



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: \$12,061.67

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:

The heirs and devisees of the Estates of Ralph O. Rickman and Sadie J. Rickman, both deceased

Description:

The East half of Lot 6, Highland Valley Estates Division No. 2, according to the Plat thereof recorded in Volume 8 of Plats, Page 107, 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: Utilities and irrigation pipes
Affects: West 11th Avenue and Zinser Street, affects two 10-foot strips through the center, the North and the West 26 feet of said premises.

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

Recorded: June 3, 1969
Recording No.: 599029

A copy of which is hereto attached.

- 3. Compliance determination and order recorded October 31, 2006 under Auditor's File No. 2006-036152.

- 4. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$2,338.85, \$2,080.27, \$2,771.00, and \$2,263.13, plus interest and penalties.

Affects: Said Premises
Tax Account No.: 1-0989-104-0000-006

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

- 5. Delinquent assessment levied by Kennewick Irrigation District for the years 2005, 2006, 2007, 2008, and 2009, in the sums of \$141.34, \$201.34, \$209.98, \$230.79, and \$324.54, respectively, plus interest and penalties.

Note: A payment of \$389.42 has been made on this account.

For more information, please call #509-586-9111.

- 6. It is our understanding that Ralph O. Rickman and Sadie J. Rickman are both deceased. We find no record of a probate of the estate of said decedent in Benton County. The company, therefore, has questions relating to heirship, creditor's claims and any liability for inheritance tax, or other matters, which a probate of the estate may disclose.

7. A possible lien against the Estate of Ralph O. Rickman and Sadie J. Rickman, both deceased, in favor of the State of Washington, Department of Social and Health Services, for recovery of costs, if any, of medical assistance, pursuant to R.C.W. 43.20b.080.

Parties to be Notified:

- a. Estate of Ralph Rickman and Sadie Rickman
4901 West 10th Avenue
Kennewick, WA 99336
- b. Kennewick Irrigation District
12 West Kennewick Avenue
Kennewick, WA 99336
- c. Raymond Maust
4901 West 10th Avenue
Kennewick, WA 99337

Notes:

NOTE A: Common address purported to be:

**4901 West 10th Avenue
Kennewick, WA 99336**

NOTE B: Abbreviated legal description as follows:

E½ Lot 6, Highland Valley Estates Division No. 2

