



Frontier Title & Escrow Company of the Tri-Cities, Inc.

6921 West Grandridge Boulevard
Kennewick, Washington 99336
Telephone No. (509) 783-8828
Fax No. (509) 783-6239

Tax Foreclosure Certificate

To: Benton County Treasurer
5600 West Canal Drive, Suite A
Kennewick, WA 99336
Attention: Kirsten Yniguez

Liability: \$7,645.30
Premium: \$ 165.00
Tax: \$ 13.70

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:

Ronald Breeze and Joanne Breeze, husband and wife

Description:

The Northwest quarter of the Northeast quarter of the Northwest quarter, EXCEPT the North 25 feet deeded to Benton County under Auditor's File No. 393815, and the North 25 feet of the Southwest quarter of the Northeast quarter of the Northwest quarter, all in Section 28, Township 9 North, Range 24 East, W.M., 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: **6/30/2014 @ 8:00 a.m.**

Exceptions:

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

Recorded: May 28, 1958
Recording No.: 393815
In favor of: Benton County
For: Road purposes
Affects: North 25 feet of the NW ¼ of the NE ¼ of the NW ¼ of Section 28

2. Waiver of claim for damage and consent to locate road as set out in instrument recorded December 2, 1987, under Recording No.: 87-18559:

To: Benton County
Affects: Portion of said premises

3. Deed of Trust and Assignment of Rent and Financing Statement (Fixture Filing) and the terms and conditions thereof:

Grantor: Joanne Breeze and Ronald Breeze
Trustee: Commonwealth Land Title Insurance Co.
Beneficiary: Valentine Lender Services, Inc.
Original Amount: \$101,088.10
Dated: August 19, 1999
Recorded: November 12, 1999
Recording No.: 1999-034799

Said instrument is a re-recording of Auditor's File No. 1999-027372.

Said instrument is a re-recording of Auditor's File No. 1999-027425.

4. Judgment:

In Favor of: Yakima County Credit Service Inc. dba YCCS
Against: Ronald and Joann Breeze
Amount: \$382.89, together with interest, costs and attorney fees, if any
Entered: October 1, 2002
Filed: October 1, 2002
Judgment No.: 02-9-01896-6
Cause No.: 02-2-01802-2
Atty for Creditor: Robert Stewart Young, III

5. Pending Action in Benton County Superior Court

Plaintiff: Benton County
Defendant: Ronald and Joanne Breeze
Cause No.: 14-2-01526-4
Filed: June 12, 2014
Action to: Tax foreclosure
Atty for plaintiff: Reid Hay

6. Delinquent general taxes for the year 2011, 2012, 2013 and 2014.
Amount: \$1,616.05, \$1,443.40, \$1,394.26 and \$1,349.61, plus interest and penalties
Affects: Said premises
Tax Account No.: 1-2894-200-0002-000

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

Order No. **F83742SD**
Parcel No. **1-2894-200-0002-000**

7. Delinquent assessment levied by Sunnyside Valley Irrigation District for the years 2011, 2012, 2013 and 2014 in the sum of \$1,120.00, \$1,120.00, \$970.00 and \$1,017.50, respectively, plus interest and penalties.
(For more information, please call #509-837-6980)

Parties to be Notified:

- a. Ronald and Joanne Breeze
157201 W. King Tull Road
Prosser, WA 99350
- b. Robert S. Young, III
302 N. 3rd Street, Suite 202
Yakima, WA 98901-2366
- c. Sunnyside Valley Irrigation District
120 S. 11th Street
Sunnyside, WA 98944
- d. Valentine Lender Service
15630 S.E. 90th Avenue
P.O. Box 2019
Clackamas, OR 97015

Notes:

NOTE A: Common address purported to be:

**157201 West King Tull Road
Prosser, WA 99350**

NOTE B: Abbreviated legal description as follows:

NW4 NE4 NW4 and N25' SW4 NE4 NW4 Section 28-9-24

NOTE C: Manufactured home title elimination application recorded under Benton County Recording No. 1999-035464, which recites that a manufactured (mobile) home is, or is being, affixed to said premises.

WHEN RECORDED MAIL TO

VALENTINE LENDER SERVICES, INC.
15630 S.E. 90TH AVENUE, P.O. BOX 2019
CLACKAMAS, OREGON 97015
Attn: Shipping Dept / Document Contr

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52673 KLH/JS

BENTON-FRANKLIN TITLE CO.
SPACE ABOVE THIS LINE FOR RECORDER'S USE 31.00 (3)

DEED OF TRUST AND ASSIGNMENT OF RENT AND FINANCING STATEMENT (FIXTURE FILING)

TRUSTOR(S) Name(s) and Address(es)	JOANNE BREEZE and RONALD BREEZE, 157201 WEST KING TULL ROAD PROSSER, WASHINGTON 99350	Beneficiary Name and Address	VALENTINE LENDER SERVICES, INC. 15630 S.E. 90TH AVENUE, P.O. BOX 2019 CLACKAMAS, OREGON 97015
	("Borrower")		("Lender")
TRUSTEE'S NAME AND ADDRESS COMMONWEALTH LAND TITLE INSURANCE CO. 3315 WEST CLEARWATER AVENUE, SUITE 100, KENNEWICK, WASHINGTON 99336			
LOAN NUMBER	DATE	Maximum Amount of Unpaid Loan Indebtedness Exclusive of Interest and other charges secured under this Deed of Trust ("Principal Balance")	
CNSTRBREWA05/9	August 19, 1999	\$ 101,088.10	

Borrower owes Lender the principal sum shown in the Principal Balance box above. This debt is evidenced by Borrower's Property Acquisition and Improvement Loan Agreement dated the same date as this Deed of Trust ("Note"), which provides for monthly payments. This Deed of Trust secures to Lender: (a) the repayment of the debt evidenced by the Note including all advances thereunder, with interest and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 2 or otherwise to protect the security of this Deed of Trust; (c) the performance of Borrower's covenants and agreements under this Deed of Trust and the Note; and (d) the Borrower's indebtedness to Dealer (as defined in the Note) and assigned to Lender, as evidenced by the Manufactured Home Contract (as defined in the Note). For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described Real Property located in BENTON County, Washington;

which has the address of **157201 WEST KING TULL ROAD, PROSSER**
(Street) (City)
WASHINGTON 99350
(Zip Code) ("Property Address"):

Abbreviated Legal Description:
Additional Legal Description is on page 8 of document;
Assessor's Tax Parcel ID # 128942000002000

28-9-24

SEE PAGES 2, 3, 4, 5, 6, 7 AND 8 FOR ADDITIONAL IMPORTANT TERMS

2-2931A (3/98) Washington Deed of Trust (Construction)
wamhctd

Initial(s) X RB. X JB
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Benton County

BENTON FRANKLIN TITL MULTI 0.00

BENTON FRANKLIN TITL MULTI 31.00

together with the improvements (including, without limitation, the manufactured housing unit specifically identified as follows:

Year	Make	Model	Serial Number
1999	KIT	71E23	K M1 y00 71E23 4348A&B

(the "Manufactured Home") and all other present and future buildings, structures, pads, and improvements thereon) now or hereafter erected or installed on the property, and all easements, rights, appurtenances, rents, issues) profits, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures, equipment, accessories, skirting, awnings, floor covering, carpeting, curtains and rods, stoves, refrigerators and built in appliances, now or hereafter a part of the property. All replacements and additions shall also be covered by this Deed of Trust. All of the foregoing is referred to in this Deed of Trust as the "Property." All components of the Property are deemed encumbered as an entity and are declared to be part of the real estate whether or not physically attached to the Real Property.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property. Borrower warrants that the lien created by this Deed of Trust is a valid and enforceable lien subordinate only to easements, liens and restrictions of record as of the date of this Deed of Trust, and that during the entire term of the indebtedness secured by this Deed of Trust Borrower will not permit this lien to become subordinate to anything else. Borrower warrants and will defend the title to the Property against all claims and demands except such easements, liens and restrictions of record as of the date of this Deed of Trust.

The real property conveyed by this Deed of Trust is not used principally for agricultural or farming purposes.

Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest; Prepayment and Late Charges** - Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any other charges due under the Note.

2. **Taxes-Liens-Insurance-Maintenance** - Borrower will pay, when they are due and payable, all taxes, liens or security titles (legal claims), assessments, obligations, water rates and any other charges against the Property, whether superior or inferior to the lien or security title of this Deed of Trust, including paying Lender any costs, including outside attorney's fees incurred by Lender in defending any lawsuit by prior or later lienholders or security title holders on the Property, maintain hazard insurance on the Property in Lender's favor in a form and amount satisfactory to Lender and maintain and keep the Property in good repair at all times during the term of this Deed of Trust pursuant to paragraph 4 below. If Borrower fails to maintain the Property in good repair, Lender may enter the Property and make those repairs necessary to maintain the Property in good repair. Lender may pay any such tax, lien or security title, assessment, obligation, water rates, premium or other charge necessary to maintain the Property in good repair, or any amount required to purchase such insurance in Lender's own name, if Borrower fails to do so. The amount Lender pays will be due and payable to Lender on demand, will bear an interest charge at the interest rate set forth in the Note secured by this Deed of Trust, will be an additional lien or security title on the Property and may be enforced and collected in the same manner as the other obligations secured by this Deed of Trust. The insurance carrier providing the insurance referred to above will be chosen by Borrower subject to Lender's approval which will not be unreasonably withheld. All insurance policies and renewals must be acceptable to Lender and must include a

SEE PAGES 1, 3, 4, 5, 6, 7 AND 8 FOR ADDITIONAL IMPORTANT TERMS

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standard mortgagee clause. Lender will have the right to hold the policies and renewals. If Lender requires, Borrower will promptly give to Lender all receipts of paid premiums and renewal notices. In the event of a loss, Borrower will give prompt notice to the insurance carrier and Lender. Lender may file a proof of loss if not made promptly by Borrower. Insurance proceeds will be applied to the restoration or repair of the Property damaged or, at Lender's option, the insurance proceeds will be applied to the sums secured by this Deed of Trust, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within ten (10) days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Deed of Trust, whether or not then due. The ten (10)-day period will begin when the notice is given.

3. **Application of Payments** - Unless applicable law provides otherwise, payments shall be first applied to any costs and expenses incurred under this Deed of Trust, then to interest then due and then to principal.

4. **Preservation and Maintenance of Property; Leaseholds** - Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Deed of Trust is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing. Borrower shall not remove the Manufactured Home or demolish any improvements; on the Property without Lender's prior written consent. Borrower shall repair, restore, or construct in a workmanlike manner the Manufactured Home or any other improvements on the Property which are damaged or are being altered or constructed and pay when due all claims for labor performed and materials furnished therefor.

5. **Mortgage Insurance** - If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

6. **Inspection** - Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrowers notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

7. **Condemnation** - The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Deed of Trust whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Deed of Trust, shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Deed of Trust, whether or not then due.

SEE PAGES 1, 2, 4, 5, 6, 7 AND 8 FOR ADDITIONAL IMPORTANT TERMS

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Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the payments referred to in paragraph 1 or change the amount of such payments.

8. **Borrower Not Released; Forbearance By Lender Not a Waiver - Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any waiver of or preclude the exercise of any right or remedy.**

9. **Successors and Assigns Bound; Joint and Several Liability; Co-signers - The covenants and agreements of this Deed of Trust shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 13. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Deed of Trust but does not execute the Note: (a) is co-signing this Deed of Trust only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Deed of Trust; (b) is not personally obligated to pay the sums secured by this Deed of Trust; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Deed of Trust or the Note without that Borrower's consent.**

10. **Loan Charges - If the loan secured by this Deed of Trust is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any charge under the Note.**

11. **Legislation Affecting Lender's Rights - If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Deed of Trust unenforceable according to its terms, Lender, at its option may require immediate payment in full of all sums secured by this Deed of Trust and may invoke any remedies permitted by paragraph 17.**

12. **Notices - Any notice to Borrower provided for in this Deed of Trust shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. Borrower requests that copies of any notices of default and sale be sent to Borrower's address which is the Property Address unless otherwise indicated on the front page of this Deed of Trust. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Deed of Trust shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.**

13. **Governing Law; Severability - This Deed of Trust shall be governed by Washington and applicable federal law. In the event that any provision or clause of this Deed of Trust or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Deed of Trust or the Note which can be**

SEE PAGES 1, 2, 3, 5, 6, 7 AND 8 FOR ADDITIONAL IMPORTANT TERMS

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Initial(s) X R.D. X JB
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given effect without the conflicting provision. To this end the provisions of this Deed of Trust and the Note are declared to be severable.

14. **Borrower's Copy** - Borrower shall be given one conformed copy of the Note and of this Deed of Trust.

15. **Transfer of the Property or a Beneficial Interest in Borrower** - If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may at its option, require immediate payment in full of all sums secured by this Deed of Trust. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Deed of Trust.

16. **Borrower's Right to Reinstate** - Under certain conditions as described in Section 17 and RCW 61.24.09, Borrower may have the right to cure a default.

17. **Default** - Upon default by Borrower in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property in accordance with Deed of Trust and of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Borrower has or had the power to convey at the time of Borrower's execution of this Deed of Trust, and such as Borrower may have accepted thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances for value.

The powers of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

18. **Lender in Possession** - Upon acceleration under paragraph 17 or abandonment of the Property, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents, issues and profits of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees and then to the sums secured by this Deed of Trust. Lender shall have all rights under RCW Chap. 61.24.

19. **Reconveyance** - The Trustee shall reconvey all of any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Borrower and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto. The Trustee or Lender may charge a fee for recordation of a reconveyance to the extent allowed by law. Such person or persons entitled to reconveyance shall pay any recordation costs.

SEE PAGES 1, 2, 3, 4, 6, 7 AND 8 FOR ADDITIONAL IMPORTANT TERMS

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20. **Substitute Trustee** - In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Borrower, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

21. **Riders to this Deed or Trust** - If one or more riders are executed by Borrower and recorded together with this Deed of Trust, the covenants and agreements of each rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Deed of Trust as if the rider(s) were a part of this Deed of Trust.

22. **Waiver of Homestead** - Borrower hereby waives or releases any homestead of the Property described above, and this Deed of Trust shall be superior to the same.

23. **Deed of Trust as Security** - This Deed of Trust is given to secure prompt payment to Lender of all sums advanced pursuant to the Note, plus finance charges and other charges according to the terms of the Note. The Note provides for advances of funds to the Borrower from time to time pursuant to a line of credit granted by the Lender. This Deed of Trust secures each advance made pursuant to the Note and the security for each advance shall have a priority as of the date of recording of this Deed of Trust. The Deed of Trust also secures any extensions, renewals or modifications of the Note and the payment of any additional or subsequent advances or payments made by the Lender and the performance of all covenants, conditions and agreements contained in this Deed of Trust, and costs and expenses of collection enforcement to the extent not prohibited by law. The Note contains provisions allowing for monthly payment of the loan and this Deed of Trust shall secure all interest amounts accruing pursuant to those provisions. If the Note is terminated and canceled such that the Lender will no longer be obligated to advance funds to the Borrower under the terms of the Note and if the Borrower pays the Note, or causes it to be paid according to its terms, and pays all additional and subsequent advances made by the Lender according to the terms under which such advance is made and makes all other payments and performs all other terms, conditions, covenants and agreements contained in this Deed of Trust and the Note, then this Deed of Trust will become void and the lender will satisfy this Deed of Trust upon the Borrower's request.

24. **Financing Statement** - This Deed of Trust shall constitute a Financing Statement filed as a fixture filing and shall perfect any security interest(s) in the above-referenced manufactured housing unit granted or assigned to the Lender hereunder or pursuant to the Note or any other agreement or assignment whatsoever under the Uniform Commercial Code as adopted in the state in which the Property so secured by this Deed of Trust is located, from the date of its recording. The Borrower hereby grants to the Lender and the Lender has and may enforce a security interest in and to the above-referenced manufactured housing unit in addition to the lien hereby imposed upon the same as part of the Property.

SEE PAGES 1, 2, 3, 4, 5, 7 AND 8 FOR ADDITIONAL IMPORTANT TERMS

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Initial(s) X R. D. X JB
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25. **Original and True Copies of This Deed of Trust** - This Deed of Trust may be executed and then multiple copies made thereof as necessary, but only the instrument bearing original signatures shall be deemed the Original. No security interest in the subject real estate may be created other than through possession and recording of the Original.

SEE PAGES 1, 2, 3, 4, 5, 6 AND 8 FOR ADDITIONAL IMPORTANT TERMS

By signing below, Borrower accepts and agrees to the terms and covenants contained in this Deed of Trust and in any rider(s) executed by Borrower and recorded with it.

Joanne Breeze
JOANNE BREEZE -Borrower

Ronald Breeze
RONALD BREEZE -Borrower

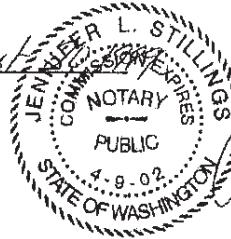
-Borrower Spouse

-Borrower Spouse

STATE OF WASHINGTON }
COUNTY OF Benton }

I certify that I know or have satisfactory evidence that **JOANNE BREEZE and RONALD BREEZE**, the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 11, 1999



Jennifer L. Stillings
Notary Public in and for the State of Washington
Residing at Kennelworth
My appointment expires: 4-9-02

Exhibit A
(Legal Description)

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THE NORTH 25 FEET DEEDED TO BENTON COUNTY UNDER AUDITOR'S FILE NO. 393815, AND THE NORTH 25 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 28, TOWNSHIP 9 N., RANGE 24 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON.



BENTON FRANKLIN TITLE

10.00

RETURN ADDRESS

BENTON FRANKLIN TITLE COMPANY
 3315 W. CLEARWATER
 KENNEWICK, WA 99336
 52673JS

		MANUFACTURED HOME APPLICATION		PLEASE CHECK ONE <input type="checkbox"/> TITLE ELIMINATION <input type="checkbox"/> TRANSFER IN LOCATION <input type="checkbox"/> REMOVAL FROM REAL PROPERTY	
Anyone who knowingly makes a false statement of a material fact is guilty of a felony, and upon conviction may be punished by a fine, imprisonment, or both. (RCW 46.12.210)					
1 MANUFACTURED HOME					
TPO / PLATE NUMBER	YEAR	MAKE	LENGTH/WIDTH(FEET)	VEHICLE IDENTIFICATION NUMBER (VIN)	
	1999		X		
2 LAND					
LEGAL DESCRIPTION ON PAGE _____					
MANUFACTURED HOME WILL BE <input checked="" type="checkbox"/> AFFIXED <input type="checkbox"/> REMOVED			REAL PROPERTY TAX PARCEL NUMBER 1-2894-200-0002-000		
LOT	BLOCK	PLAT NAME	SECTION/TOWNSHIP/RANGE		
			28-9N-24EWM		
3 GRANTOR(S) REGISTERED/LEGAL OWNER(S)					
ADDITIONAL NAMES ON PAGE _____					
COUNTY NUMBER	NUMBER OF REGISTERED OWNERS		NUMBER OF LEGAL OWNERS		
03	2		1		
NAME OF REGISTERED OWNER RONALD BREEZE					
NAME OF ADDITIONAL REGISTERED OWNER JOANNE BREEZE					
ADDRESS		CITY	STATE	ZIP CODE	
157201 W. KING TULL ROAD		PROSSER	WA	99350	
NAME OF LEGAL OWNER VALENTINE LENDER SERVICES, INC.					
NAME OF ADDITIONAL LEGAL OWNER					
ADDRESS		CITY	STATE	ZIP CODE	
15650 SE 90TH AVE P.O. BOX 2019		CLACKAMAS	OR	97015	
GRANTEE NAME					
I DO SOLEMNLY ATTEST UNDER PENALTY OF PERJURY THAT I / WE AM/ARE THE REGISTERED OWNER(S) OF THIS VEHICLE AND THIS INFORMATION IS ACCURATE:					
Signature of Registered Owner and Title, IF APPLICABLE <i>Ronald Breeze</i>					
Signature of Additional Registered Owner and Title, IF APPLICABLE <i>Joanne Breeze</i>					
NOTARIZATION/CERTIFICATION FOR REGISTERED OWNER(S) SIGNATURE					
State of Washington County of BENTON		Signed or attested before me on 8/20/99			
by RONALD BREEZE PRINT NAME OF REGISTERED OWNER		Signature <i>Jennifer L. Stillings</i> NOTARY OR AGENT			
by JOANNE BREEZE PRINT NAME OF REGISTERED OWNER		JENNIFER L. STILLINGS PRINTED NAME OF NOTARY			
Title Notary Public DEALERSHIP POSITION/AGENT/NOTARY		AND: County/Office No. OR Dealer No. OR 4/9/02 Notary Expiration Date			
4 TITLE COMPANY CERTIFICATION					
I certify that the legal description of the land and ownership is true and correct per the real property records.					
NAME (TYPED OR PRINTED)			TITLE COMPANY / PHONE NUMBER		
SIGNATURE / POSITION			DATE		
Finalize this application with a Licensing Agent within 10 calendar days of the date Title Company Representative signs.					
5 BUILDING PERMIT OFFICE CERTIFICATION					
I certify that: <input checked="" type="checkbox"/> the manufactured home has been affixed to the real property as described. <input type="checkbox"/> a building permit has been issued for this purpose and the attachment will be inspected upon completion.					
NAME (TYPED OR PRINTED)			BLDG PERMIT OFFICE/PHONE #		BLDG PERMIT #
SEE ATTACHED BUILDING DEPARTMENT LETTER					
SIGNATURE / POSITION			DATE		



BENTON FRANKLIN TITL TE

10.00

6 SIGNATURE OF LEGAL OWNER							
SIGNATURE OF LEGAL OWNER INDICATES CONSENT FOR ELIMINATION OF TITLE / REMOVAL FROM REAL PROPERTY.							
Signature of Legal Owner and Title, IF APPLICABLE <u>Gami Nander</u>							
Signature of Additional Legal Owner and Title, IF APPLICABLE _____							
NOTARY SEAL OR STAMP		NOTARIZATION/CERTIFICATION FOR LEGAL OWNER(S) SIGNATURE					
		State of Washington		Signed or attested			
		County of _____		before me on _____			
		PRINT NAME OF LEGAL OWNER _____		Signature _____		NOTARY OR AGENT	
		PRINT NAME OF LEGAL OWNER _____		PRINTED NAME OF NOTARY _____		County/Office No. OR	
Title _____		AND: Dealer No. OR		Notary Expiration Date _____			
DEALERSHIP POSITION/AGENT/NOTARY _____							
7 LAND DESCRIPTION (A legal description of the land can be obtained from the local County Assessor's Office)							
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE NORTH 25 FEET DEEDED TO BENTON COUNTY UNDER AUDITOR'S FILE NO. 393815, AND THE NORTH 25 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 28, TOWNSHIP 9N, RANGE 24 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON.							
8 DEALER'S REPORT OF SALE							
I CERTIFY THAT THIS INFORMATION IS CORRECT. THE VEHICLE IS CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN. ANY REQUIRED SALES TAX HAS BEEN COLLECTED.							
DEALER NAME (TYPED OR PRINTED)		WA DEALER NUMBER		DATE OF SALE			
MODERN AMERICAN HOME CENTER		2408158705					
PURCHASE PRICE	TAX JURISDICTION/TAX RATE	DEALER'S AUTHORIZED SIGNATURE					
\$59,292.00	8%	Jim Dlegarden					
<input type="checkbox"/> USE TAX EXEMPT Sale to a Certified Tribal member on the reservation (attach notarized statement of delivery).							
9 COUNTY AUDITOR/AGENT LICENSING OFFICE APPROVAL: (Not for use by Subagents)							
I certify that the above application appears to have been completed correctly, and the applicant has sufficient documentation to proceed with the recording of this form.							
NAME (TYPED OR PRINTED)			COUNTY OFFICE/VFS OPERATOR NUMBER				
Debra Housholder			030115				
SIGNATURE				DATE			
D. Housholder				11/18/99			
10 TITLE FEES							
FILING FEE	APPLICATION	MOBILE HOME FEE	ELIMINATION FEE	USE TAX	SUBAGENT FEES		
					TOTAL FEES & TAX		
<p>IMPORTANT: Once the application has been approved by the County Auditor / Vehicle Licensing Office, take your application form to the County Recording Office. Retain proof of the recording fees paid. If the Recording Office retains your original application form, obtain a certified copy of the recorded form.</p> <p>APPLICANTS: Once recorded, you must return to a Vehicle Licensing office to file the Manufactured Home Application, paying all required fees. Vehicle licensing subagents charge a service fee.</p>							
For full instructions on completing this form for Title Elimination, Removal from Real Property or Transfer in Location, see form TD-420-730, Manufactured Home Application Instructions.							



STATE OF OREGON,

County of Clackamas

} 03.

FORM No. 21—ACKNOWLEDGMENT,
Stevens-Ness Law Publishing Co., Inc.
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this _____ day of _____, 19____,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named GERRI DAVIS

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that SHE.....executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Renee Marchese
Notary Public for Oregon
My commission expires Aug 25, 2002

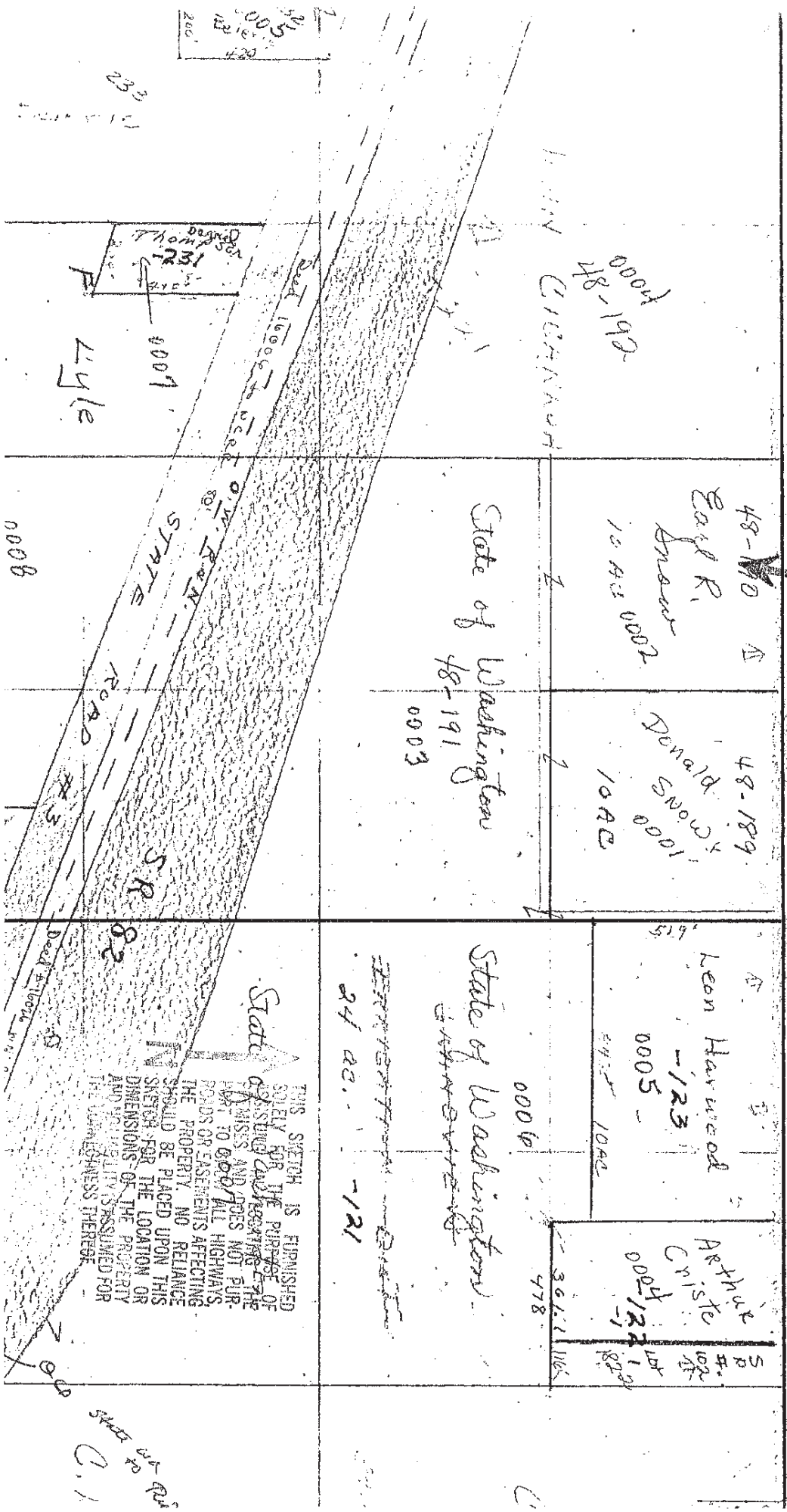
36-207

ASSESSOR'S PLAT AND DESCRIPTION BOOK

Section 28 Township 9 North, Range 24

2894 - Tax Paid King Tells Road

SHORER CO., SPOKANE 26608



THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING AND DOES NOT PURPORT TO BE A GUARANTEE OF THE ACCURACY OF THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CONSEQUENCES THEREOF.

State of Washington
C. I.

BENTON COUNTY DISTRICT COURT
STATE OF WASHINGTON
7320 WEST QUINAULT
KENNEWICK, WA 99336
(509) 735-8476

E. Kay Staples
E. KAY STAPLES
BENTON COUNTY CLERK
OCT 1 - 2002
FILED

Yakima County Credit Service)
PLAINTIFF(s))
)
vs.)
Ronald Breeze &)
Joann Breeze)
DEFENDANT(s))

02-2-01802-2
NO. 84857
Certificate

JUDGMENT DOCKET
NOV-9-01896-6

I, Rosemary Hamann, Clerk and by virtue of the law of the State of Washington, in and for the County of Benton, do hereby certify that the annexed and foregoing is a true copy of the Certificate and Transcript of Judgment.

DATE SERVED: 5-23-02

DATE OF JUDGMENT: 8-13-02

AMOUNT OF JUDGMENT: \$ 382.89

SIGNED BY JUDGE/COMMISSIONER: Eugene F. Pratt

In the above entitled action, as the same now appears on file and of record in this office.

IN WITNESS WHEREOF, I hereunto
set my hand as Civil Clerk of Benton
County District Court,
This 24th day of September, 2002.

Rosemary Hamann
District Court Civil Clerk

Eugene F. Pratt
District Court Judge

FILED

AUG 13 2002



BENTON COUNTY DISTRICT COURT

IN THE DISTRICT COURT OF WASHINGTON FOR BENTON COUNTY

#P00197
YAKIMA COUNTY CREDIT SERVICE, INC.,
A Washington Corporation, d/b/a
YCCS A National Collection System,

Plaintiff,

vs.

RONALD BREEZE & JOANN BREEZE,
Husband and Wife,

Defendants.

NO. 84857

MOTION AND CERTIFICATE
FOR ORDER OF DEFAULT
AND DEFAULT JUDGMENT

Plaintiff moves for an Order of Default and an entry of Default Judgment against Defendant(s). Plaintiff believes the defendant(s) resided within this judicial district at the time this action was commenced. Venue in this court is proper.

This motion is based upon the records and files herein and the following certificate.

DATED this 23RD day of JULY, 2002.

Robert S. Young
ROBERT S. YOUNG
Attorney for Plaintiff

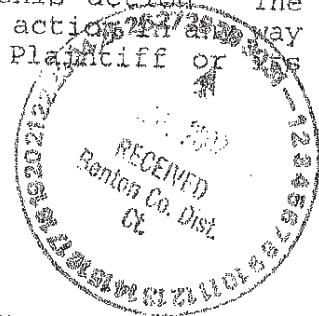
CERTIFICATE

I am an employee of the Plaintiff Corporation and am authorized to make this Certificate on its behalf. Service of the Summons and Complaint was made on the Defendant(s) on MAY 23, 2002, as shown by the Affidavit of Service filed in this action. The defendant(s) have failed to answer or defend this action in any way or serve copies of a Motion or Answer on the Plaintiff or attorney, and the time for doing so has expired.

MOTION AND CERTIFICATE FOR ORDER
OF DEFAULT AND DEFAULT JUDGMENT - 1

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
ON FILE IN BENTON COUNTY DISTRICT
COURT - KENNEWICK, WASHINGTON

Rosemary Hamann

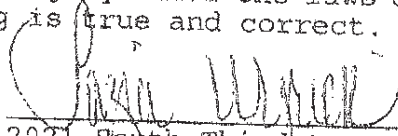


The Soldiers and Sailors Civil Relief Act is not applicable to this proceeding as defendant(s) are not now nor have they been within the last 30 days in the military service of the United States.

The principal amount due is \$156.40, plus accrued interest and taxable court costs and attorney fees. Said amount is a sum certain or is a sum which has been made certain by computation. An itemization of the principal amount, accrued interest, taxable costs and the attorney fees appears on the proposed Judgment.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

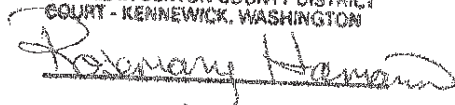
DATED: JULY 22, 2002



2021 South Third Avenue
Union Gap, Washington 98903

MOTION AND CERTIFICATE FOR ORDER
OF DEFAULT AND DEFAULT JUDGMENT - 2

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
ON FILE IN BENTON COUNTY DISTRICT
COURT - KENNEWICK, WASHINGTON



Rosemary Hamann

IN THE DISTRICT COURT OF WASHINGTON FOR BENTON COUNTY

#P00197)
YAKIMA COUNTY CREDIT SERVICE, INC.,)
A Washington corporation, d/b/a)
YCCS A National Collection System,)
)
Plaintiff,)
vs.)
)
RONALD BREEZE & JOANN BREEZE,)
Husband and Wife,)
)
Defendants.)

NO. 84857

J U D G M E N T

S U M M A R Y

Judgment Creditor..... Yakima County Credit Service,
Inc., d/b/a Y.C.C.S., A
National Collection System

Attorney for Judgment Creditor.... ROBERT S. YOUNG
Judgment Debtors: RONALD & JOANN BREEZE
Principal of Judgment..... \$156.40
Interest owed to date of judgment. \$ 8.59
Total of Taxable Costs and Fees... \$217.90
Less Payments..... (\$ -0-)
BALANCE ON JUDGMENT..... \$382.89

Upon the files and records herein and the default of the defendant, and the court being fully advised in the premises, now, therefore,

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
ON FILE IN BENTON COUNTY DISTRICT
COURT - KENNEWICK, WASHINGTON



IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff have and is hereby awarded judgment against the defendant(s), RONALD BREEZE & JOANN BREEZE, individually and as a marital community, as follows:

\$156.40	Principal amount
\$ 8.59	Interest at 12% per annum from said date
\$125.00	Attorney fee
\$ 41.00	Filing fee
\$ 51.90	Service fee
\$ -0-	Less credits

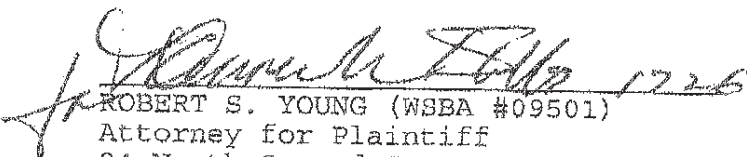
\$382.89

TOTAL JUDGMENT plus increased costs and for accrued interest at 12% per annum from Judgment until paid.

DATED this 13th day of August, 2002.


JUDGE / COURT COMMISSIONER

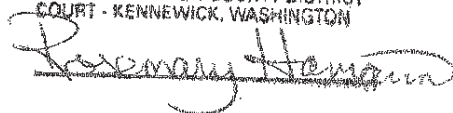
Presented by:


ROBERT S. YOUNG (WSBA #09501)
Attorney for Plaintiff
24 North Second Street
Yakima, Washington 98901

YCCS V. BREEZE
Cause No. 84857

JUDGMENT - 2

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
ON FILE IN BENTON COUNTY DISTRICT
COURT - KENNEWICK, WASHINGTON



WAIVER

FILED BY 87-18553
Dec 2 10 09 AM '97
ROBBIE SAGHER, AUDITOR
REPUTY
RECORDED IN 498

IN THE MATTER OF THE ROAD PETITIONED FOR BY

J.W. Woodson and others.

WAIVER

The undersigned, *Mary E. Vesey* and
~~husband and wife~~, being the* *owner* of the following described
land, do, in consideration of the benefits and advantages to accrue to *her* by the
location and establishment of the County Road petitioned for by *J.W. Woodson*
and others, hereby consent that said road be established as surveyed, and forever relinquish unto Benton County a right-of-
way *Twenty* feet in width, over, across and through *the east*
side of *700 1/4 of*
28 Township *9* North, Range *24* of Section
claims for damages of whatever kind which may be occasioned to said land or any portion of the same, by the location,
establishment and opening of said road, giving and granting unto said Benton County the right-of-way with full power and
authority to locate, lay out and establish said road as proposed, and perpetually maintain the same as a County Road.

IN WITNESS WHEREOF, *Mary E. Vesey* have hereunto set *her* hand this
day of *Dec* 191 *1917*

* Owner or Lessee.

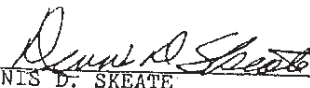
State of Washington)
County of Benton) ss.

AFFIDAVIT OF BENTON
COUNTY ROAD ENGINEER

DENNIS D. SKEATE, being first duly sworn on oath, deposes and says:

1. I am the Benton County Road Engineer appointed by the Board of County Commissioners pursuant to RCW 36.80.010.
2. I maintain an office in the Benton County Courthouse located at the County seat of Prosser, Washington.
3. Pursuant to RCW 36.80.015, the records and books in the County Road Engineer's Office are public records, and are open to the inspection and examination of the public at all proper times.
4. Pursuant to RCW 36.80.040, the Office of County Engineer is an office of record.
5. On record in the Office of County Engineer and filed in the office are all matters concerning the public roads, highways, bridges, ditches, and other surveys of Benton County, with the original papers, documents, petitions, surveys, repairs, and other papers, in order to have the complete history of any such road, highway, bridge, ditch, or other survey.
6. The attached document is on record and filed in the office of County Engineer:

title: Waiver of Claim for Damages and Consent to Locate Road
date: January 13, 1908
number: 0363


DENNIS D. SKEATE
Benton County Engineer

Subscribed and Sworn to before me this 2nd day of December,
1987 by Dennis D. Skeate


NOTARY PUBLIC
(Appointment Expires: Jan. 15, 1989)



Vol. 162, Page 68
18883

Benton County

QUIT CLAIM DEED

OFFICE OF THE CLERK
BENTON COUNTY, WASH.
Benton County Engineer
MAY 8 1958

Deeds
7
103
10

Quit Claim Deed

THE GRANTOR, J. E. ROCHETO

for and in consideration of ONE AND NO/100 DOLLARS (\$1.00)
convey and quit claim to BENTON COUNTY for road purposes
the following described real estate, situated in the County of Benton,
State of Washington: together with all after acquired title of the grantor(s) therein

The North 25 feet of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 29, T. 9 N.,
R. 24 E., W. 4. Less existing road right of way.

J. E. Rocheto

PLAIN I I D

NOT ALL OF THEM KNOWN. That James Stone, a Bachelor, of King County, Washington, a stocker-
action of Ore Zoller (\$1.00) to him in hand paid, the receipt therefor is hereby acknowledged, given hereby re-
line, release and quit-claim unto the UNITED STATES the right to construct such irrigation waterways as may
be constructed by the United States, acting in pursuance of the Reclamation Act of June 17, 1902, (32 Stat.,
316) and acts amendatory thereof and supplementary thereto, over and across the
Northwest quarter of section 28, Township 9, North, Range 29 East 6. N. in Section 6 West,
Washington

and to the Grandview Irrigation District, excepting 7-7th Street E. N. right of way and a 5 acre tract located
ing to Sarah Phillips, the said grantors hereby convey and quit claim the perpetual right to maintain said
waterways; provided that the said right of way be limited to 20 feet in width for sub-laterals, being 10
feet on each side of the center line thereof, and 50 feet for main laterals being 20 feet on upper side and
50 feet on lower side.

IN WITNESS WHEREOF we have executed the foregoing instrument this 23rd day of January, 1915.
Witness to signature
J. P. Foller
W. S. Lane

County of King
ss

I, W. S. Lane, a Notary Public in and for the State of Washington, do hereby certify that on this 23rd
day of January, A. D. 1915, personally appeared before me James Stone, a Bachelor, to me known to be the in-
dividual described in, and who executed the within instrument, and acknowledged that he signed the same for
the purposes therein set out and for the uses and purposes therein mentioned.
Given under my hand and official seal this 23rd day of January, A. D. 1915.

Notary Public, Residing at Grandview
County Auditor

County Auditor

10:30:55 Mon Jun 23, 2014

JSM005 DISPLAY NAMES BENTON SUPERIOR 06-23-14 10:30 2 OF 4
CASE#: 14-2-01526-4
TITLE: BENTON COUNTY VS TAX CASE 74

CONN.	LAST NAME,	FIRST MI	TITLE	LITIGANTS	DATE
DEF16	WHITE,	VINCENT			
DEF17	WHITE,	BONNIE			
DEF18	SMITH,	ROBIN			
DEF19	KUHLMAN,	ROBERT			
DEF20	KUHLMAN,	FRANCIS			
DEF21	US BANK TRUST-CALIBER	HOME LOANS			
DEF22	HERNANDEZ,	GUADALUPE			
DEF23	GAMINO,	DAVID			
DEF24	SOUTHER,	RUBY			
DEF25	THOM,	JEFFREY			
DEF26	SKAGIT INVESTMENT	GROUP			
DEF27	SHERWOOD,	JEFF			
DEF28	SIMPSON,	SHIRLEY			
DEF29	WEBB,	PAULA			
DEF30	BEAM,	JUDITH			
DEF31	ASHLEY,	LONNIE			

? F1=Help F5=DspAtty F6=SrchAtty F7=Bwd F8=Fwd PA1=Can

10:31:05 Mon Jun 23, 2014

JSM005 DISPLAY NAMES BENTON SUPERIOR 06-23-14 10:31 3 OF 4
CASE#: 14-2-01526-4
TITLE: BENTON COUNTY VS TAX CASE 74

CONN.	LAST NAME,	FIRST MI TITLE	LITIGANTS	DATE
DEF32	ASHLEY,	VERDIE		
DEF33	RODRIGUEZ,	ALBERT		
DEF34	SELTUN,	RONALD		
DEF35	SELTUN,	ALEXIS		
DEF36	HOBURG,	KELLY		
DEF37	BOTTOMS,	STEVEN		
DEF38	BOTTOMS,	BEVERLY		
DEF39	BREEZE,	RONALD		
DEF40	BREEZE,	JOANNE		
DEF41	COX,	GRADY		
DEF42	HAMMOND,	MARY		
DEF43	HAMMOND,	VERNON		
DEF44	HAMMOND,	MARY ANN		
DEF45	STERN,	MICHELLE		
DEF46	SOLIMAN,	CARLOS		
DEF47	SOLIMAN,	SONIA		

? F1=Help F5=DspAtty F6=SrcHAtty F7=Bwd F8=Fwd PA1=Can

10:31:16 Mon Jun 23, 2014

JSM005 DISPLAY NAMES BENTON SUPERIOR 06-23-14 10:31 4 OF 4
CASE#: 14-2-01526-4
TITLE: BENTON COUNTY VS TAX CASE 74

CONN.	LAST NAME,	FIRST MI	TITLE	LITIGANTS	DATE
DEF48	MCCARTHY,	TERESA			
DEF49	BROWN,	EARL			
DEF50	RAVERA,	TERRY			
ATP01	HAY,	REID			
BAR#	34584				

? F1=Help F5=DspAtty F6=SrcHAtty F7=Bwd F8=Fwd PA1=Can