



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: \$3,426.90

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:

Richard A. Ledoux and Virginia M. Ledoux, husband and wife

Description:

The East 40 feet of Lot 9 and all of Lot 10, South Enterprise Addition, according to the Plat thereof recorded in Volume 4 of Plats, Page 92, 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. Rights of ways for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.

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

Recorded: January 15, 1954
Recording No.: 317900
In Favor of: Benton Rural Electric Association
For: Easement for electric power poles and right to repair, remove and maintain
Affects: Indefinite portion of said premises and other property

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

Recorded: January 9, 1959
Recording No.: 409141
In Favor of: Walter Major and May Major, husband and wife
For: Utility, ingress and egress
Affects: The Northerly 20 feet of Lot 10

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

Purpose: Road
Affects: The Northerly 20 feet of Lot 10

- 5. Deed of Trust and the terms and conditions thereof:

Grantor: Richard A. Ledoux and Virginia M. Ledoux, husband and wife
Trustee: Chicago Title Insurance Co.
Beneficiary: Citifinancial, Inc.
Original Amount: \$84,997.63
Dated: November 16, 2004
Recorded: November 19, 2004
Recording No.: 2004-040787

(Exception No. 5 is continued on the next page)

A successor trustee was appointed for said Deed of Trust by instrument:

Recorded: May 19, 2006
Recording No.: 2006-015868
New Trustee: Quality Loan Service Corporation of Washington

Notice of Trustee's Sale dated May 19, 2006, recorded May 19, 2006 under Auditor's File No. 2006-015869 giving notice of a public sale to be held:

Time: 10:00 a.m.
Date: August 25, 2006
Location: The main entrance to the County Courthouse
City: Kennewick, WA

By provisions of the Deed of Trust Act, (R.C.W. 61.24.090, as amended), certain prescribed persons are entitled to cause a discontinuance of these proceedings by curing the default(s) set forth in the notice prior to the actual sale.

6. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$456.69, \$485.99, \$482.81, and \$463.25, plus interest and penalties.
Affects: Said Premises
Tax Account No.: 1-0598-105-0000-009

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

7. Delinquent assessment levied by Columbia Irrigation District for the years 2006, 2007, 2008, and 2009, in the sums of \$125.00, \$126.00, \$134.00, and \$134.00, respectively, plus interest and penalties.
(For more information, please call #509-735-8505)

Parties to be Notified:

- a. Richard A. Ledoux and Virginia M. Ledoux
3734 Grant Loop
West Richland, WA 99353
- b. Richard A. Ledoux and Virginia M. Ledoux
P.O. Box 5127
Benton City, WA 99320
- c. Quality Loan Services
319 Elm Street, 2nd Floor
San Diego, Ca 92101
- d. Citifinancial
6501 Grandridge, Suite D
Kennewick, WA 99336
- e. Columbia Irrigation District
11 East Kennewick Avenue
Kennewick, WA 99336

Notes:

NOTE A: Common address purported to be:

**3734 Grant Loop
West Richland, WA 99353**

NOTE B: Abbreviated legal description as follows:

Lot 10 and E 40' Lot 9, South Enterprise Addition

SOUTH ENTERPRISE ADDITION

-DESCRIPTION-

Lots 77 and 67 of "BRIDGE ACRES" according to the official plat thereof as recorded in the records of the Auditor of Benton County, Washington Volume 3 of plats, page 90, in the northeast quarter of Section 5, Township 9 North, Range 2B East, W.M.

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 SAME.

