



***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: \$3,317.30  
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:**

**John Sullins and Michelle Sullins, husband and wife**

**Description:**

**The North 446.67 feet of the Northwest quarter of Section 14, Township 8 North, Range 28 East, W.M., lying Westerly of railroad right-of-way, records of Benton County, Washington; Except the West 1400 feet.**

**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. Exceptions and Reservations as contained in Deed:  
From: The United States of America  
Recorded: March 9, 1926  
Recording No.: 96642  
As Follows: Subject to any vested and accrued water rights for mining, agricultural, manufactured, and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.
2. Declaration of Trust which would affect mineral reservations as shown in Paragraph No. 3 below, recorded December 30, 1970 under Auditor's File No. 617639.
3. Exceptions and Reservations as contained in Deed:  
From: John N. Sylvester, Trustee under Declaration of Trust recorded December 30, 1970 under Auditor's File No. 617639  
Recorded: June 23, 1972  
Recording No.: 636357  
As Follows: Seller reserves and retains 2/3rds of the gas, oil and mineral rights on the real property conveyed, provided, the seller or his heirs or assigns ever use the gas, oil and mineral rights which they retain, they shall not interfere or remove any buildings or improvements constructed or placed on the property by the purchasers and/or their heirs or assigns, reasonable damages and compensation for such taking or use or destruction of such buildings or improvements.
4. Mutual agreement for well ownership, see Recording No. 96-17112 for terms and conditions.
5. Easement, including the terms and provisions contained in document:  
Recorded: October 21, 2004  
Recording No.: 2004-037395  
In Favor of: Public Utility District No. 1 of Benton County  
For: Right of way easement  
Affects: The North 15 feet

6. Deed of Trust and the terms and conditions thereof:

Grantor: John A. Sullins  
Trustee: Chicago Title Insurance Company  
Beneficiary: Don & Kathy Meneely  
Original Amount: \$238,510.00  
Dated: January 12, 2005  
Recorded: March 18, 2005  
Recording No.: 2005-008385

7. Deed of Trust and the terms and conditions thereof:

Grantor: John Sullins and Michelle Sullins, husband and wife, as to Parcel A  
Trustee: Chicago Title Insurance Company  
Beneficiary: Columbia River Bank  
Original Amount: \$310,000.00  
Dated: April 21, 2008  
Recorded: May 8, 2008  
Recording No.: 2008-013267  
Affects: Includes other property

8. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$614.90, \$605.49, \$588.01, and \$577.68, plus interest and penalties.

Affects: Said Premises  
Tax Account No.: 1-1488-200-0001-000

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

9. Judgment:

In Favor of: Jesus G. Artega  
Against: John Sullins, d/b/a SVT  
Amount: \$973.05, together with interest, costs and attorney fees, if any  
Entered: January 22, 2009  
Filed: March 24, 2009  
Judgment No.: 09-9-00833-0  
Cause No.: 09-2-00816-4

Said judgment is a transcript from Benton County District Court.

10. Judgment:

In Favor of: Jesus G. Artega, d/b/a J&E Concrete  
Against: John Sullins, d/b/a SVT  
Amount: \$4,135.42, together with interest, costs and attorney fees, if any  
Entered: January 22, 2009  
Filed: March 24, 2009  
Judgment No.: 09-9-00838-1  
Cause No.: 09-2-00824-5

Said judgment is a transcript from Benton County District Court.

11. Purchase and Sale Agreement from Badger Properties to SR Homes LLC, recorded April 30, 2009 under Auditor's File No. 2009-012204.
  
12. CRID 15 Cottonwood.

**Parties to be Notified:**

- a. John Sullins and Michelle Sullins  
93006 East Chelsea Road  
Kennewick, WA 99338
- b. Don Meneely and Kathy Meneely  
202119 East 25<sup>th</sup>  
Kennewick, WA 99337
- c. Columbia River Bank  
139 Gage Boulevard  
Richland, WA 99352
- d. J&E Concrete  
1217 West 2<sup>nd</sup> Avenue  
Kennewick, WA 99336
- e. Jesus G. Artega  
1212 West 2<sup>nd</sup> Avenue  
Kennewick, WA 99336
- f. CRID 15 Cottonwood  
County Treasurer
- g. S&R Homes  
6601 West Deschutes, Suite A  
Kennewick, WA 99336
- h. Badger Properties LLC  
c/o Thayne Wisner  
22307 South Cottonwood Drive  
Kennewick, WA 99338

**Notes:**

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

**Address Unavailable**

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

**PTN Section 14-8-28**

