



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

4018 W. Clearwater Ave., Suite C

Kennewick, Washington 99336

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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: \$5,277.73

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:

Jeremy S. Wardle and Angel Wardle, husband and wife

Description:

Lot 6, Record's Addition to Kennewick, according to the Plat thereof recorded in Volume 2 of Plats, Page 96, 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. Easement, including the terms and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument:

Recorded: January 5, 1944
Recording No.: 184963
Records of: Benton County, Washington
To: Pacific Power & Light Company
Affects: Said premises as now laid out, with rights of ingress and egress

2. Covenants, Conditions, Restrictions and/or easements in declaration:

Recorded: October 26, 1943
Recording No.: 183726

A copy of which is hereto attached.

3. Deed of Trust and the terms and conditions thereof:

Grantor: Jeremy S. Wardle and Angel Wardle, husband and wife
Trustee: Household Bank FSB
Beneficiary: Beneficial Mortgage Corporation
Original Amount: \$107,893.62
Dated: October 25, 2002
Recorded: October 30, 2002
Recording No.: 2002-042437

4. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$934.54, \$921.66, \$1,051.15, and \$1,027.27, plus interest and penalties.

Affects: Said Premises
Tax Account No.: 1-0189-206-0000-006

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

5. Delinquent assessment levied by Kennewick Irrigation District for the years 2005, 2006, 2007, 2008, and 2009, in the sums of \$214.29, \$284.62, \$293.24, \$298.39, and \$248.38, respectively, plus interest and penalties.

(For more information, please call #509-586-9111)

Parties to be Notified:

- a. Household Bank FSB Records Processing Services
577 Lamont Road
Elmhurst, IL 60126
- b. Beneficial Mortgage Corporation
2811 West Clearwater
Kennewick, WA 99336
- c. Kennewick Irrigation District
12 West Kennewick Avenue
Kennewick, WA 99336
- d. Jeremy S. Wardle and Angel Wardle
25 North Mayfield Street
Kennewick, WA 99336

Notes:

NOTE A: Common address purported to be:

**25 North Mayfield Street
Kennewick, WA 99336**

NOTE B: Abbreviated legal description as follows:

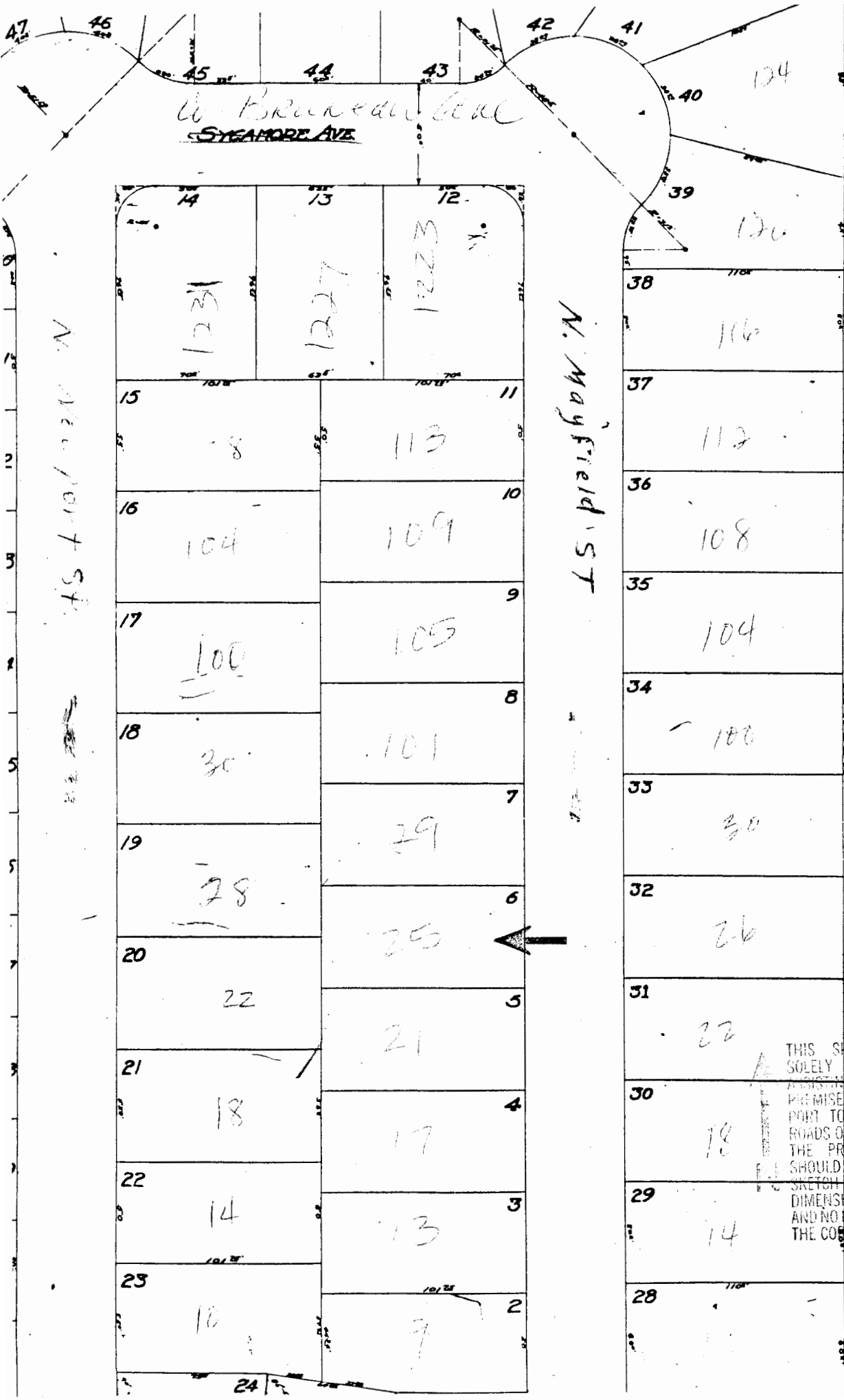
Lot 6, Record's Addition to Kennewick

RECORDS ADDITION TO KENNEDY

MASS.

SCALE - 1" = 30'

Surveyed by -
Drawn by -



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.