

Order No. F83722DF
Parcel No. 1-1184-103-0000-017



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: \$539.17
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:

U.S. Bank Trust, N.A.

Description:

Lot 17, Sunrise Addition to Prosser, according to the Plat thereof recorded in Volume 3 of Plats, Page 38, records of Benton County, Washington; EXCEPT the West 10 feet of said Lot 17; TOGETHER WITH that portion of the abandoned Prosser West Lateral conveyed by instrument recorded under Auditor's File No. 85-15926.

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: **6/17/2014 @ 8:00 a.m.**

Exceptions:

1. Rights of ways for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.
2. Easement, including the terms and provisions contained in document:
 - Recorded: November 17, 1947
 - Recording No.: 211166 and a duplicate recorded under 214450
 - In Favor of: Public Utility District No. 1 of Benton County, a municipal corporation
 - For: To construct, operate and maintain its line for the transmission of electrical energy, including the necessary poles, wires over, across and upon
 - Affects: A strip 3 feet in width lying Northerly and Westerly and immediately adjacent to and parallel with the right of way of the Prosser West Lateral Canal
3. Correction to Declaration of Abandonment recorded under Auditor's File No. 92-025570.
4. Delinquent General Taxes for the years 2011, 2012, 2013, and 2014, in the respective sums of \$91.06, \$83.50, \$83.07, and \$81.15, plus interest and penalties.
 - Affects: Said premises
 - Tax Account No.: 1-1184-103-0000-017

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

5. Pending Action in Benton County Superior Court

Plaintiff: Benton County
Defendant: US Bank Trust-Caliber Home Loans
Cause No.: 14-2-01526-4
Filed: June 12, 2014
Action to: Foreclose
Atty for plaintiff: Not disclosed

Order No. **F83722DF**
Parcel No. **1-1184-103-0000-017**

Parties to be Notified:

- a. U.S. Bank, N.A. / Caliber Home Loans
13801 Wireless Way
Oklahoma City, OK 73134

Notes:

NOTE A: Common address purported to be:

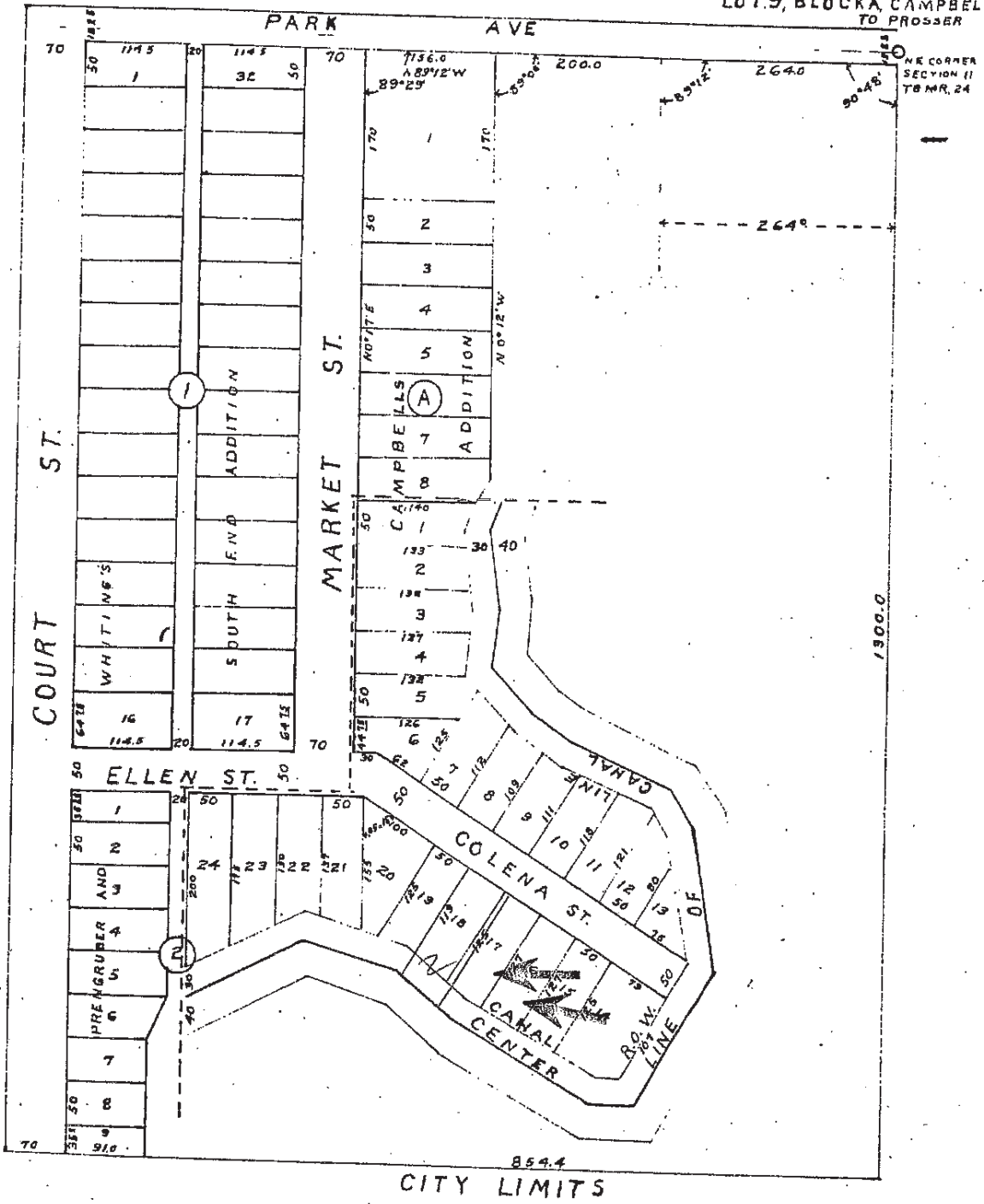
**No Known Address
Prosser, WA 99350**

NOTE B: Abbreviated legal description as follows:

Lot 17, Sunrise Addition to Prosser

THE PART LING BOUND OF CANAL IN THE SE. OF HERE OF THE

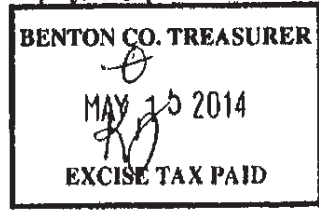
AND REPLAT OF
 LOTS 11, 12, 13, 14 AND PORTION OF LOTS 10 AND
 AND WESTERLY OF CANAL RIGHT OF WAY IN F
 AND WHITING SOUTH END ADDITION TO C
 AND REPLAT OF
 LOTS 9, BLOCK A, CAMPBELLS ADDI
 TO PROSSER



↑
 THIS SKETCH IS FURNISHED SOLELY
 FOR THE PURPOSE OF ASSISTING IN
 LOCATING THE PREMISES AND DOES
 NOT PURPORT TO SHOW ALL
 HIGHWAYS, ROADS OR EASEMENTS
 AFFECTING THE PROPERTY, NO
 RELIANCE SHOULD BE PLACED UPON
 THIS SKETCH FOR THE LOCATION OR
 DIMENSIONS OF THE PROPERTY AND NO
 LIABILITY IS ASSUMED FOR THE
 CORRECTNESS THEREOF.



14P00188



When recorded, mail to:

CALIBER HOME LOANS
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Trustee's Sale No: 01-FHH-125107

130037964



TRUSTEE'S DEED

THE GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment, recited below, hereby grants and conveys without warranty, to: **U.S. Bank Trust, N.A.**, as Trustee for LSF8 Master Participation Trust, **GRANTEE**, that real property, situated in the County of **BENTON**, State of **WASHINGTON**, described as follows:

LOTS 16 AND 17, SUNRISE ADDITION TO PROSSER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 38, RECORDS OF BENTON COUNTY, WASHINGTON EXCEPT THE WEST 10 FEET OF SAID LOT 17 TOGETHER WITH THAT PORTION OF THE ABANDONED PROSSER WEST LATERAL CONVEYED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 85-15926. SITUATE IN THE COUNTY OF BENTON, STATE OF WASHINGTON.
Tax Parcel No: 111841030000016 & 111841030000017.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated 6/22/2006, recorded in Auditor's/Recorder's No. 2006-020514, records of BENTON County, Washington, from **YOLANDA CRUZ AND RODOLFO M. CRUZ, WIFE AND HUSBAND**, as Grantor, to **CHICAGO TITLE INSURANCE COMPANY**, as Trustee, in favor of **BENEFICIAL WASHINGTON INC.**, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$133,404.21, with interest thereon, according to the terms thereof, in favor of **BENEFICIAL WASHINGTON INC.** and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in the "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty-day advance "Notice of Default" was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. **U.S. Bank Trust, N.A.**, as Trustee for LSF8 Master Participation Trust, by Caliber Home Loans, Inc., as its attorney in fact, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee written request directing said Trustee to sell the described property in accordance with the law and the terms of said Deed of Trust.

3

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on January 8, 2014 recorded in the office of the Auditor/Recorder of BENTON county, a "Notice of Trustee's Sale" of said property under Recording No. 2014-000559.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE BENTON COUNTY JUSTICE CENTER BUILDING A, a public place, at 7122 W OKANOGAN PLACE, KENNEWICK, WA, and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to ninety days before the sale. Further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or between the fourteenth and seventh day before the date of sale, in a legal newspaper in each county in which the property or any part thereof is situated, and further, included with this Notice, which was transmitted or served to or upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form to which copies of the Grantor's Note and Deed of Trust were attached.
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.
9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.
10. The defaults specified in; the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on May 9, 2014, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$116,903.78.

"Unofficial Copy"

DATED: 5/13/2014

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By [Signature]
MELANIE BEAMAN, AUTHORIZED AGENT
Address: 616 1st Avenue, Suite 500
Seattle, WA 98104

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

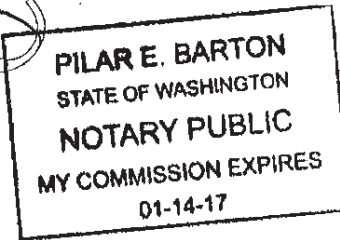
On 5/13/2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MELANIE BEAMAN, to me known to be the AUTHORIZED AGENT of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and seal the day and year first above written.

Notary Public residing at Seattle

Printed Name: Pilar E. Barton

My Commission Expires: 1/14/17



Unofficial Copy

8:47:06 Tuesday, June 17, 2014

JSM005 DISPLAY NAMES BENTON SUPERIOR 06-17-14 08:47 2 OF 4
CASE#: 14-2-01526-4
TITLE: BENTON COUNTY VS TAX CASE 74

CONN.	LAST NAME,	FIRST MI TITLE	LITIGANT'S	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

4

8:46:49 Tuesday, June 17, 2014

JSM007 DISPLAY DOCKET BENTON SUPERIOR 06-17-14 08:46 1 OF 1
CASE#: 14-2-01526-4 JUDGMENT# NO
TITLE: BENTON COUNTY VS TAX CASE 74

NOTE1:

NOTE2:

CAUSE: FOR FORECLOSURE STATUS: ACT DATE: 06/12/2014
SUB# DATE CODE DESCRIPTION/NAME SECONDARY
001 06 12 2014 \$NF NON FEE
002 06 12 2014 CICS CASE INFORMATION COVER SHEET
CERTIFICATE OF DELINQUENCY
ISSUED TO BENTON COUNTY

?

F1=Help Enter=Process F7=Bwd F8=Fwd PA1=Cancel

FEE No. 211166

Filed for Record NOV 17 1947 2:11 PM
Wm. H. Meyer, Clerk Prosser, Wash.
L. F. WICE, County Auditor

CONFIRMATION

KNOW ALL MEN BY THESE PRESENTS, THAT we, MACE SILLS and RUBY SILLS, husband and wife, of the County of Benton, State of Washington, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration, in hand paid by the BENTON COUNTY PUBLIC UTILITY DISTRICT NO. 1, a municipal corporation, of the State of Washington, the receipt whereof is hereby acknowledged, do hereby grant unto said municipal corporation, its successors and assigns, the right, privilege and authority to construct, operate and maintain its lines for the transmission of electrical energy, including the necessary poles, wires and other fixtures, over, across, upon, and confined within the following described premises, now owned by us in the County of Benton, State of Washington, to-wit:

SILLS

Vertical inscription

That portion of the following described premises constituting a strip three feet in width lying northerly and westerly and immediately adjacent to and parallel with the right of way of the Prosser West Lateral Canal, to-wit:

Lot eleven (11) and that portion of Lots ten (10) and fifteen (15) lying northerly and westerly of the canal in Block Two (2), Prengruber and Whiting's Addition to Prosser; Lot nine (9), Block A, Campbell's Addition to Prosser; and that portion of Southeast quarter of Northeast quarter of Sec. eleven (11), Township eight (8) North, Range twenty-four (24) East, W.M., lying westerly and northerly of the canal.

GIVEN under our hands this 17 day of November, 1947

Mace Sills

Ruby Sills

STATE OF WASHINGTON)
County of Benton) ss.

On this day personally appeared before me MACE SILLS and RUBY SILLS, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17 day of November, 1947.

Mervyn M. Carr
Notary Public in and for the State of Washington, residing at Prosser.

DORIS L. HAMILTON
Attorney at Law
Prosser, Washington

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That we, MACE SILLS and RUBY SILLS, husband and wife, of the County of Benton, State of Washington, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid by the BENTON COUNTY PUBLIC UTILITY DISTRICT NO. 1, a municipal corporation, of the State of Washington, the receipt whereof is hereby acknowledged, do hereby grant unto said municipal corporation, its successors and assigns, the right, privilege and authority to construct, operate and maintain its lines for the transmission of electrical energy, including the necessary poles, wires and other fixtures, over, across, upon, and confined within the following described premises, now owned by us in the County of Benton, State of Washington, to-wit:

That portion of the following described premises constituting a strip three feet in width lying northerly and westerly and immediately adjacent to and parallel with the right of way of the Prosser West Lateral Canal, to-wit:

Lot eleven (11) and that portion of Lots ten (10) and fifteen (15) lying northerly and westerly of the canal, in Block two (2), Prengruber and Whiting's Addition to Prosser; Lot nine (9), Block A, Campbell's Addition to Prosser; and that portion of Southeast quarter of Northeast quarter of Sec. eleven (11), Township eight (8) North, Range twenty-four (24) East, lying westerly and northerly of the canal.

GIVEN under our hands this 7 day of November, 1947

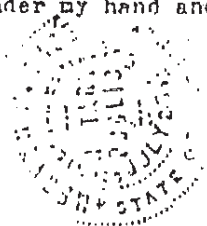
Mace Sills

Ruby Sills

STATE OF WASHINGTON)
County of Benton) ss.

On this day personally appeared before me MACE SILLS and RUBY SILLS, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17 day of November, 1947.



W. Eugene M. [Signature]
Notary Public in and for the State of Washington, residing at Prosser.

UNITED STATES
DEPARTMENT OF THE INTERIOR *Oct 14 12 05 PM '92*
BUREAU OF RECLAMATION
YAKIMA PROJECT, WASHINGTON

CORRECTION TO
DECLARATION OF ABANDONMENT

WHEREAS, a Declaration of Abandonment for a portion of the right-of-way owned by the United States for the Prosser West Lateral was recorded in Benton County, Washington, on December 6, 1985, Auditor #85-15926, at Vol. 468, Page 654;

WHEREAS, said Declaration of Abandonment mistakenly described the identified Lots 5, 6, and 7, as being in Block 2 of the Sunrise Addition, rather than the correct location of said Lots, which is Block 2 of the Prengruber & Whiting Subdivision;

NOW, THEREFORE, this correction document is executed for the purpose of correcting said mistake.

WITNESSETH, the correct description for the right-of-way abandoned pursuant to said Declaration of Abandonment reads as follows:

That portion of a 70-foot wide strip of land, being 30 feet on the north side and 40 feet on the south side of the centerline of the Prosser West Lateral, located adjacent to Lots 5, 6, and 7 of block 2 of the Prengruber & Whiting subdivision; and Lots 16, 17, 18, 19, 20, 21, 22, 23, and 24 of block 2 of the Sunrise Addition, located in the NE1/4NE1/4 of Section 11, Township 8 North, Range 24 East, Willamette Meridian, Benton County, Washington.

IN WITNESS WHEREOF, I have signed this correction document for the UNITED STATES OF AMERICA, this 2nd day of October, 1992.

UNITED STATES OF AMERICA

By *Max E. Van Der Berg*
Regional Supervisor of Water,
Power and Lands, PN Region
Bureau of Reclamation
Box 043-550 West Fort Street
Boise ID 83724

OFFICIAL RECORDS

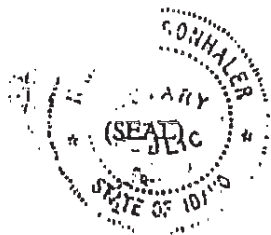
EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION
BY *Still* 10-14-92 DEPUTY

... assigned Lt 5 Block 2 Prosser West Lateral of Whiting

STATE OF IDAHO)
: ss
County of Ada)

On this 2nd day of October, 19 92,
personally appeared before me Max E. Van Den Berg, to
me known to be the official of the UNITED STATES OF AMERICA, that executed
the within and foregoing instrument and acknowledged said instrument to be the free
and voluntary act and deed of said United States, for the uses and purposes therein
mentioned, and on oath stated that he was authorized to execute said instrument.

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



Max E. Van Den Berg
Notary Public in and for the
State of Idaho
Residing at Boise
My commission expires: 4-1-98

OFFICIAL RECORDS