



Tax Foreclosure Certificate

Issued by Klickitat County Title Company

File No. W-48475

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 on the Certificate. No liability is assumed by the Company for loss or damage that may arise from any other use of this Certificate.

Issued through the Office of:



Countersigned:


Authorized Signature

File No. W-48477

Liability: \$77,729.58

Fee: \$338.63

Effective Date: August 5, 2024

Assured: Klickitat County Treasurer's Office
205 S. Columbus
Goldendale, WA 98620

1. Title to said estate or interest at the date hereof is vested in:

Thomas V. Mickelson, as his separate estate

2. The land referred to this Guarantee is situated in the County of Klickitat, State of Washington, and is described as follows:

See Exhibit A

3. As of the effective date, the premises are subject to the following Exceptions:

- a. Rights of parties in possession and claims that may be asserted under unrecorded instruments, if any.
- b. Agreements, if any, which appear in the Public Record related to future assessments or obligations not yet of record.
- c. Additional Exceptions as shown on **Schedule B**

1. Parties to be notified:

- a. Thomas V. Mickelson
2614 Tierra Vida Lane
Pasco, WA 99301
- b. Klickitat Building Department
115 W. Court St.
Goldendale, WA 98620
- c.
- d.

2. Common Address purported to be:

2030 Hwy 97, Goldendale WA 98620

3. Abbreviated Legal description as follows:

TL 3 IN SWSW; 20-5-17

4. Defined Corner of property:

The Northeast corner lies approximately 50 feet West of the intersection of Thompson Trail and Highway 97

SCHEDULE B

EXCEPTIONS

1. Delinquent General Taxes for the first half 2024, (Inquiry should be made with the Klickitat County Treasurer's office for the interest and penalty due), as follows:

Amount : \$529.89

Parcel no. : 05-17-2000-0009/00

The Second Half 2024 taxes will become delinquent after October 31, 2024, in the amount of \$529.89.

2. Delinquent General Taxes for the following year(s) and amount(s), (Inquiry should be made with the Klickitat County Treasurer's Office for the interest and penalty due), as follows:

Parcel no. : 05-17-2000-0009/00

Year(s) : 2021

Amount(s) : \$62.13

Year(s) : 2022

Amount(s) : \$568.40

Year(s) : 2023

Amount(s) : \$952.40

3. Easement and right of way for electric transmission line or system, together with appurtenances and related rights in favor of Public Utility District No. 1, Klickitat County

Recorded : January 23, 2002

Auditor's no. : 1028019

4. Certificate of Nuisance Notice Order

Recorded : August 25, 2014

Auditor's no. : 1109443

5. The fact that ownership of said land does not include rights of access to or from State Route - 97 (SR - 97) except at approved locations.

EXHIBIT A- LEGAL DESCRIPTION

IN THE COUNTY OF KLINKITAT, STATE OF WASHINGTON

That part of the Southwest Quarter of the Southwest Quarter of Section 20, Township 5 North, Range 17 East of the Willamette Meridian, County of Klickitat, State of Washington, lying South of the State Highway No. 97, more particularly described as follows:

Beginning on the South line of said subdivision 600 feet East of the Southwest corner of said Section 20, said point being the Southeast corner of a tract of land conveyed to Egon A. Ruttiman by deed recorded in Volume 136 of Deeds, page 467, under Auditor's no. 110014;

Thence North along the East line of said Ruttiman Tract a distance of 300 feet, more or less, to the South line of State Highway right-of-way;

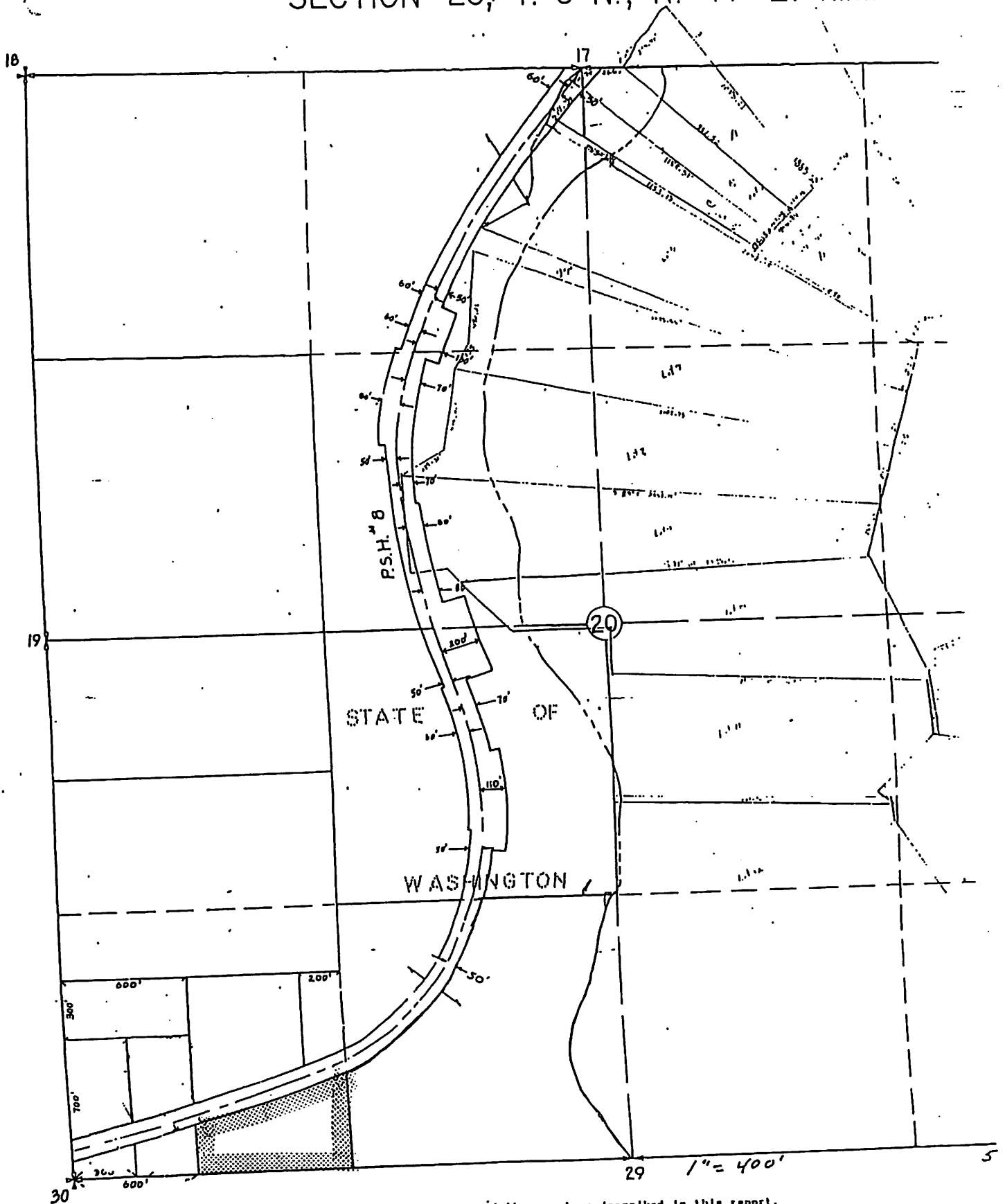
Thence Easterly along said highway right-of-way to the East line of the Southwest Quarter of the Southwest Quarter of said Section 20;

Thence South along the East line of said subdivision a distance of 580 feet, more or less, to the Southeast corner of said Southwest Quarter of the Southwest Quarter;

Thence West along the South line of said subdivision, 720 feet, more or less, to the point of beginning.

EXCEPT State Route 97 and any portion of said land conveyed to the State of Washington by deeds recorded March 18, 1966 under Auditor's nos. 121864 and 121865.

SECTION 20, T. 5 N., R. 17 E. W.M.



The company has not surveyed the premises described in this report. This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the company assumes no liability as to the validity, location or ownership of any easement or other matter shown thereon nor for inaccuracies therein. This sketch does not purport to show all highways, roads and easements adjoining or affecting said premises nor is it a part of the report, commitment, policy or other title evidence to which it may be attached.

Klickitat County Building Department
228 W. Main, MS-CH-20
Goldendale, WA 98620
(509) 773-3706

CERTIFICATE OF NUISANCE NOTICE ORDER

NUISANCE CASE NUMBER: NUI 2004-00007
STREET ADDRESS OF PARCEL: 2030 Hwy 97, Goldendale
LEGAL DESCRIPTION OF PARCEL: TL 3 in SWSW 20-5-17
TAX PARCEL NUMBER: 05-17-2000-0009/00
OWNER(S) OF RECORD: Thomas Mickelson & Pamela A. Hilsenbeck

This is to certify that the above parcel has been declared a Nuisance.

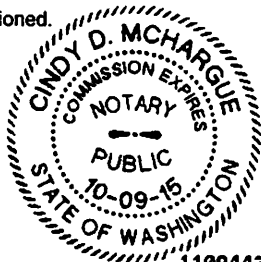
The owner of record has been notified of the Nuisance conditions by certified mail. (Reference: Affidavit of Mailing, Klickitat County Code Compliance)

The owner of record failed to abate the Nuisance within the required time.

Joyce D. DeVries
Joyce D. DeVries, Code Compliance Officer

STATE OF WASHINGTON)
) ss
County of Klickitat)

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 25th day of August 2014, personally appeared before me, Joyce D. DeVries, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.



Given under my hand and official seal the day and year last above written.

Cindy D. Mchargue
Notary Public in and for the State of Washington

Residing at The Hillside





1028019

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01/23/2022 21:34P

Klickitat Co.

PUBLIC UTILITY DISTRICT 33M

Klickitat County, WA
REAL ESTATE TAXEXEMPT
JAN 23 2022By: *[Signature]*

RIGHT-OF-WAY EASEMENT

Pamela Hilsenbeck & Thomas Mickelson

KNOW ALL MEN BY THESE PRESENTS, for valuable considerations, the receipt and adequacy of which is hereby acknowledged, the undersigned party(ies) ("Grantor"), hereby grants and conveys to Public Utility District Number 1 of Klickitat County, a municipal corporation ("Grantee"), and its successors and assigns, a perpetual easement over, under and across the following described real property (the "Described Property"), lying in Klickitat County, State of Washington, and more particularly described as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 20, Township 5 North, Range 17 East, W.M., lying South of the State Highway No. 97, more particularly described as follows:
Beginning on the Southline of said subdivision 600 feet East of the Southwest corner of said Section 20, said point being the Southeast corner of tract of land conveyed to Egon A. Tuttiman by deed recorded in Volume 136 of Deeds, page 467, under Auditor's no. 110014;
Thence North along the East line of said Tuttiman Tract a distance of 300 feet, more or less, to the Southline of State Highway right-of-way;
Thence Easterly along said highway right-of-way to the East line of the Southwest Quarter of the Southwest Quarter of said Section 20;
Thence South along the East line of said subdivision a distance of 580 feet, more or less, to the Southeast corner of said Southeast corner of said Southwest Quarter of the Southwest Quarter; Thence West along the South line of said subdivision, 720 feet, more or less, to the point of beginning.
EXCEPT State Route 97 and any portion of said land conveyed to the State of Washington by deeds recorded March 10, 1966, under Auditor's nos. 121864 and 121865. Restricted to one power line with the first pole on said property to serve parcels 051729600001 and 051729600004 from TUD pole #1929-0417.9. No other power line on this property will be allowed without written permission.

For an overhead power and telephone line in 2001.

(1) The Grantor hereby grants and conveys to Grantee the right, privilege and authority to, without further consideration, use the space above or below the surface thereof, to place, construct, reconstruct, alter, protect, repair, maintain, patrol, replace, operate and remove lines and devices for the overhead and/or underground transmission and distribution of electrical energy, including associated facilities and appurtenances as Grantee may from time to time require.

(2) The Grantor further grants unto the Grantee the right of ingress and egress over and across any portion of the property of Grantor adjoining the Described Property which the District may deem necessary to use in order to exercise the rights granted in paragraph (1) hereof.

(3) The Grantor further grants unto the Grantee, without further compensation, the right to disturb or alter the surface of or space above the Described Property, and to remove, cut down, and to cut and trim trees and shrubs to the extent Grantee deems necessary to exercise the rights granted in paragraph (1) hereof.

(4) The Grantors covenant for themselves, their heirs, successors and assigns that: a) they will not build or place, or allow to be built or placed, any structure of any kind over or under the electric facilities and that structure, if any, not be constructed closer than ten (10) feet from the nearest electric facilities; b) that if such a structure is built or placed, they will remove the same at the request of the Grantee at no cost to the Grantee, or in the alternative, pay the Grantee the cost of rerouting the utilities around the structure.

The right, duties, privileges and immunities created under this document shall inure to and be binding upon the heirs, successors, and assigns of the respective parties hereto.



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01/23/2002 01:31P
Klickitat Co.

The undersigned covenant that they are the owners of the above-described lands and that the lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this day of September 7, 2001.

Pamela A. Hilsenbeck (L.S.)
Pamela A. Hilsenbeck

Thomas V. Nickelson (L.S.)
Thomas Nickelson



State of Washington
County of Klickitat

On this 7th day of September, A.D. 2001, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Pamela A. Hilsenbeck & Thomas V. Nickelson to me known to be an individual(s) described in who executed the foregoing instrument, and acknowledged to me that ~~they~~ signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein ~~WITNESS~~ my hand and official seal hereto affixed the day and year in this certificate above written.

Keith L. Silen

NOTARY PUBLIC in and for the State of
Washington, residing at:
Goldendale