



***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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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: \$9,696.96  
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:**

**Larry D. Melloon, a single person**

**Description:**

**Tract 4 of Survey recorded in Book 1 of Surveys, Page 1041, under Auditor's File No. 86-11743, records of Benton County, Washington. Situate in the County of Benton, State of 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. Rights of way for pipelines, ditches, canals, flumes, laterals, telephone and transmission lines and other necessary irrigation works, if any cross aid premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.
- 2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc, provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

From: The State of Washington  
Recording No.: 499768  
Records of: Benton County, Washington

- 3. Easements as shown on the plat.
- 4. Easement as delineated and/or dedicated on the face of said plat:

Purpose: Irrigation  
Affects: The Easterly 10 feet

- 5. Easement, including the terms and provisions contained in document:

Recorded: November 15, 1962  
Recording No.: 552540  
In Favor of: Public Utility District No. 1 of Benton County, Washington  
For: Right of way easement  
Affects: As described in said document

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

Recorded: October 1, 1976  
Recording No.: 712403

A copy of which is hereto attached.

7. Easement, including the terms and provisions contained in document:

Recorded: November 3, 1978  
Recording No.: 774575  
In Favor of: Tom Hambrook, his successors and assigns  
For: Right, privilege and authority of ingress/egress access  
Affects: A portion of said premises

8. Easement, including the terms and provisions contained in document:

Recorded: June 19, 1980  
Recording No.: 821885  
In Favor of: General Telephone Company of the Northwest, Inc., a Corporation, and to other public utilities (PUD & CATV), a Corporation, their successors or assigns, and licensees and other persons as may be authorized by General Telephone Company of the Northwest, Inc.  
For: A perpetual right of way and easement over, under, above and across the following property:

An easement 5.0 feet in width for purposes of buried telephone facilities, formerly recorded as 10.0 feet of irrigation easement. Said easement being adjacent to Ingress-Egress easement and bounded on the Northerly side by 5.0 feet of irrigation.

9. Easement, including the terms and provisions contained in document:

Recorded: October 12, 1995  
Recording No.: 95-23080  
In Favor of: Public Utility District No. 1 of Benton County, Washington  
For: Right of way easement  
Affects: The East 5 feet of the West 20 feet

10. Easement, including the terms and provisions contained in document:

Recorded: August 26, 1999  
Recording No.: 1999-027417  
In Favor of: Keith Randall Hanneman and Roxanne Leone Hanneman, their successors and/or assigns  
For: A perpetual, non-exclusive easement, to run with the land, 60 feet in width for ingress and egress.  
Affects: As described in said document

11. Judgment:

In Favor of: Green Tree Servicing, LLC  
Against: Larry D. Melloon  
Amount: \$1,307.00, together with interest, costs and attorney fees, if any  
Entered: October 20, 2008  
Filed: October 20, 2008  
Judgment No.: 08-9-01745-0  
Cause No.: 08-2-02459-5  
Atty for Creditor: Katrina E. Glogowski

12. Delinquent General Taxes for the years 2006, 2007, 2008, and 2009, in the respective sums of \$1,748.47, \$1,722.42, \$1,973.39, and \$1,938.40, plus interest and penalties.

Affects: Said Premises  
Tax Account No.: 1-1688-302-0003-016

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

13. Delinquent assessment levied by Kennewick Irrigation District for the year 2009 in the sum of \$413.51, plus interest and penalties.

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

14. This guarantee does not include the mobile home located on the property herein described.

**Parties to be Notified:**

- a. Larry D. Melloon  
2839 West Kennewick Avenue  
Kennewick, WA 99336
- b. Larry D. Melloon  
22424 South 823 PR SE  
Kennewick, WA 99338
- c. Green Tree Servicing  
c/o Katrina E. Glagowski, Attorney at Law  
600 First Avenue, Suite 501  
Seattle, WA 98104

**Notes:**

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

**22424 South 823 PR SE  
Kennewick, WA 99338**

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

**Tract 4, Survey in Book 1, Page 1041**

