelan }*

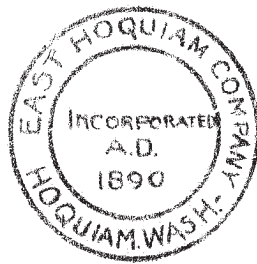
On this 31st day of January, A.D. 1910, before me personally appeared Harry C. Heermans, to me known to be the president of the East Hoquiam Company, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and as set forth in the instrument.

City of Wapato, Yakima County, Washington, and hereby dedicates the streets and alleys shown on said plat to public use in accordance with the statute of the state of Washington in such cases made and provided.

IN WITNESS WHEREOF the said East Hoquiam Company has caused these presents to be executed in its corporate name and its corporate seal to be affixed by its proper officers thereto duly authorized this 31st day of January, 1910.

Attest.

Albert S. Congdon
Secretary.

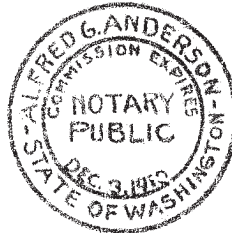


East Hoquiam Company
by Harry C. Heermans
President.

State of Washington } S.S.
County of Chelan }

On this 31st day of January, A.D. 1910, before me personally appeared Harry C. Heermans, to me known to be the president of the East Hoquiam Company, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Alfred G. Anderson
Notary Public for Washington
residing at East Hoquiam Wash.

Approved by the County Engineer of Yakima County Washington this 2nd day of Feb. 1910.

W. J. McIntyre
County Engineer.

Approved by the Board of County Commissioners of Yakima County Washington this 2nd day of Feb. 1910.

D. A. McDonald
Chairman of Board.

This is to certify that all taxes due to date on the above described tract of land have been paid in full. Feb. 2nd 1910.

Indexed 41857

Frank Bond by J. F. Wood Deputy.
County Treasurer of Yakima
County, Washington.

Filed for record at the request of J. O. Greenway Feb. 2nd A.D. 1910 at 58 min past 4 P.M. and recorded on page 223 Vol. 98 of Deeds and page 21 Vol. C. of Plats, records of Yakima County Washington.

pared
26. 1910
1910 C.E.B.

Fee 29.00 Pd.

Wilbur Crocker
County Auditor.
By W. B. Newcomb
Deputy Auditor.

COMPARED
AUG 17 1910