



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

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Tax Foreclosure Certificate

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

Liability: \$7,862.93
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:

PM, Inc., a Washington Corporation

Description:

Lots 31, 32 and 33, Block J, Riche's Addition to Prosser, according to the Plat thereof recorded in Volume 1 of Plats, Page 10, 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. Contract of Sale and the terms and conditions thereof:

Seller: PM, Inc., by Melvin J. Erpelding, Pres. And Pilar E. Erpelding, Secy.
Purchaser: Lisa D. Allen
Dated: June 16, 1994
Recorded: June 20, 1994
Recording No.: 94-20924
Excise Tax No.: 03386

2. Assignment of contract and deed in the nature of a mortgage and terms and conditions thereof:

Grantor: Lisa Allen, a single person
Grantee: Home Security Bank
Amount: 15,325.00
Dated: April 27, 1998
Recorded: April 30, 1998
Recording No.: 1998-011993

3. Notice of Intent to Forfeit, dated April 15, 1999, Recorded April 20, 1999 under Recording No.: 1999-012793.

Failure to cure all of the defaults set forth in sale on or before July 23, 1999 may result in the forfeiture of contract.

4. Release of purchaser's assignment of contract and deed recorded November 13, 2008 under Auditor's File No. 2008-032494, however we don't find them with any record interest. They may be the Successor of interest to Home Security Bank.

5. Delinquent General Taxes for the years 2005, 2006, 2007, 2008, and 2009, in the respective sums of \$746.01, \$735.44, \$1,527.46, \$1,479.85, and \$1,453.57, plus interest and penalties.

Affects: Said Premises
Tax Account No.: 1-0284-404-0010-031

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

6. Assessment levied by Prosser Irrigation District for the year 2009 in the sum of \$138.12, with a balance left of \$69.06, along with utilities due of \$186.85, which will become delinquent June 1, 2009, if unpaid.
(For more information, please call #509-786-2332)

7. Judgment:

In Favor of:	Ford Motor Credit Co.
Against:	Lisa D. Allen
Amount:	\$4,757.14, together with interest, costs and attorney fees, if any
Entered:	April 8, 2003
Filed:	April 8, 2003
Judgment No.:	03-9-00606-1
Cause No.:	03-2-00608-1

Parties to be Notified:

- a. PM, Inc.
22 McClenathan Road
Goldendale, WA 98620-4619
- b. Melvin Erpelding
22 McClenathan Road
Goldendale, WA 98620-4619
- c. Pilar Erpelding
22 McClenathan Road
Goldendale, WA 98620-4619
- d. City of Prosser
601 7th Street
Prosser, WA 99350
- e. Lisa D. Allen
832 Market Street
Prosser, WA 99350
- f. Home Security Bank
P.O. Box 905
Prosser, WA 99350
- g. Rakow & Hansen, Attorney at Law
117 East Main Street
Goldendale, WA 98620
- h. AmericanWest Bank
110 South Ferral
Spokane, WA 99202-4800
- i. Washington Mutual
Loan No. 015-854205-3
Address Unavailable
- j. Harlan M. Reese & Associates
9444 Waples Street, Suite 405
San Diego, CA 92121

Notes:

NOTE A: Common address purported to be:

**832 Market Street
Prosser, WA 99350**

NOTE B: Abbreviated legal description as follows:

Lots 31, 32 and 33, Block J, Riche's Addition to Prosser



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.

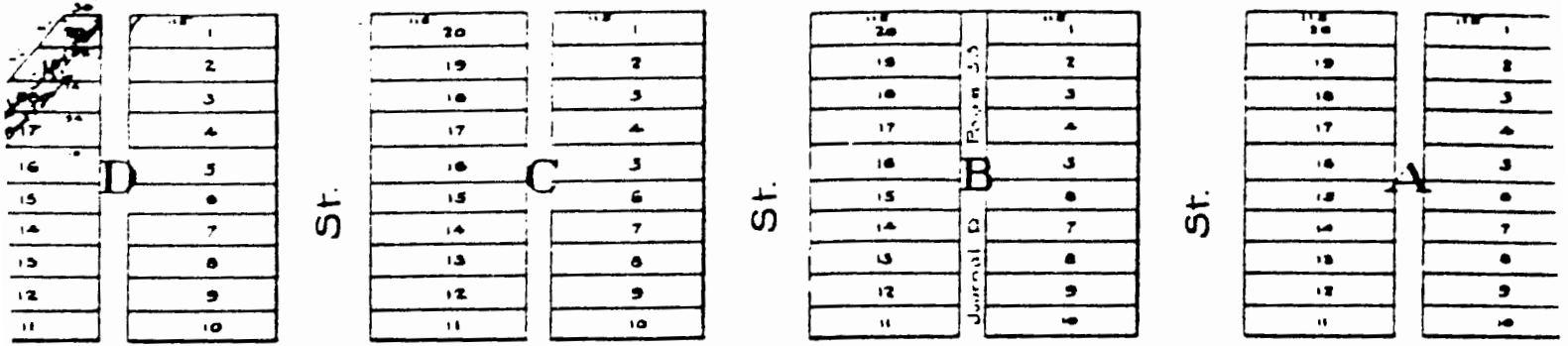
RICH ADDITION TO PROSSER

YAKIMA COUNTY, WASHINGTON

Scale: 1"=100'

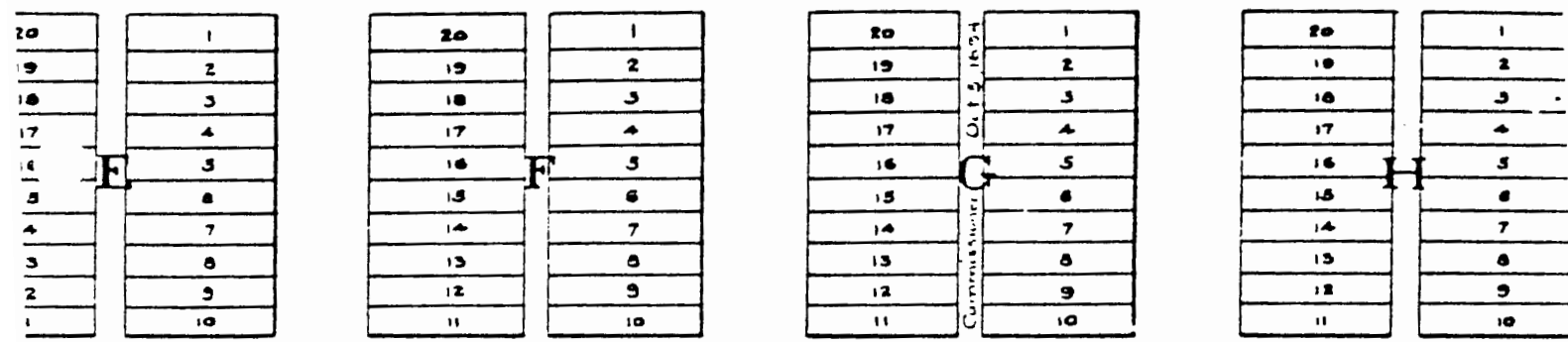
First

Ave.



Second Addition

Ave.



Third

Ave.

