



***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**

**Revised**

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

Attention: Barb Beller

Liability: \$1,720.98  
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:**

**Paula Teal, as her separate estate**

**Description:**

**Lot 10, Benders Addition To Kennewick, according to the Plat thereof recorded in Volume 3 of Plats, Page 68, 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 contained in document:

Recorded: July 22, 1964  
Recording No.: 524534  
In Favor of: Public District No. 1  
For: Electric Distribution line  
Affects: The North 2 ½ feet of said premises

- 2. Judgment:

In Favor of: Wachovia Dealer Services, Inc., f/k/a/ WFS Financial, Inc.  
Against: Noland D. Teal and Paula J. Teal, husband and wife and the marital community comprised thereof  
Amount: \$10,372.28, together with interest, costs and attorney fees, if any  
Entered: October 17, 2007  
Filed: October 25, 2007  
Judgment No.: 07-2-02386-8  
Cause No.: 2007-035300  
Atty for Creditor: Routh Crabtree Olsen, P.S.

- 3. Federal Tax Lien

Taxpayer: Paula J. Teal  
Tax I.D. No.: Not Available  
Amount: \$41,068.05  
Recorded: November 3, 2008  
Recording No.: 2008-031672

4. Delinquent general taxes for the years 2006, 2007, 2008, and 2009.  
Amounts: \$401.56, \$168.87, \$161.285, and \$157.75, plus interest and penalties  
Affects: Said premises  
Tax Account No.: 1-0680-412-0000-010

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

5. Delinquent assessment levied by Columbia Irrigation District for the years 2007, 2008, and 2009, in the sums of \$152.10, \$160.10, and \$159.40, plus interest and penalties.  
(For more information, please call #509-735-8505).
6. 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. Paula Teal  
507 South Kingwood  
Kennewick, WA. 99336
- b. Paula Teal  
4135 Laurel Drive  
West Richland, WA. 99353
- c. Paula Teal  
5012 Robert Wayne Drive  
Pasco, WA. 99301
- d. Routh Crabtree Olsen, P.S.  
3535 Factoria Blvd., SE #200  
Bellevue, WA. 98006
- e. Internal Revenue Service  
915 2<sup>nd</sup> Avenue  
m/s West 246 Lien Desk  
Seattle, WA. 98174
- f. Columbia Irrigation District  
10 West Kennewick Avenue  
Kennewick, WA. 99301

**Notes:**

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

**Vacant Land**

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

**Lot 24, Benders Addition To Kennewick**

SCALE 1" = 40'

