



***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: \$2,485.71  
Premium: \$195.00  
Tax: \$16.18

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:**

**Scott J. Evans, a single person**

**Description:**

**Lot 1 of Short Plat 1190, according to the Survey thereof recorded on November 5, 1981, under Auditor's File No. 852024 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. Reservations contained in deed from the United States of America, recorded under Auditor's File No. 611, substantially as follows:

- a. All rights of way for ditches or canals
- b. All minerals
- c. Exceptions and other outstanding right, if any; all presently used rights of way and all easements of record, if any.

- 2. Easement, including the terms and provisions contained in document:

Recorded: December 29, 1955  
Recording No.: 350882  
In Favor of: Pacific Northwest Pipeline Corporation, a Delaware Corporation  
For: Right of way contract  
Affects: A portion of said premises

- 3. Easement, including the terms and provisions contained in document:

Recorded: May 8, 1985  
Recording No.: 85-5875  
In Favor of: Mario J. Batto and Lois M. Batto, husband and wife, and Richard Marrow and Ruth Marrow, husband and wife, their successors and assigns  
For: A perpetual nonexclusive easement  
Affects: Under, over through and across the South 10 feet of the West 350 feet, more or less, (from the existing water delivery box, over to the County Road right-of-way), of the North half of the Northwest quarter of the southwest quarter of the Southwest quarter of Section 3, Township 8 North, Range 24 East, W.M., of Benton County, Washington.

- 4. Contract of Sale and the terms and conditions thereof:

Seller: Scott J. Evans, as his separate estate  
Purchaser: Duane Lang, a single person  
Dated: December 21, 1992  
Recorded: December 30, 1992  
Recording No.: 92-32606  
Excise Tax No.: 06429

5. Easements as shown on the plat.
6. Dedication and/or notes contained on the face of said plat, a copy of which is hereto attached.
7. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$466.96, \$437.13, \$420.37, and \$414.83, plus interest and penalties.  
Affects: Said Premises  
Tax Account No.: 1-0384-301-1190-001

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

8. Delinquent assessment levied by Sunnyside Valley Irrigation District for the year 2008 in the sum of \$98.75, plus interest and penalties.  
(For more information, please call #509-837-6980)
9. Assessment levied by Sunnyside Valley Irrigation District for the year 2009 in the original amount of \$106.25, which will become delinquent November 1, 2009.  
(For more information, please call #509-837-6980)
10. This guarantee does not include the mobile home located on the property herein described.

**Parties to be Notified:**

- a. Scott J. Evans  
2209 Park Village Place  
Apopka, FL 32712
- b. Duane Lang  
6066 SW Dodson Road  
Royal City, WA 99357
- c. Duane Lang  
8309 North Missimer Road  
Prosser, WA 99350
- d. Sunnyside Valley Irrigation District  
Sunnyside, WA

**Notes:**

**NOTE A: Common address purported to be:**

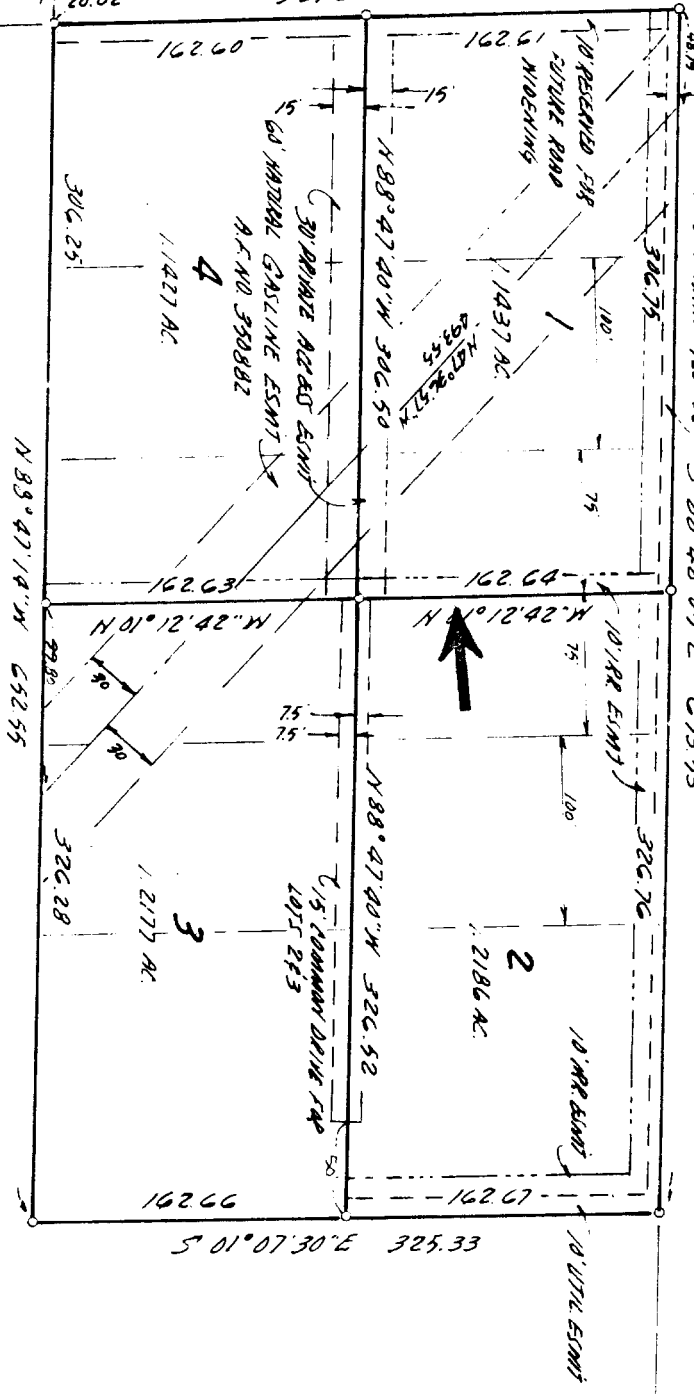
**8309 North Missimer Road  
Prosser, WA 99350**

**NOTE B: Abbreviated legal description as follows:**

**Lot 1, Short Plat 1190**

MISSISSIPPI ROAD  $S 01^{\circ} 17' 54" E$  2601.67

979.63



SEMI-RURAL CONTROL ZONE FOR WELLS  
WELLS 10' SE LOCATED WITHIN THIS AREA

BENTON COUNTY IS NOT RESPONSIBLE FOR THE CONSTRUCTION AND/OR MAINTENANCE OF PRIVATE ACCESS EASEMENTS.  
ALL LOTS ARE TO ACCESS ONTO MISSISSIPPI ROAD AT THE ACCESS EASEMENT

1/4 SEC. 318.241  
82 240 N

1399.24  
5 88° 44' E 2596.63

1/4