



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

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Kennewick, Washington 99336
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Tax Foreclosure Certificate

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

Liability: \$2,409.74
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:

Marjorie L. Prince, as her separate estate

Description:

Lot 5, Block 6, El Rancho Reata No. 3, according to the Plat thereof recorded in Volume 12 of Plats, Page 42, 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 29, 1942
Recording No.: 174173
Records of: Benton County, Washington
To: Pacific Telephone and Telegraph Company
Affects: Said premises and other property

- 2. Easement as delineated and/or dedicated on the face of said plat:

Purpose: Riding trail
Affects: The Northerly 10 feet of said premises

- 3. Easement as delineated and/or dedicated on the face of said plat:

Purpose: Utilities
Affects: The Southerly 10 feet of said premises

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

Recorded: July 11, 1978
Recording No.: 764016

A copy of which is hereto attached.

Amendment and/or modification of said covenants

Recorded: September 8, 1978
Recording No.: 769285

A copy of which is hereto attached.

(Exception No. 4 is continued on the next page)

Amendment and/or modification of said covenants

Recorded: March 5, 1985
Recording No.: 85-2634

A copy of which is hereto attached.

Amendment and/or modification of said covenants

Recorded: December 23, 1991
Recording No.: 91-23912

A copy of which is hereto attached.

Amendment and/or modification of said covenants

Recorded: September 29, 1998
Recording No.: 1998-029009

A copy of which is hereto attached.

5. Judgment:

In Favor of: Evergreen Financial Services
Against: Larry W. Menter and Margie Menter, a/k/a Marjorie Prince
Amount: \$1,482.28, together with interest, costs and attorney fees, if any
Entered: May 24, 2007
Filed: May 24, 2007
Judgment No.: 07-9-01386-8
Cause No.: 07-2-01208-4

6. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$736.78, \$498.96, \$484.43, and \$475.94, plus interest and penalties.
Affects: Said Premises
Tax Account No.: 1-0388-202-0006-005

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

7. Any assessments levied by Badger Mountain Irrigation District, for the year 2009, amounts of which are unavailable at this time.
8. Due to provisions of R.C.W. 6.13, which provides for an "Automatic Homestead", any contract for conveyance or encumbrance must be executed by vestee herein and spouse, if married, if in fact the premises herein comprise the residence of said vestee and spouse. Evidence of present marital status and residence may be by recital in forthcoming document.

Parties to be Notified:

- a. Marjorie L. Prince
3404 Bermuda Road
Kennewick, WA 99338
- b. Robert S. Young, III, Attorney
P.O. Box 9097
Yakima, WA 98909
- c. Evergreen Financial Services
1214 North 16th Avenue
Yakima, WA 98902

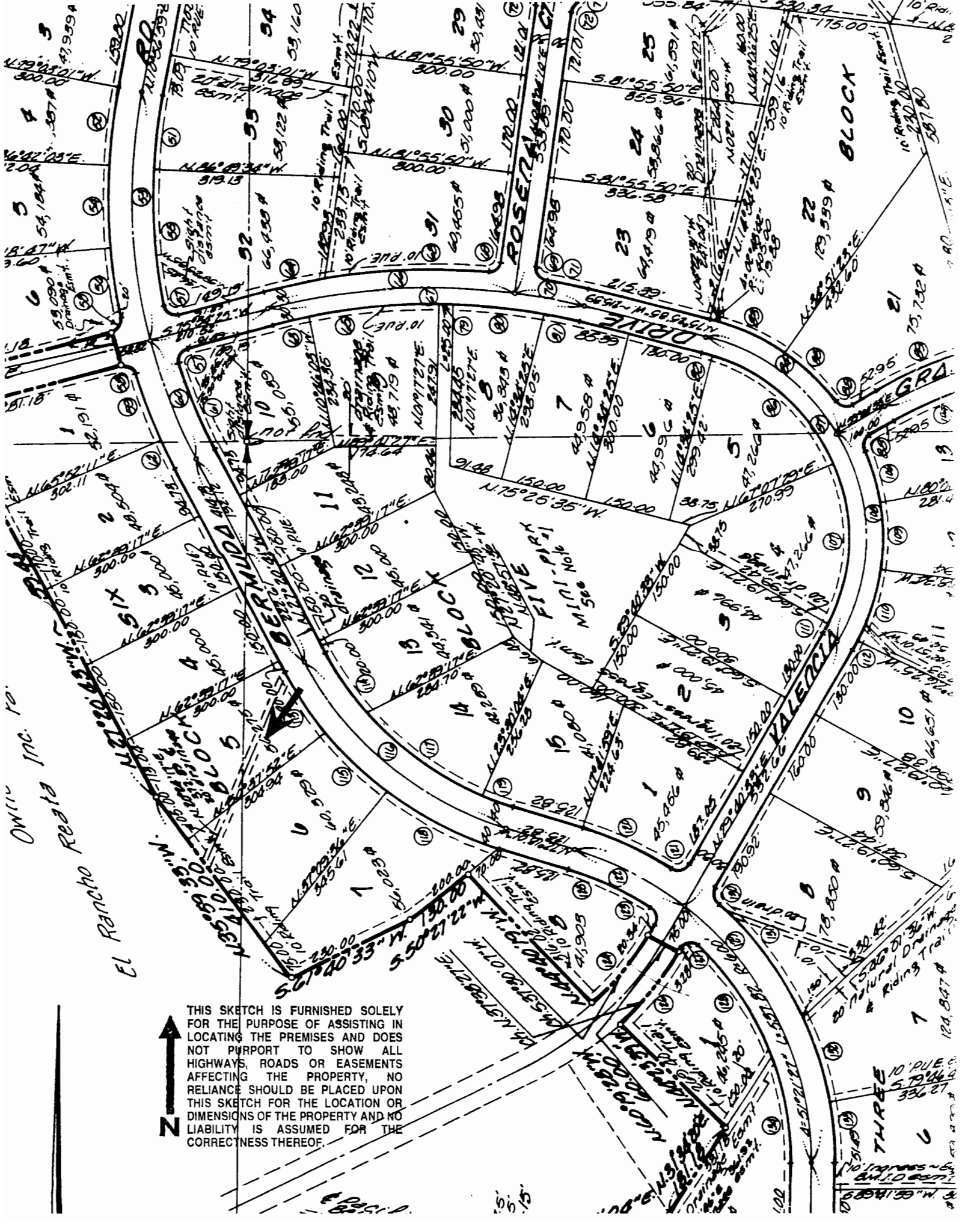
Notes:

NOTE A: Common address purported to be:

Address Unavailable

NOTE B: Abbreviated legal description as follows:

Lot 5, Block 6, El Rancho Reata No. 3



El Rancho Reata
 OMI, Inc. 10.



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.

THREE
 10' RUE E
 5.75' 126.6
 336.27