



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

4018 W. Clearwater Ave., Suite C

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: \$398.57

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:

Angel Amador Flores

Description:

Section 8, Township 12 North, Range 24, that portion of the former 100 foot wide right of way of State Route 24 (SSH 11-A) as it existed prior to March 28, 1983, in the North one-half of the Southwest quarter; The Southeast quarter of the Northwest quarter; The South one-half of the Northeast quarter and the Northeast quarter of the Northeast quarter of Section 8, Township 12 North, Range 24 East, W.M., in Benton County, Washington, described as beginning at a point where a line drawn parallel with and 60 feet Southeasterly, when measured at right angle and/or radially from the L line survey of State Route 24, MP 31.56 to Cold Creek Road (at or near HES L 1626+00) intersects the Southeasterly line of said former right of way; Thence Northeasterly along said Southeasterly right of way line to a point on a line described as beginning at a point opposite HES L 1690+50 on said L line survey and 70 feet Southeasterly therefrom and extending Southwesterly to a point opposite HES L 1686+00 on said L line survey and 60 feet Southeasterly therefrom and the end of this line description:

Thence Southwesterly to a point opposite said HES LL 1686+00 and 60 feet Southeasterly therefrom; Thence Southwesterly parallel with said L line survey to the intersection of the Northwesterly line of said former right of way; Thence Southwesterly along said Northwesterly right of way line to a point on a line described as beginning at a point opposite HES L 1638+50 on said L line survey and 60 feet Southeasterly therefrom and extending Southwesterly to a point opposite HES L 1637+25 on said L line survey and 90 feet Southeasterly therefrom and the end of this line description:

Thence Southwesterly to a point opposite said HES L 1637+25 and 90 Southeasterly therefrom; Thence South-Westerly to a point opposite HES L 1631+00 on said L line survey and 80 feet Southeasterly therefrom; Thence Southwesterly to a point opposite HES L 1629+50 on said L line survey and 60 feet Southeasterly therefrom; Thence Southwesterly parallel with said L line survey to the Point of Beginning; reserved easement to owner of herein described property for ingress and egress (Auditors Fee # 88-8813, July 25, 1988).

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.'s 24027, 36857 and 112551, 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: September 13, 1929
Recording No.: 114564
In Favor of: Pacific Power & Light Company, a Corporation
For: Right of way easement
Affects: Over and across the North half of Section 8-12-14

3. Reservation by the State of Washington that they could grant an easement for ingress and egress over a portion of said premises, as disclosed by Quit Claim Deed recorded July 25, 1988 under Auditor's File No. 88-8813.

4. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$30.66, \$34.88, \$31.56, and \$33.94, plus interest and penalties.
Affects: Said Premises
Tax Account No.: 1-0824-100-0002-000

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

5. Claim of lien by the State of Washington Department of Social and Health Services Division of Child Support:

Against: Angel Flores
Amount: \$1,547.00
Recorded: June 10, 1997
Recording No.: 97-13692

6. Claim of lien by the State of Washington Department of Social and Health Services Division of Child Support:

Against: Angel Flores
Amount: \$1,826.00
Recorded: August 30, 1999
Recording No.: 1999-027756

Parties to be Notified:

- a. Angel Amador Flores
18304 South Myrtle
Kennewick, WA 99337
- b. Angel Amador Flores
3136 East Birch Avenue
Parker, CO 80134
- c. State of Washington Division of Child Support
500 North Morain, Suite 2210
P.O. Box 5550, MS L3-3
Kennewick, WA 99336-0550

Notes:

NOTE A: Common address purported to be:

Address Unavailable

NOTE B: Abbreviated legal description as follows:

PTN Section 8-12-24

PLAT AND DESCRIPTION BOOK

Section 8 Township 12 North, Range 24

Index 3

