



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: \$7,828.11

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 Jean Rickman, both deceased

Description:

Lot 12, Zintel Canyon Estates, according to the Plat thereof recorded in Volume 10 of Plats, Page 30, 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. Matters relating to water and water rights, and Right of Way for necessary conduits and facilities for the distribution of water TOGETHER WITH the right to enter thereon for repair and maintenance thereof.
2. Easement as delineated and/or dedicated on the face of said plat:

Purpose: Utilities & Irrigation
Affects: The West 10 feet and the South 10 feet of said premises
3. Easement as delineated and/or dedicated on the face of said plat:

Purpose: Utilities
Affects: The East 5 feet of said premises
4. Temporary turn around to revert back of Lots 5 and 6 at such time as the road is continued, as shown on the face of the Plat herein.
5. Covenants, Conditions, Restrictions and/or easements in declaration:

Recorded: November 5, 1978
Recording No.: 714578

A copy of which is hereto attached.
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 Estates of Ralph O. Rickman and Sadie J. Rickman, 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.

8. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$1,697.43, \$1,447.43, \$1,458.01, and \$1,529.78, plus interest and penalties.

Affects: Said Premises
Tax Account No.: 1-1189-204-0000-012

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

9. Delinquent assessment levied by Kennewick Irrigation District for the years 2005, 2006, 2007, 2008, and 2009, in the sums of \$129.45, \$189.45, \$198.57, \$218.89, and \$261.55, respectively, plus interest and penalties.

Note: A payment has been made in the amount of \$359.79.

(For more information, please call #509-586-9111)

Parties to be Notified:

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

Notes:

NOTE A: Common address purported to be:

**1115 South Yelm Place
Kennewick, WA 99337**

NOTE B: Abbreviated legal description as follows:

Lot 12, Zintel Canyon Estates

