



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

6921 Crosswind 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: Alicia Woods
Liability: \$16,250.38
Premium: \$ 175.00
Tax: \$ 15.05

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:

Robert D. Steele

Description:

**The South half of the Southwest quarter of the Northwest quarter of Section 21,
Township 8 North, Range 30 East, W.M., 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: 6/16/2020 @ 8:00 a.m.

Exceptions:

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

Recorded: February 15, 1957
Recording No.: 368294
For: A perpetual right-of-way and easement with right to ingress and egress
Affects: The East 35 feet of the SW ¼ of the NW 1/4

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

Recorded: June 15, 1959
Recording No.: 418559
For: Right of way easement
Affects: The North 5 feet of the SW ¼ of the NW 1/4

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

Recorded: November 28, 1979
Recording No.: 808512
For: Right of way easement 10 feet in width
Affects: A portion of said premises

- 4. We find no open recorded Deeds of Trust as of our current plant date of June 16, 2020. Please verify by inquiry of seller if we have overlooked something and advise title department accordingly prior to closing.

5. Delinquent General Taxes for the years 2017, 2018, 2019, and 2020, in the respective sums of \$4,763.13, \$4,035.04, \$3,669.56, and \$3,782.65, plus interest and penalties.

Affects: Said premises

Tax Account No.: 1-2180-200-0013-000

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

Parties to be Notified:

- a. Robert D. Steele
30213 E. Dague Road
Kennewick, WA 99337

- b. Benton County Treasurer
5600 W. Canal Drive, Suite A
Kennewick, WA 99336

Notes:

NOTE A: Common address purported to be:

30213 E. Dague Road
Kennewick, WA 99337

NOTE B: Abbreviated legal description as follows:

S2 SW NW 21-8-30

65-264-2



AFTER RECORDING MAIL TO:

William L. Hames
Hames, Anderson & Whitlow, P.S.
P.O. Box 5498
Kennewick, WA 99336-0498

1987-01723
BENTON CO. TREASURER
5-12-87
OCT 19 2004
\$967.82
EXCISE TAX PAID
DM

Filed for Record at Request of:

(Fulfillment)
STATUTORY WARRANTY DEED

THE GRANTOR(S): HELEN M. SCRUGGS for and in satisfaction of real estate contract and other good and valuable consideration in hand paid, conveys, and warrants to ROBERT D. STEELE the following described real estate, situated in the County of Benton, State of Washington:

Parcel A & B:

Lots 2 and 3, SHORT PLAT 1689, according to the survey thereof recorded under Auditor's File No. 86-20595, records of Benton County, Washington.

Parcel C:

The South half of the Southwest quarter of the Northwest quarter of Section 21, Township 8 North, Range 30 East, W.M., Benton County, Washington.

Assessor's Property Tax Parcel/Account Numbers: Parcel A: 121802011589002
Parcel B: 121802011589003
Parcel C: 121802000013000

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 12, 1987, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on _____, Rec. No. _____.

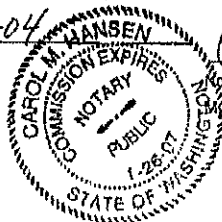
Dated: 10-14-04

Helen M. Scruggs
Helen M. Scruggs

STATE OF Washington }
COUNTY OF Benton }

I certify that I know or have satisfactory evidence that Helen M. Scruggs (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-14-04
Carol M. Hansen
Notary Public in and for the State of Washington



My appointment expires: 1-26-07
Residing at Kennewick.

OCT 13 05 PM '85

QUIT CLAIM DEED

VERNA M. LEM-AUDITOR
DEPUTY
RECORDED IN VOL. 466

The grantor, Michael J. Quinn, Director of Internal Revenue for the District of Seattle, Washington, for and in consideration of the sum of Five thousand and 00/100 dollars (\$5,000.00), conveys and quit claims to Robert Steele all interest in the following described real property situated in the County of Benton, State of Washington, to wit:

The vendee's interest as stated in that certain real estate contract between Helen M. Scruggs, vendor, and Maurice J. Neagle, vendee, dated July 15, 1974, and recorded July 18, 1974, under Auditor's File Number 667655 covering the real estate property described as: Southwest Quarter of the Northwest Quarter of Section 21, Township 8 North, Range 30, East, W.M.

The above property was sold to the above-named Robert Steele at a sale conducted in accordance with the provisions of Sub-Chapter D, Chapter 64 of the Internal Revenue Code of 1954, and the Regulations promulgated thereunder for the non-payment of delinquent United States Internal Revenue taxes, which were duly assessed and remained unpaid for more than ten days after notice and demand for payment had been served upon Maurice J. Neagle at Route 11 Box 11518, Kennewick, Washington 99337 on February 21, 1983, February 28, 1983, and March 14, 1983 and the said real property has not been redeemed in the manner and within the time provided by law and the purchaser has returned to said Director of Internal Revenue Service the Certificate of Sale of said seized property.

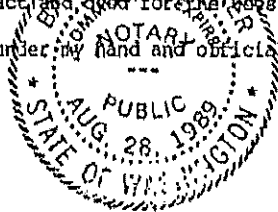
BENTON COUNTY
REGISTERED
16662

Michael J. Quinn
Director of Internal Revenue Service
District of Seattle

Dated this 9th day of September 1985.

On this day personally appeared before me Michael J. Quinn, Director of Internal Revenue for the District of Seattle, Washington, to me known to be the duly qualified person in and who executed the within and foregoing instrument, and he acknowledges that he signed same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 9th day of September 1985.



Notary Public In and For the
State of Washington, residing at:

My Commission Expires: August 28, 1989
DOCNO:0777R

Filed for Record Feb. 15, 1957 9:04 A.M.
Request of Bureau of Reclamation

368294 WARRANTY DEED

P.O. Box 516
Kennewick, Wash.

Record as to Erickson
Engineer, Bureau of Reclamation

The Grantors, A. L. ERICKSON and ELENORA ERICKSON, his wife on January 3, 1935, and at all times to the date hereof; E. N. ERICKSON and BERNADETTE ERICKSON, his wife; and O. E. ERICKSON, a single man on January 3, 1935, and at all times to the date hereof, all of Kennewick, Washington, for and in consideration of four hundred twenty-eight dollars (\$428.00) in hand paid, convey and warrant to THE UNITED STATES OF AMERICA the following described real estate situated in the County of Benton, State of Washington:

A perpetual right-of-way and easement on the following described land situated in Benton County, State of Washington, including but not limited thereto by this enumeration, a permanent right to construct, reconstruct, operate and maintain canals, laterals, pipe lines, and open canal drains or pipe drains, and operating roads, telephone lines, including the banks of any canals, laterals, or drains, to dump waste material in connection with such canals, laterals or drains upon the land described below, together with the right to ingress and egress thereto.

The east thirty-five (35) feet of the southwest quarter of the northwest quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section twenty-one (21), township eight (8) north, range thirty (30) east, Willamette meridian.

Subject to presently used rights-of-way for canals, ditches, flumes, pipe lines, railroads, highways, roads, telephone, telegraph and power transmission lines, created in favor of the public or public utilities.

Dated this 14th day of Feb. 1957.

A. L. Erickson
A. L. Erickson

Elenora Erickson
Elenora Erickson

E. N. Erickson
E. N. Erickson

Bernadette Erickson
Bernadette Erickson

O. E. Erickson
O. E. Erickson



A-13449

VOL 177 PAGE 145 418559

Filed for record JUN 1 5 1959 6 55 A.M.
Request of BENTON COUNTY
PUBLIC UTILITY DISTRICT NO. 1
Benton, Washington
VERNER MILLER, County Auditor

RIGHT OF WAY EASEMENT

THE GRANTOR(S) Ted Sabala & Bertha Sabala, Husband & Wife

of Benton County, State of Washington for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to PUBLIC UTILITY DISTRICT NO. 1 of Benton County, Washington, a municipal corporation, and to its successors and sub-lessee or assigns, the right to enter upon the lands of the Grantor(s) situated in the County of Benton, State of Washington, and more particularly described as follows:

The North five (5) feet of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 21, T. 8 N., R. 30 E., W.M.

and to construct, operate and maintain over and under the above described lands and the streets, roads, or highways abutting the said lands an electric transmission or distribution line or system, with all convenient or necessary appurtenances (including but not limited to poles, crossarms, towers, transformers, one or more wires, props, guys, and other supports), and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The Grantor(s) agree(s) that all poles, wires and other facilities installed upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, and that the Grantee shall have the right of ingress and egress over the adjacent lands of the Grantor(s) for the purpose of exercising all rights hereby granted.

All rights hereunder shall cease when the grantee, its successors and sub-lessee or assigns abandons or removes said line or system.

Dated this 6th day of May, 1959

Ted Sabala
GRANTOR'S SIGNATURE

Bertha Sabala
GRANTOR'S SIGNATURE

STATE OF WASHINGTON
COUNTY OF BENTON

ACKNOWLEDGEMENT OF INDIVIDUAL

I, Quantin Mizer a Notary Public in and for the State and County aforesaid, do hereby certify that on this 6th day of May, 1959, personally appeared before me Ted Sabala and Bertha Sabala

personally known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal the day and year in this certificate above written,



Quantin Mizer
Notary Public in and for the State of Washington residing at
Kennelox

Taxp Exempt No. 1367

808512

J. O. 8408
21-8-30

RIGHT OF WAY EASEMENT

THE GRANTOR(S) MAURICE J. NEAGLE and NEDRA L. NEAGLE

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of Benton County, State of Washington, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to PUBLIC UTILITY DISTRICT NO. 1 of Benton County, Washington, a municipal corporation and to its successors and sub-lessees or assigns, the right to enter upon the lands of the Grantor(s) situated in the County of Benton, State of Washington, and more particularly described as follows:

An easement 10 feet in width having 5 feet on either side of the following described centerline:

Beginning at the West quarter corner of Section 21, Township 8 North, Range 30 East, W.M.; Thence N89°11'50" East a distance of 629.90 feet, to the TRUE POINT OF BEGINNING; Thence N00°42'23" West a distance of 1334.12 feet and TERMINUS of this easement.

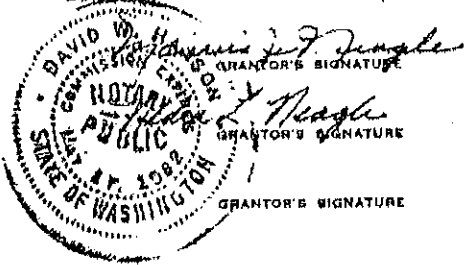
and to construct, operate and maintain over and under the above described lands and the streets, roads, or highways abutting the said lands an electric transmission or distribution line or system, with all convenient or necessary appurtenances (including but not limited to poles, crossarms, towers, transformers, one or more wires, props, guys, and other supports), and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system. The Grantor(s) agree to keep the above described lands free and clear of any structures, buildings, dwellings or other obstructions of the right of way, lawful fences excluded.

The Grantor(s) agree(s) that all poles, wires and other facilities installed upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, and that the Grantee shall have the right of ingress and egress over the adjacent lands of the Grantor(s) for the purpose of exercising all rights hereby granted.

All rights hereunder shall cease when the grantee, its successors and sub-lessees or assigns abandons or removes said line or system.

Dated this 20th day of November

WITNESSED BY [Signature], 19 79



[Signature] GRANTOR'S SIGNATURE
[Signature] GRANTOR'S SIGNATURE
[Signature] GRANTOR'S SIGNATURE
[Signature] GRANTOR'S SIGNATURE

CHECKED BY _____ GRANTOR'S SIGNATURE
Nov 28 4 15 PM '79 GRANTOR'S SIGNATURE
VERIFIED _____ GRANTOR'S SIGNATURE
387 GRANTOR'S SIGNATURE
_____ GRANTOR'S SIGNATURE

STATE OF Washington
COUNTY OF Benton

ACKNOWLEDGEMENT OF INDIVIDUAL

I, David W. Hanson a Notary Public in and for the State and County aforesaid, do hereby certify that on this 20th day of November, 19 79, personally appeared before me Maurice J. Neagle and Nedra L. Neagle

personally known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they executed, signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal the day and year in this certificate above written.

Maurice J. Neagle
P.O. Box 6270

[Signature]
Notary Public in and for the State of Washington residing at
Kennewick