



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

4018 W. Clearwater Ave., Suite C

Kennewick, Washington 99336

Telephone No. (509) 783-8828

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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: \$9,820.22

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:

Cindy Ann Fransen, as her separate estate

Description:

Lot 14, Block 1, Westview Acres #2, according to the Plat thereof recorded in Volume 8 of Plats, Page 35, 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 as delineated and/or dedicated on the face of said plat:

Purpose: Utility
Affects: The East 5 feet of said premises

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

Recorded: July 13, 1962
Recording No.: 480050

A copy of which is hereto attached.

- 3. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$2,072.62, \$1,792.13, \$1,713.74, and \$2,140.24, plus interest and penalties.

Affects: Said Premises
Tax Account No.: 1-0398-205-0001-014

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

Parties to be Notified:

- a. Cindy Fransen
1652 Butternut Avenue
Richland, WA 99352

Notes:

NOTE A: Common address purported to be:

**1652 Butternut Avenue
Richland, WA 99352**

NOTE B: Abbreviated legal description as follows:

Lot 14, Block 1, Westview Acres #2

