

**2<sup>nd</sup> Amended  
LITIGATION/TRUSTEE'S SALE/  
CONTRACT FORFEITURE GUARANTEE**

**SCHEDULE A**

Rate Code <b>NONE</b>	State <b>48</b>	City <b>077</b>	Property Type <b>10</b>	Parcel # <b>191320-14431</b>
Office File Number <b>198156</b>	Policy Number <b>7208647 220028403</b>	Date of Policy <b>June 18, 2020 at 8:00AM</b>	Amount of Insurance <b>\$7,345.40</b>	Premium <b>\$400.00</b>

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 CRYSTAL HILL, 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 20, SUNRISE GARDEN TRACS, as recorded in Volume "I" of Plats, Page 18, records of Yakima County, Washington;**

**EXCEPT the East 290 feet thereof.**

**Situated in Yakima County, State of Washington.**

## SCHEDULE B

File Number: 198156

Policy Number: 7208647 220028403

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 Crystal Hill, on or since date of acquiring an interest in the property described herein.
2. Certificate of Nuisance Notice Order, and the terms and conditions thereof, recorded April 13, 1999, under Auditor's File Number 7110651.
3. Certificate of Nuisance Notice and Order, and the terms and conditions thereof, recorded December 9, 2004, under Auditor's File Number 7432036.
4. It is our understanding that Crystal Hill is deceased. This Company however finds no record of her estate having been probated in Yakima County Superior Court. We cannot therefore insure against the 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.
5. 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.
6. Agreements, if any, related to future assessment obligations not yet due and payable, which appear in the public records.
7. 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.
8. Easements or encroachments, if any, which appear in the public records or are shown on any recorded subdivision map or survey.
9. 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

jb/06-21-20/jb/08-19-20

Litigation Guarantee

This guarantee valid only if Schedule A and the Information for the Assured is attached

Page 2

**SCHEDULE B - PART I**  
**(Continued)**

File Number: 198156

Policy Number: 7208647 220028403

**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: 312 ½ Keys Rd., Yakima, Washington 98901
5. Location Information: The East boundary of the parcel is 290 feet West of Keys Rd. approximately 850 feet North of the intersection of Cavanaugh Rd. and Keys Rd. (also shown as Keyes Rd.)
6. Address of Owners or Heirs:
  - a. Nondy Lane: PO Box 924, Goldendale, WA 98620
7. The vesting is a result of Deed recorded under Auditor's File Number 7956106 and evidence of death.
8. Legal description in this report is based upon Deed recorded under Auditor's File Number 7956106.
9. Last Excise Affidavit Number: 281248
10. Address of lienholders
  - a. Yakima County Permit Services, 128 N. 2<sup>nd</sup> Street, Room 400, Yakima, Washington 98901
  - b. Occupant, 312 ½ Keys Rd., Yakima, Washington 98901

This 2<sup>nd</sup> amended guarantee is issued to update lines 6 & 10 in schedule B, Part-I.

**ENDORSEMENT**

Attached to and forming a part of  
Policy Number 7208647 220028403  
Issued By **FIDELITY TITLE COMPANY**  
acting as agent for  
**CHICAGO TITLE INSURANCE COMPANY**

Endorsement No. 1  
File Number 198156  
Re: Hill

The Company hereby assures the Assured that there are no matters shown by the public records which affect the estate or interest described in Schedule A, other than those shown in Schedule B, except:

1. Right, title and interest of Theresa Lafray, as disclosed by tax rolls.  
Service Address: 312 ½ Keys Rd., Yakima, WA 98901
2. Certificate of Public Nuisance, and the terms and conditions thereof, recorded October 5, 2021, under Auditor's File Number 8119389.

The effective date for the Guarantee is hereby extended to the date shown herein, subject, however, to any additional matters shown above.

The total liability of the Company under said Guarantee and under this endorsement thereto shall not exceed, in the aggregate, the amount stated in said Guarantee. This endorsement is made a part of said Guarantee and in subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations therein, except as modified by the provisions hereof.

**Effective Date: August 29, 2024, at 8:00 a.m.**

**FIDELITY TITLE COMPANY for  
CHICAGO TITLE INSURANCE COMPANY**

Countersigned

  
\_\_\_\_\_  
Authorized Signatory

jr/09-03-24

**Note:** This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Litigation/Trustee's Sale/Contract Forfeiture Guarantee  
Date-Down Endorsement  
CLTA Form (6-24-70)

F.9805

Copyright (C) 2019  
Yakima County Department of Assessment  
120 N 2nd Street, Central Plaza Room 112  
Yakima, WA 98901  
(509) 878-1100  
June 05, 2020

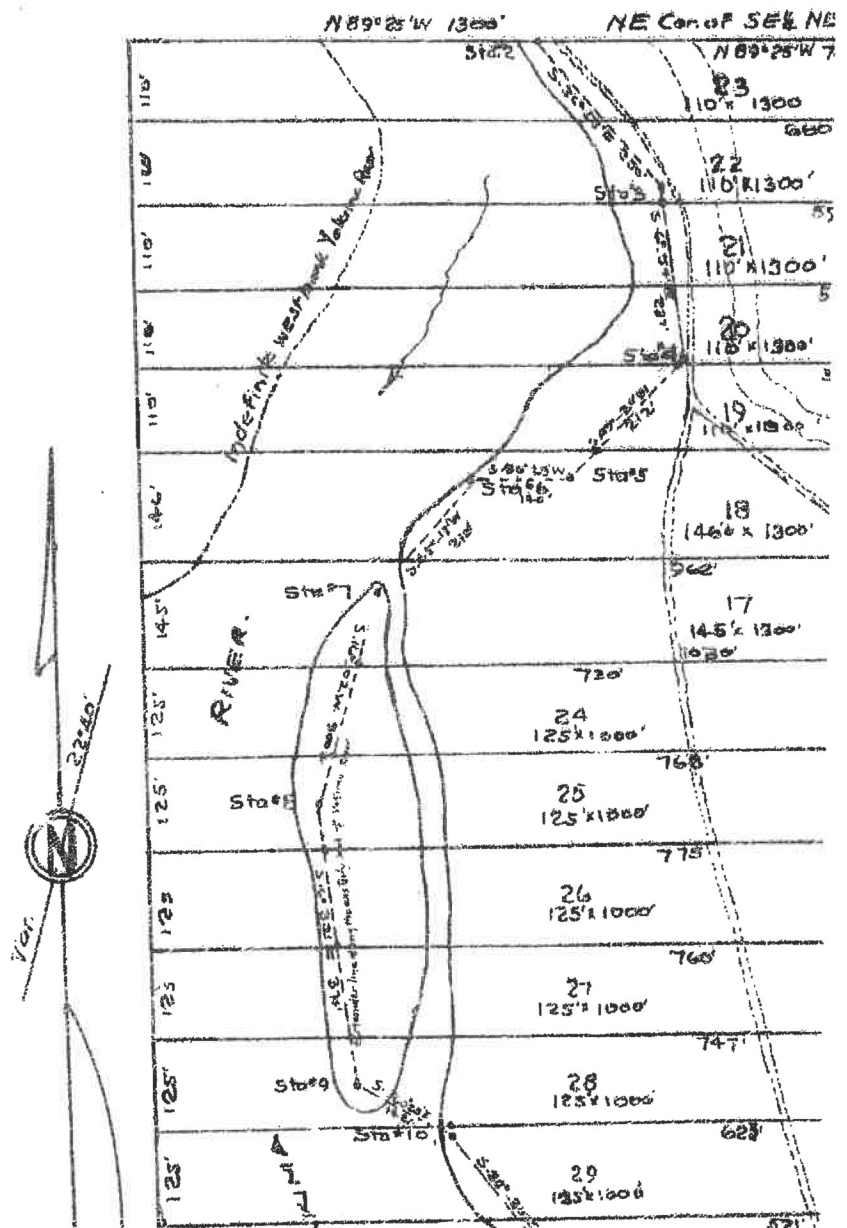
This map is maintained only as an aid to the applicant and does not constitute an endorsement of real property. The Yaloma County Assessor's Office does not warrant its accuracy.

# SUNRISE

ADJ.

Being a subdivision of

785120 [ 18  
 Filed for record of the amount of  
 Philadelphia  
 Oct 9 A. D. 1931  
 at the Min. post I. P. M.  
 and recorded in Vol. 332  
 Deeds Page 374  
 Records of Yakima County, Wash.  
 J. L. WILLET  
 County Auditor  
 By D. Glenn Cragg Deputy  
 Fee \$ 9.50



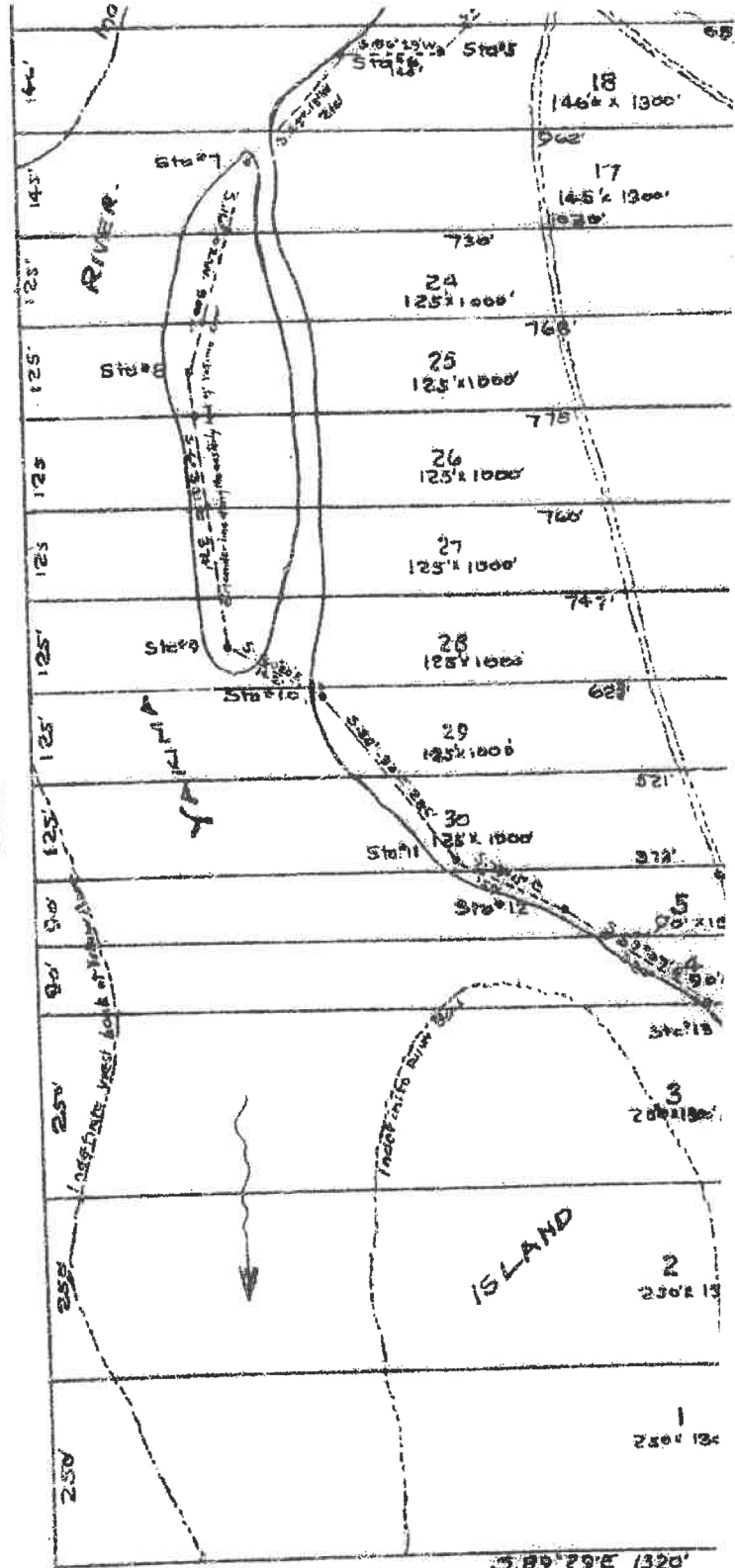
785120 I-18  
 Filed for record at the request of  
Philaditte Inc.  
Oct 4 A. D. 1937  
 at 10 Min. past 1 P. M.  
 and recorded in Vol. 332  
Deeds Page 374  
 Records of Yakima County, Wash.  
 J. L. WILLET  
 County Auditor  
 By D. Glenn Cragg  
 Deputy  
 Fee \$ 9.50

TRAVERSE				N	S	W	E
Station							
1	N 89° 25' W	746.0'	7.6'	—	746.0'	—	—
2	S 36° 53' E	250.0'	—	200'	—	150'	—
3	S 6° 54' E	237.0'	—	235.3'	—	22.5'	—
4	S 41° 26' W	212.0'	—	153.9'	145.1'	—	—
5	S 86° 23' W	140.0'	—	8.6'	139.7'	—	—
6	S 45° 15' W	210.0'	—	147.8'	144.1'	—	—
7	S 16° 07' W	300.0'	—	288.5'	82.9'	—	—
8	S 6° 32' E	274.0'	—	371.6'	—	42.6'	—
9	S 66° 20' E	162.0'	—	70.0'	—	123.4'	—
10	S 38° 30' E	286.0'	—	223.8'	—	178.0'	—
11	S 73° 15' E	158.0'	—	45.8'	—	152.2'	—
12	S 57° 07' E	320.0'	—	173.7'	—	260.7'	—
13	S 22° 07' E	148.0'	—	121.1'	—	76.0'	—
14	S 12° 56' E	100.0'	—	97.5'	—	22.4'	—
15	S 40° 58' W	206.0'	—	204.3'	25.4'	—	—
16	S 46° 15' E	320.0'	—	221.3'	—	231.1'	—
17	S 89° 25' E	36.0'	—	36.0'	—	—	—
18	N 0° 25' W	209.2'	20.2'	—	15'	—	—
19	N 89° 25' W	20.0'	0.2'	—	20'	—	—
20	N 0° 25' W	1110.8'	1110.8'	—	84'	—	—
21	N 04° 25' W	1326.0'	1326.0'	—	—	9.6'	—
				6987	24735	24735	13185

E. R. Beckitt C.E.



TOLERANCE = 17.34'  
 CLOSURE = 0.415'



ENGINEER'S NOTE: That part above described subdivisions lying east bank of Yakima River lies in and entirely inaccessible.

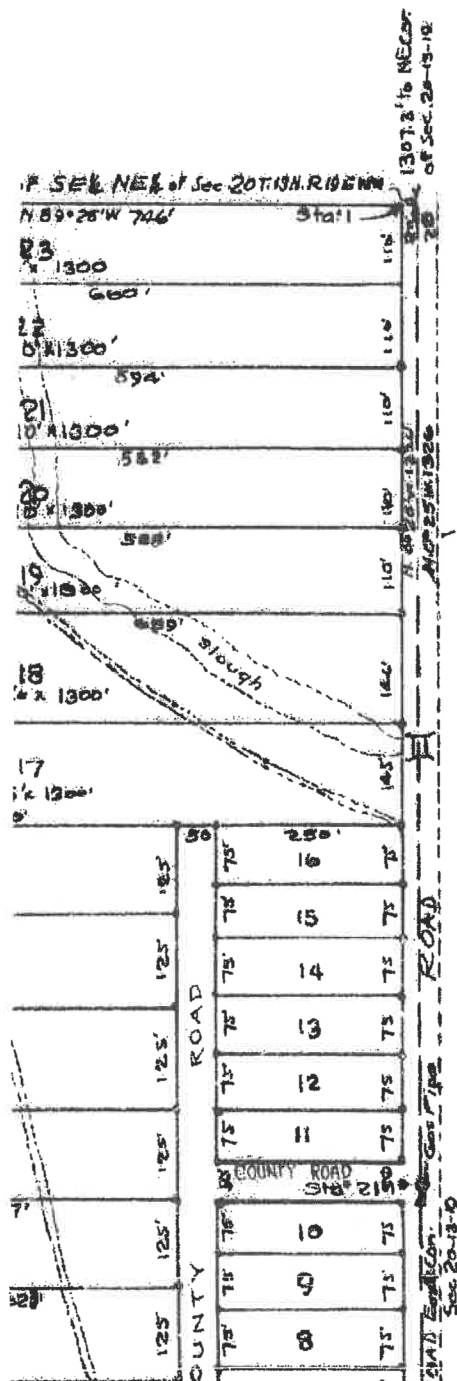
# THE GARDEN TRACTS

ADJACENT TO YAKIMA

Section of SE 1/4 NE 1/4 and NE 1/4 SE 1/4 of Sec. 20 T.13 N. R.19 E.W.M.

Scale 1 in = 100 ft.

• Indicates hub and stake



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS That I, Phil A. Dittmer, a Washington corporation, by Phil A. Dittmer, its secretary, do hereby dedicate to the public the property situated in Yakima County, Washington, Twp. 13 North, Range 19 E.W.M.

The Southeast one quarter of the northeast one quarter of the southeast one quarter (SE 1/4 NE 1/4 SE 1/4) of Sec. 20 T.13 N. R.19 E.W.M.

That this corporation has caused the above described property to be surveyed and platted into tracts, roads and easement plat, under the designated name of "GARDEN TRACTS" and the roads shown thereon are hereby dedicated to the public for public utilities, being ten feet on each side of the meander line shown in said plat all in accordance with the laws made and provided for the use of the public forever.

In witness whereof we have executed these presents at the corporate seal of said corporation.

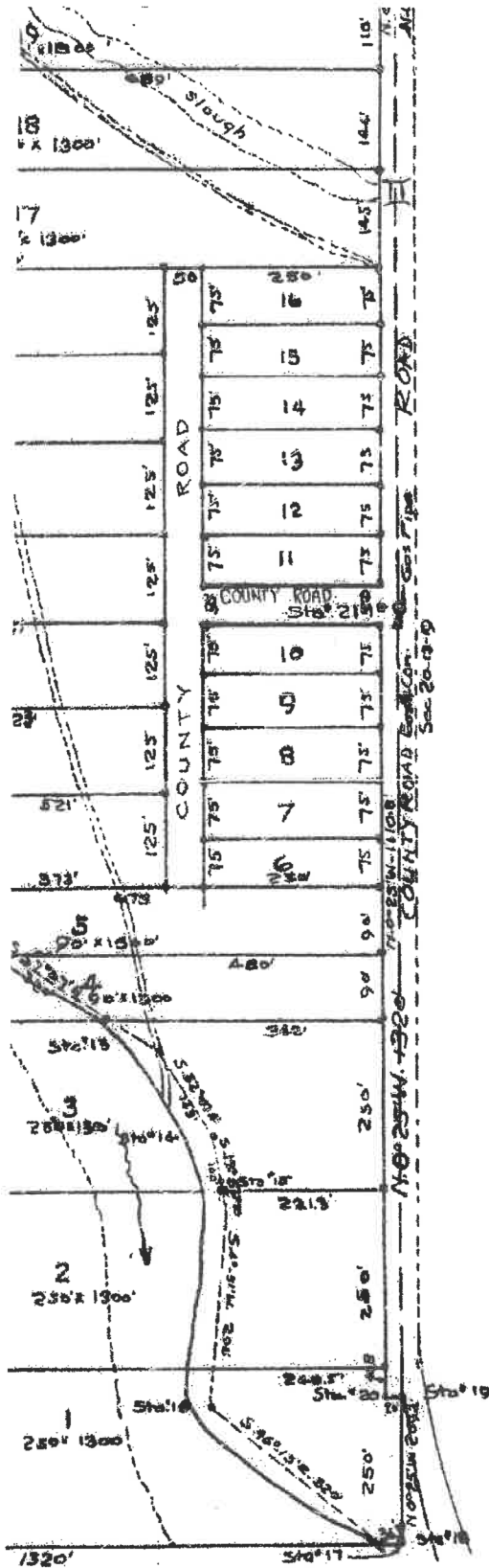
PHIL A. DITTMER  
a.w.  
Phil A.

Attest: Bernadine A. Dittmer

## ACKNOWLEDGMENT

STATE OF WASHINGTON)





surveyed and platted into tracts, roads and an easement, appearing plat, under the designated name of "SUI" and the roads shown thereon are hereby dedicated for public utilities, being ten feet on each meander line shown in said plat all in accordance with made and provided, for the use of the public forever.

In witness whereof we have executed these the corporate seal of said corporation.

PHILAD  
a. Wa  
Phil A

Attels Bernad

## ACKNOWLEDGMENT

STATE OF WASHINGTON } ss  
COUNTY OF YAKIMA }

On this 12<sup>th</sup> day of September, 1937, before me, Phil A. Ditter, and Bernadine A. Bither, president, of Phil A. Ditter, Incorporated, a corporation that executed instrument and acknowledged the said dedication to be act and deed of said corporation for the uses and purposes on both stated that <sup>they</sup> were authorized to execute said instrument affixed is the corporate seal of said corporation.

In WITNESS WHEREOF, I have hereunto set my hand and the day and year first above written.

F  
Notar  
Resic

## APPROVALS

I hereby certify that all taxes on the above described in full to date. Done this 12<sup>th</sup> day of September, 1937 A.D.

The within plat is hereby approved this 11<sup>th</sup> day

Approved by the Board of County Commissioners  
1937 A.D.

C.T.S

R.19E.W.M

**DEDICATION**

BY THESE PRESENTS That Phil A. Ditter, Incorporated, by Phil A. Ditter its president, & A. Ditter its secretary is owner of the following described in Yakima County, Washington. To wit:-  
 one quarter of the northeast one quarter, and the northeast & southeast one quarter (SE 1/4 NE 1/4 & NE 1/4 SE 1/4) of Section 20 19 E.W.M.

incorporation has caused the above described property to be divided into tracts, roads and easement as shown on the accompanying plat the designated name of "SUNRISE GARDEN TRACTS" shown thereon are hereby dedicated together with an easement for utilities, being ten feet on each side of the center of the main road in said plat all in accordance with the law in such cases provided. For the use of the public forever.

Whereof we have executed these presents and affixed the seal of said corporation.

PHIL A DITTER INCORPORATED

a Washington Corporation.

Phil A. Ditter

Its President.

Attest Bernadine A. Ditter

Its Secretary

**ACKNOWLEDGMENT**