

**2nd Amendment to
LITIGATION/TRUSTEE'S SALE/
CONTRACT FORFEITURE GUARANTEE**

SCHEDULE A

Rate Code NONE	State 48	City 077	Property Type 10	Parcel # 191330-11530
Office File Number 198158	Policy Number 7208647 220028158	Date of Policy June 18, 2020 at 8:00AM	Amount of Insurance \$5,834.17	Premium \$400.00

1. Assured:

YAKIMA COUNTY TREASURER

2. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

A Fee

3. Title to the estate or interest in the land is vested in:

The Heirs and Devisees of KARL G. WALTERS, deceased

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

Lot 11, Block 202, LA SALLE ADDITION TO YAKIMA, WASHINGTON, according to the official plat thereof recorded in Volume "I" of Plats, Page 32, records of Yakima County, Washington.

Situated in Yakima County, State of Washington.

SCHEDULE B

File Number: **198158**

Policy Number: **7208647 220028158**

The following matters are expressly excepted from the coverage of this Guarantee:

1. Local district assessments and/or charges due the City of Yakima, in the amount of \$857.84.
2. It is our understanding that **Karl G. Walters** is deceased. This Company however finds no record of his estate having been probated in Yakima County Superior Court. We cannot therefore insure against the rights of creditors, heirs or the liability for payment of inheritance taxes, if any be due, or any other matters that a probate of the decedent's estate might disclose.
3. Agreements, if any, related to future assessment obligations not yet due and payable, which appear in the public records.
4. Agreements, covenants, conditions, restrictions and/or declarations affecting title, of violations thereof, if any, which appear in the public records or are shown on any recorded subdivision map or survey.
5. Easements or encroachments, if any, which appear in the public records or are shown on any recorded subdivision map or survey.
6. Any reservation or conveyance of minerals, gas, oil, sand, gravel or timber, or rights related thereto, including leases of said interest, which appear in the public records.
7. This Litigation Guarantee is being updated to amend the Parcel Number in Schedule A.

FIDELITY TITLE COMPANY agent for
CHICAGO TITLE INSURANCE COMPANY

Countersigned



Yvonne Munson, Authorized Signatory

jb/06-21-20/jb/06-24-20/jb/09-11-20

SCHEDULE B - PART I
(Continued)

File Number: **198158**

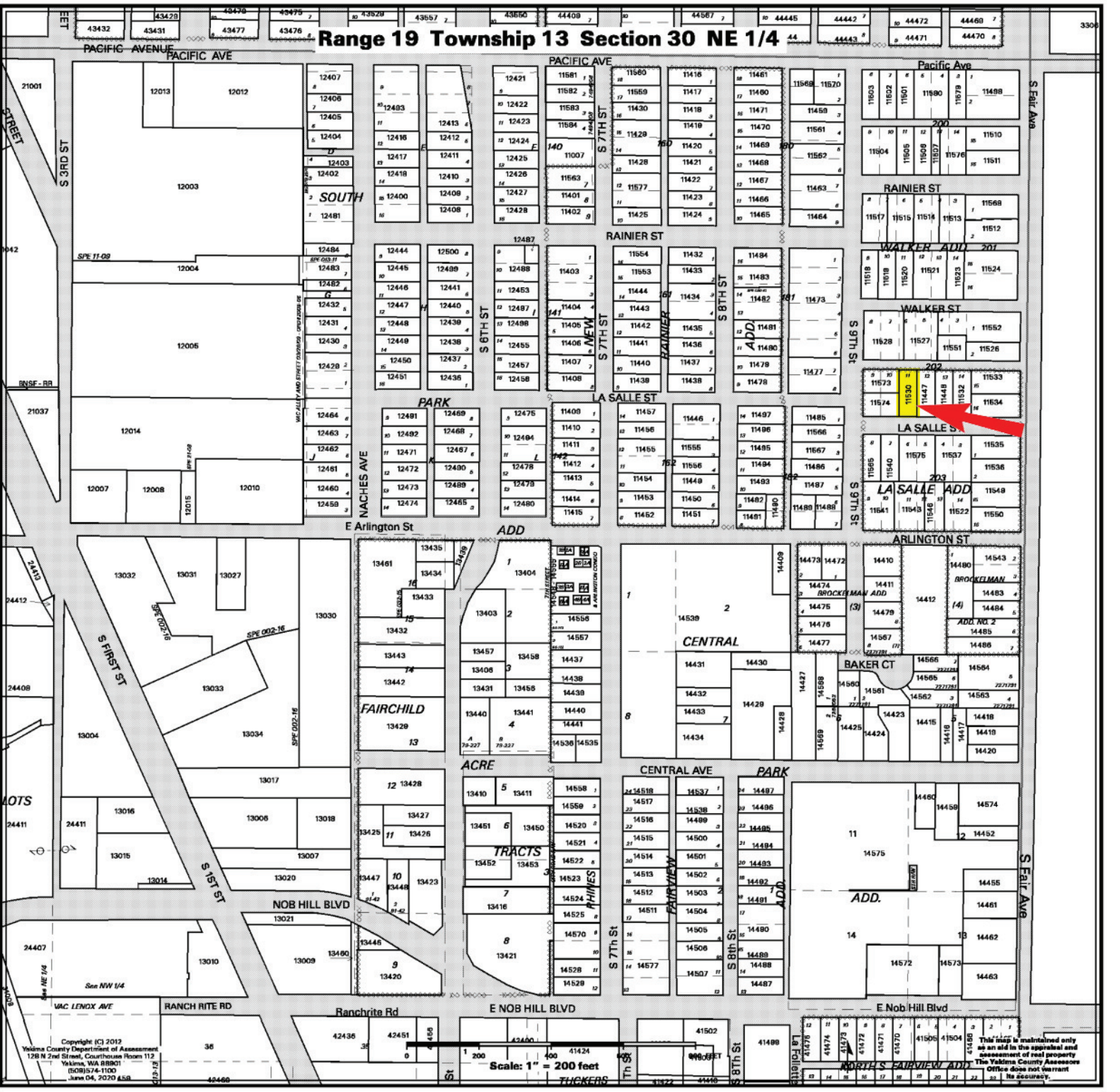
Policy Number: **7208647 220028158**

LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE GUARANTEE

INFORMATION FOR THE ASSURED

1. This Guarantee is restricted to the use of the Assured solely for the purpose of providing information to facilitate the commencement of a suit at law, the forfeiture of a real estate contract pursuant to RCW 61.30, or foreclosure pursuant to RCW 61.24 of a mortgage described in Schedule B, affecting the land described in Schedule A. The Company shall have no liability for any reliance hereon except for the purpose for which this Guarantee is issued. This Guarantee is not a Commitment nor an obligation by the Company to issue any policy or policies of title insurance insuring said land, and it is not to be used as a basis for closing any transaction affecting title to said land.
2. Upon request WITHIN 60 DAYS from the effective date of this Guarantee, the Company will extend the effective date of this Guarantee by endorsement to include the filing of any complaint and recording of Notice of Lis Pendens, recording of Notice of Intent to Forfeit Real Estate Contract, or recording of Notice of Trustee's Sale. Such an endorsement will show as additional exceptions, and therefore exclude from coverage, those matters attaching subsequent to the effective date of the Guarantee but prior to the issuance of the Endorsement.
3. The Company may, BUT IS NOT OBLIGATED TO, issue additional endorsements extending the effective date of the Guarantee at the request of the Assured. The fee for such endorsements will be charged according to the Company's filed Rate Schedule for such endorsements. The Company will not, and accepts no obligation to, issue an endorsement extending the effective date to, or beyond, the date of any sale of the premises, recording of a Declaration of Forfeiture of a Real Estate Contract, trustee's sale or deed in lieu thereof.
4. The Address of the Property is: 905 E. LaSalle Street, Yakima, Washington 98901
5. Location Information: The Southeast corner East on LaSalle Street approximately 286 feet to intersect with South Fair Avenue.
6. Address of Owners or Heirs:
 - a. 905 E. LaSalle Street, Yakima, Washington 98901
 - b. 701 S. 38th Avenue, Yakima, Washington 98902
7. The vesting is a result of Community Property Agreement, recorded under Auditor's File Number 7969821.
8. Legal description in this report is based upon Deed recorded under Auditor's File Number 7192543.
9. Last Excise Affidavit Number: 331696
10. Address of lienholders
 - a. City of Yakima, 129 N. 2nd Street, Yakima, Washington 98901

Range 19 Township 13 Section 30 NE 1/4

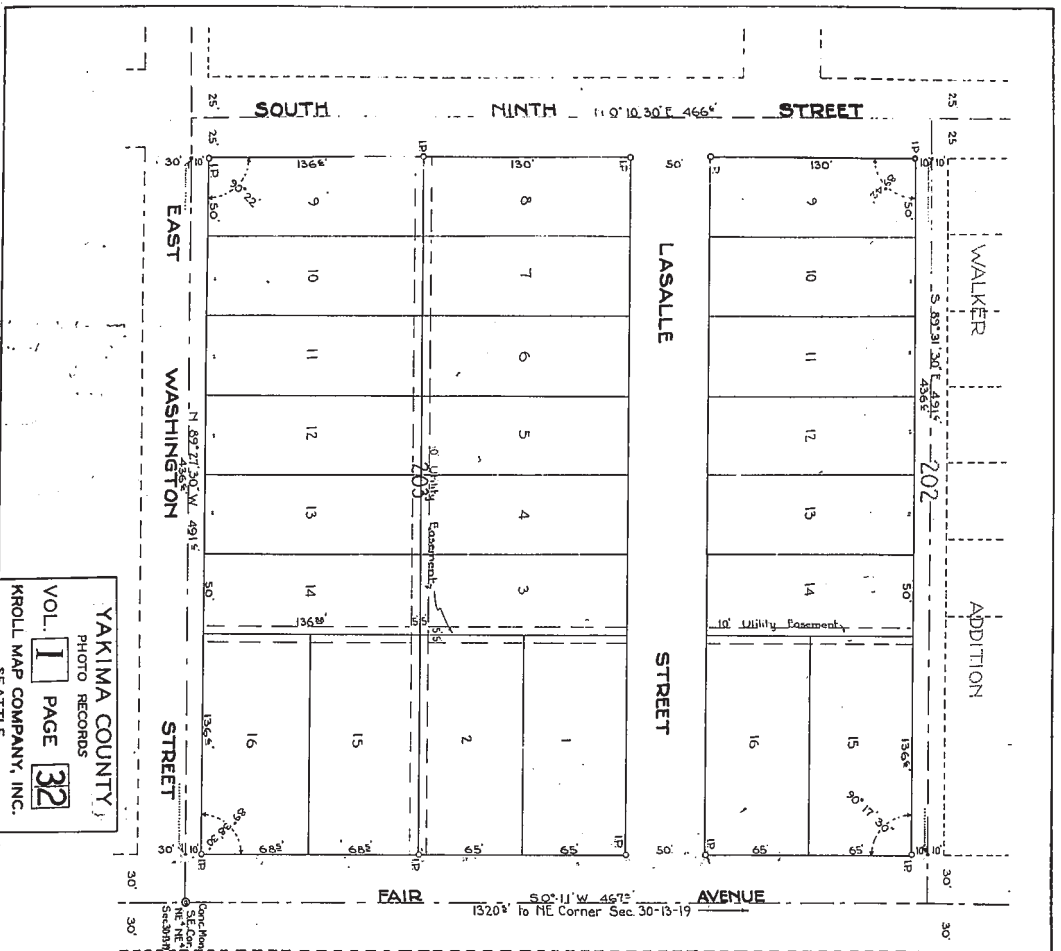


Copyright (C) 2012
 Yakima County Department of Assessment
 126 N 2nd Street, Courthouse Room 112
 Yakima, WA 98901
 (509) 574-1100
 www.04.2020.658

Scale: 1" = 200 feet

This map is maintained only
 as an aid in the appraisal and
 assessment of real property.
 The Yakima County Assessor's
 Office does not warrant
 the accuracy.

I-32



YAKIMA COUNTY
 PHOTO RECORDS
 VOL. 1 PAGE 32
 KROLL MAP COMPANY, INC.
 SEATTLE

FILED APR 21 1938

LASALLE ADDITION

TO
 YAKIMA, WASHINGTON.

Scale - 1" = 50'

DEDICATION

This is to certify that we, Sprockel Broekelman and Marie Broekelman, husband and wife, are the owners of the following described property: Beginning 30 feet west of the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 13, Range 19, E.W.M., then N 89° 27' 30" W 436 1/2", then N 0° 30' E 466 1/2", then S 89° 31' 30" E 436 1/2", then S 0° 11' W 467 1/2" to the point of beginning, that we have caused the same to be surveyed and platted into lots and streets to be known as "LASALLE ADDITION TO YAKIMA, WASHINGTON", as shown on the attached plat and we do hereby dedicate the streets and city gas shown on said plat to the use of the public in accordance with the statutes of the State of Washington, in such cases made and provided, and we hereby reserve the easements as shown for public utilities.

In witness whereof, we have hereunto set our hands and seal this _____ day of _____, 1938.

Sprockel Broekelman
Marie Broekelman

STATE OF WASHINGTON }
 COUNTY OF YAKIMA } s.s.

On this _____ day of _____, 1938, personally appeared before me Sprockel Broekelman and Marie Broekelman, husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for the State of Washington, residing at Yakima, Wn

I hereby certify that all taxes are paid in full to date on the above described property, _____, 1938.

County Treasurer _____

Approved by the City Engineer this _____ day of _____, 1938.

City Engineer _____

Approved by the City Commissioners this _____ day of _____, 1938.

Attest: _____
 City Clerk

Approved by the City Planning Commission this _____ day of _____, 1938.

Mayor _____

Chairman _____