



Frontier Title & Escrow Company of the Tri-Cities, Inc.

4018 W. Clearwater Ave., Suite C
Kennewick, Washington 99336
Telephone No. (509) 783-8828
Fax No. (509) 783-6239
Pasco Office: PH. (509) 545-0910 / FX. (509) 545-0913
Richland Office: PH. (509) 946-6564 / FX. (509) 946-8410

Tax Foreclosure Certificate

To: Benton County Treasurer
P O Box 630
Prosser, WA 99350
Attention: Barb Beller

Liability: \$11,327.03
Premium: \$195.00
Tax: \$16.19

This certificate is offered solely for the use of the addressee for the purpose of determining necessary parties defendant in an action to foreclose General Property Taxes. The liability of the Company under this Certificate shall be limited to the amount of actual loss sustained by the addressee due to reliance on any incorrect information in the certificate. No liability is assumed by the company for loss or damage that may arise from any other use of this certificate.

Vesting:

Dale A. Berney, a single person, doing business as Sunburst Video

Description:

Lots 5 and 6, Block 7, First Addition to Kennewick, according to the Plat thereof recorded in Volume 1 of Plats, Page 17, records of Benton County, Washington.

Subject to:

- A. Rights of parties in possession and claims that may be asserted under unrecorded instruments, if any.
- B. General Property taxes the Company having made no search thereof.
- C. Agreements, if any, which appear in the public record related to future assessments or obligations not yet of record.
- D. Covenants, Conditions and Restrictions affecting title, if any appear in the public record.

- E. Easements prior to January 1, 2003, if any, which appear in the public records or as shown on any recorded plat.
- F. Any reservations of minerals and mineral rights, including leases of said rights appearing in the public records.
- G. Additional Exceptions as shown on Exhibit A.

Date: 6/10/2009 @ 8:00 a.m.

Exceptions:

- 1. Rights of ways for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.
- 2. Relinquishment of Water Rights recorded January 9, 2003 under Auditor's File No. 2003-001013.
- 3. Federal Tax Lien

Taxpayer: Dale A. Berney
Tax I.D. No.: 91-1213537
Amount: \$69,620.58
Recorded: October 20, 2008
Recording No.: 2008-030423

- 4. Federal Tax Lien

Taxpayer: Dale A. Berney
Tax I.D. No.: 91-1213537
Amount: \$8,612.00
Recorded: February 3, 2009
Recording No.: 2009-002608

- 5. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$2,228.03, \$2,197.86, \$2,094.06, and \$2,046.28, plus interest and penalties.
Affects: Said Premises
Tax Account No.: 1-0189-102-0007-005

For more information, please call the Benton County Treasurer at #509-735-8505.

- 6. Delinquent general taxes for the year 2009.
Amount: \$748.12, plus interest and penalties
Affects: Said Premises
Tax Account No.: 3-0PS0-900-0000-000

For more information, please call the Benton County Treasurer at #509-735-8505.

7. Unrecorded leaseholds, if any.
8. Unrecorded leaseholds, if any, rights of vendors and security agreements on personal property and rights of tenants and secured parties to remove trade fixtures at the expiration of the term.

Parties to be Notified:

- a. Dale A. Berney
201 Avenue F
Grandview, WA 98930-1239
- b. Dale A. Berney
11 West 1st Avenue
Kennewick, WA 99336
- c. Internal Revenue Service
8911 Grandridge Boulevard, Suite O
Kennewick, WA 99336
- d. Columbia Irrigation District
10 East Kennewick Avenue
Kennewick, WA 99336

Notes:

NOTE A: Common address purported to be:

**11 West 1st Avenue
Kennewick, WA 99336**

NOTE B: Abbreviated legal description as follows:

Lots 5 and 6, Block 7, First Addition to Kennewick

1423 224

CASCADE ST.

N.

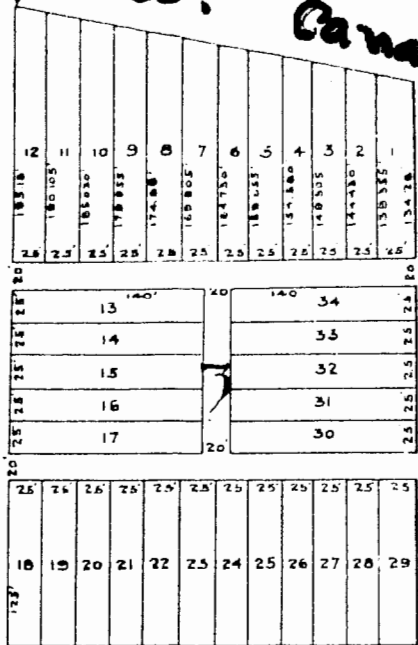
CASCADE ST.

W

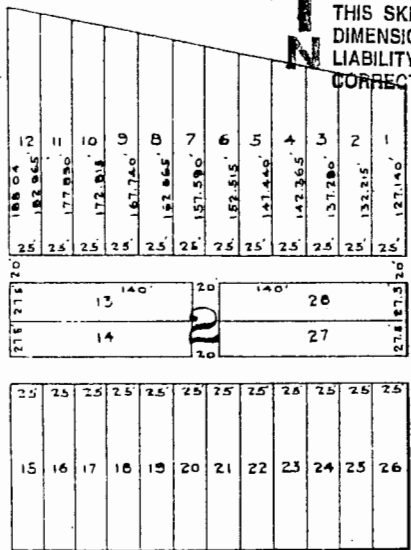
W.

1204-103
NORTH PACIFIC RAILWAY RIGHT OF WAY

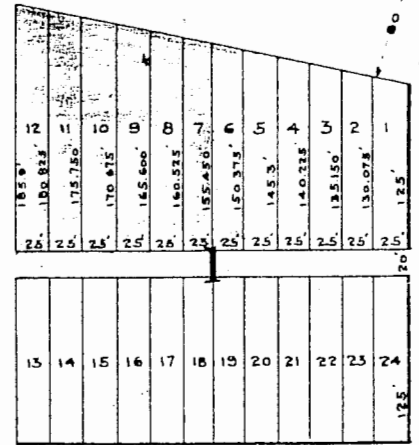
W. Canal Drive



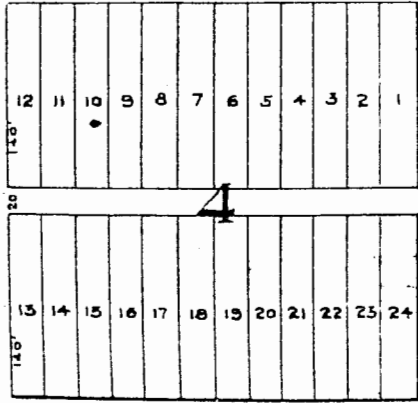
N. BENTON STREET



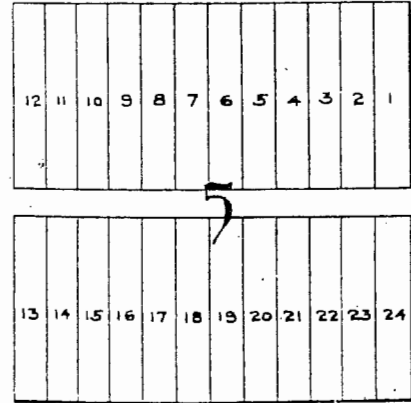
N. AUBURN STREET



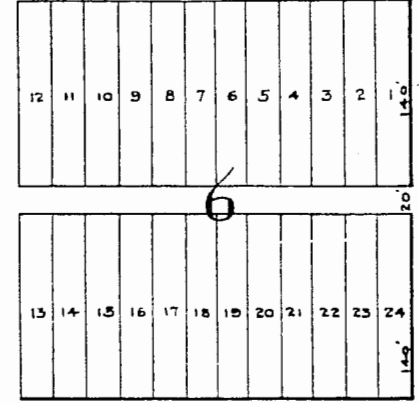
W. KENNEWICK AVE.



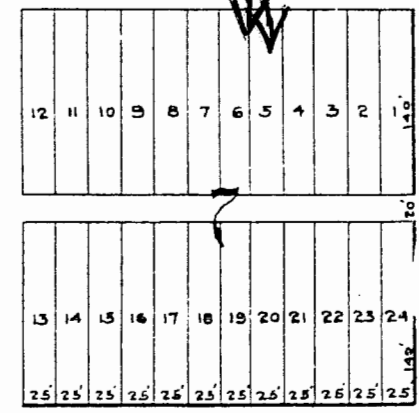
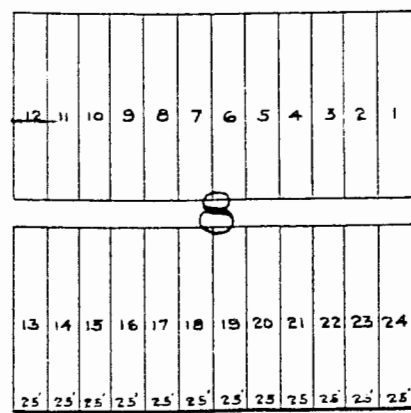
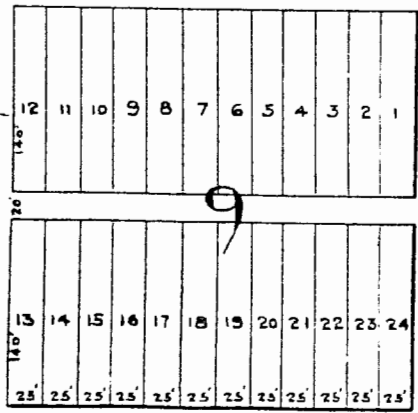
BENTON ST.



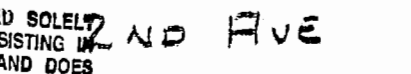
AUBURN ST.



1st Ave



2nd Ave



THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PREMISES AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.

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Filed July 21, 1906

Auditor: Benton Co. Wash