



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: \$3,390.80
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 1,956.27 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 North 1,656.32 feet thereof and except the West 447.40 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. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$629.53, \$619.92, \$602.02, and \$591.46, plus interest and penalties.
Affects: Said Premises
Tax Account No.: 1-1488-200-0015-000

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

6. 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.

7. 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.

8. CRID 15 Cottonwood.

Parties to be Notified:

- a. John Sullins and Michelle Sullins
93006 East Chelsea Road
Kennewick, WA 99336
- b. J&E Concrete
1217 West 2nd Avenue
Kennewick, WA 99336
- c. Jesus G. Artega
1217 West 2nd Avenue
Kennewick, WA 99336
- d. CRID 15 Cottonwood
County Treasurer

Notes:

NOTE A: Common address purported to be:

Address Unavailable

NOTE B: Abbreviated legal description as follows:

PTN Section 14-8-28

Section 14 Township 13 North, Range 2E

1488-

