

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

SCHEDULE A

Rate Code NONE	State 48	City 077	Property Type 10	Parcel # 221129-21001
Office File Number 208676	Policy Number 7208647- 232280759	Date of Policy June 12, 2024 at 11:11AM	Amount of Insurance \$13,270.60	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:

AMARJEET S. JATANA, as his separate estate, as to an undivided 60% interest; RAM KISHOR, as to an undivided 30% interest and VIKRAM BHIM SINGH, as to an undivided 10% interest

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

The North ½ of the Northwest ¼ of Section 29, Township 11 North, Range 22, E.W.M.;

**EXCEPT beginning at the Northwest corner of said subdivision;
thence North 88°05' East along the North line 731.0 feet;
thence South 51°55' West 661.00 feet;
thence South 38°55' West 335 feet, more or less, to the West line of said subdivision;
thence North along the West line 645 feet to the point of beginning;**

AND EXCEPT the West 25 feet thereof for road.

Situated in Yakima County, State of Washington.

SCHEDULE B

File Number: **208676**

Policy Number: **7208647-232280759**

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

1. Charges or assessments which may be due the Roza Irrigation Project for construction and/or operation and maintenance. Current fees due: \$13,130.00
2. Mortgage, and the terms and conditions thereof, wherein Amarjeet S. Jatana, married, as his separate estate is Mortgagor, and Apple King, LLC is Mortgagee, in an amount not disclosed, dated March 7, 2014 and recorded March 10, 2014, under Auditor's File Number 7833263.
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: **208676**

Policy Number: **7208647-232280759**

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 Wagoner Road**
5. Location Information: The Southwest corner is approximately 1330 feet North of the intersection of the North line of Chapelle Road and the East line of Wagoner Road.
6. Address of Owners or Heirs: 35389 Jewel Court, Abbotsford, BC Canada V3G 3B3
7. Legal description in this report is based upon Deed recorded under Auditor's File Number 7569826.
8. Last Excise Affidavit Number: 394352
9. Address of lienholders
 - a. Roza Irrigation District, PO Box 810, Sunnyside, WA 98944
 - b. Apple King LLC, P.O. Box 4080, Yakima, WA 98907

This amended guarantee is issued to amend Schedule B, line 2.

Range 22 Township 11 Section 29

Pt-3

22001

21001

12003

23002

29

13001

14001

31004

41001

32001

34001

42003

44001

33002

33001

ROZA CANAL

WAGONER ROAD

CHAPPELLE ROAD

CARLSON ROAD

MAILES ROAD

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Yakima County Department of Assessment
128 N 2nd Street, Courthouse Room 112
Yakima, WA 98901
(509) 574-1100
June 17, 2020

07

0 400 800 1200 1600 FEET

Scale: 1" = 400 feet 02



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.