

WA LITIGATION GUARANTEE

ISSUED BY STEWART TITLE GUARANTY COMPANY a corporation, herein called the Company

Guarantee No.: G-6328-000027469 **Liability:** \$ 337,600.00 **Fee:** \$ 1,060.00

Order No.: 25-40730-VTE **Dated:** August 4, 2025

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE.

GUARANTEES

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the date stated below,

1. The title to the herein described land was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessarily shown in the order of priority;

All subject, however, to the exclusions from coverage, the limits of liability and the other provisions of the Conditions and Stipulations hereto annexed and made a part of the Guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:

Authorized Countersignature

Vista Title and Escrow, LLC

Company Name

201 W. North River Drive Suite 205 Spokane, WA 99201

City, State

TEXAS TEXAS

Frederick H. Eppinger President and CEO

> David Hisey Secretary

GUARANTEE CONDITIONS AND STIPULATIONS

- 1. **Definition of Terms** The following terms when used in this Guarantee mean:
 - (a) "land": the land described, specifically or by reference, in this Guarantee and improvements affixed thereto which by law constitute real property;
 - (b) "public records": those records which impart constructive notice of matters relating to said land;
 - (c) "date": the effective date;
 - (d) "the Assured": the party or parties named as the Assured in this Guarantee, or in a supplemental writing executed by the Company;
 - (e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- 2. Exclusions from Coverage of this Guarantee The Company assumes no liability for loss or damage by reason of the following:
 - (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
 - (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
 - (c) Title to any property beyond the lines of the land expressly described in the description set forth in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
 - (d) Defects, liens, encumbrances, adverse claims against the title as guaranteed or other matters (1) created, suffered, assumed or agreed to by one or more of the Assured; or (2) resulting in no loss to the Assured.

Prosecution of Actions –

- (a) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein guaranteed; and the Company may take any appropriate action under the terms of this Guarantee whether or not it shall be liable hereunder and shall not thereby concede liability or waive any provision thereof.
- (b) In all cases where the Company does so institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for such purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.
- 4. Notice of Loss Limitation of Action A statement in writing of any loss or damage for which it is claimed the Company is liable under this Guarantee shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Guarantee until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Guarantee unless action shall be commenced thereon within two years after expiration of said thirty day period. Failure to furnish such statement of loss or damage or to commence such action within the time hereinbefore specified, shall be a conclusive bar against maintenance by the Assured of any action under this Guarantee.
- 5. Options to Pay, Settle or Compromise Claims The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage, the Company shall have the option to purchase the indebtedness secured by said mortgage. Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of the indebtedness shall transfer and assign said indebtedness and the mortgage to the Company upon payment of the purchase price.

6. Limitation of Liability - Payment of Loss -

- (a) The liability of the Company under this Guarantee shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall such liability exceed the amount of liability stated on the face page thereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for damages shall arise or be maintainable under this Guarantee (1) if the Company after having received notice of an alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Guarantee, except for attorneys' fees as provided for in paragraph 6(b) hereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Guarantee for endorsement of such payment unless the guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Guarantee, the loss or damage shall be payable within thirty days thereafter.
- 7. Subrogation Upon Payment or Settlement Whenever the Company shall have settled a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to such claim had this Guarantee not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss. The Assured if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect such right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving such rights or remedies.
- 8. Guarantee Entire Contract Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Guarantee.

 No provision or condition to this Guarantee can be waived or changed except by a writing endorsed or attached hereto signed by the President, a
- 9. Notices, Where Sent All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.
- 10. The fee specified on the face of this Guarantee is the total fee for title search and examination and for this Guarantee.

Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

Page 2 of 2 for Policy Number: G-6328-000027469 Agent ID: 470144

LITIGATION GUARANTEE

Issued by STEWART TITLE GUARANTY COMPANY

a corporation, herein called the Company

SCHEDULE A

Prepared by: Vista Title and Escrow LLC, 602386172

Order Number: 25-40730-VTE

Date of Guarantee: August 4, 2025

Amount of Liability: \$337,600.00

Sales Tax: \$96.46

Total: \$1156.46

1. Name of Assured: Spokane County Treasurer

- 2. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is: Fee
- 3. Title to said estate or interest at the date hereof is vested in: Larry Urann, as a separate estate
- 4. The land referred to in this Guarantee is situated in the State of Washington, County of Spokane and is described as follows: See attached Exhibit "A".

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE.

SCHEDULE B

Order Number: 25-40730-VTE Guarantee No.: 000027469

GENERAL EXCEPTIONS FROM COVERAGE

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I -Requirements are met.
- 2. Taxes or assessments which are not shown as existing liens by the record of any taxing authority that levies taxes or assessments on real property or by the Public Records.
- 3. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- 4. Easements, claims of easement or encumbrances which are not shown by the Public Records.
- 5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Record.
- 6. (A.) Unpatented mining claims; (B.) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C.) water rights, claims or title to water; whether or not the matters excepted under (A), (B) & (C) are shown in the Public Records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
- 7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- 9. General and Special Taxes and any Assessments. No search has been made thereof.
- 10. Any unpaid assessments or charges, and liability for further assessments or charges by: the County of Spokane and the City of Spokane Valley.
- 11. Deed of Trust and the terms and conditions thereof:

Grantor: Larry Urann and Eileen M Urann, husband and wife

Trustee: Kyle W Nolte, Attorney Beneficiary: Waco Investments, LLC

Amount: \$55, 200.00 Dated: October 19, 2016 Recorded: October 20, 2016

Recording No.: 6545873 in the official records

The amount now secured by said Deed of Trust and the terms upon which the same can be discharged or assumed should be ascertained from the holder of the indebtedness secured.

12. Pending action in Spokane County:

Superior Court Cause No.: 25-2-01607-32 Being an action for: Tax Lien Foreclosure

Plaintiff: Spokane County, a Political Subdivision of the State of Washington

Defendant: Defender Homes Airway Heights, LLC

Attorney for Plaintiff: Lawrence Haskell

Telephone No.: 509-477-5764

- 13. A Lis Pendens of said action was recorded on July 1, 2025 under Recording No. 7425520.
- 14. If the herein described property consists of the dwelling in which the owner resides, such premises cannot be conveyed or encumbered unless the instrument is executed and acknowledged by both spouses/domestic partners, if said owner is a married person/registered domestic partner, pursuant to RCW 6.13.

If the owner is unmarried the forthcoming instrument should so recite.

15. Restrictions, easements, dedications and delineated matters, but deleting any covenant, conditions, or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (C), contained on the face of the Plat of Town of Yardley in the official records as recorded in Volume "E" of Plats, Page(s) 68, and any amendments thereto.

End of Special Exception

Order Number: 25-40730-VTE Guarantee No.: 000027469

INFORMATIONAL NOTES

- 1. The legal description contained herein has been derived from information submitted with the application and as available from the record title. Said description should be carefully reviewed to assure it meets the intentions of the parties to this transaction.
- 2. Any maps, plats or surveys attached to this commitment are provided solely for informational purposes and to assist in locating the property with reference to streets and other parcels. While it is believed to be correct, Vista Title and Escrow, LLC assumes no liability for any loss occurring by reason of reliance thereon.
- 3. This office conforms to the Federal Privacy Laws. Please see attached Privacy Policy Notice.
- 4. Abbreviated Legal Description: Lots 15 and 16 in Block 25 of TOWN OF YARDLEY
- 5. Recording fees charged by the county will be billed as follows: Deeds of Trust are \$304.50 for the first page and \$1.00 for each page thereafter. Deeds are \$303.50 for the first page and \$1.00 for each page thereafter.
- 6. In the last 36 months the following documents that affect title to the herein described property have been recorded:

Deed recorded July 23, 2021 under recording number 7104981.

The deed prior to that mentioned above conveying title was recorded February 2, 2006 under Recording No. 5338593.

- 7. THIS PROPERTY MAY BE SUBJECT TO A CHARGE BY SPOKANE COUNTY FOR SEWER CONSTRUCTION, REFERRED TO AS A CAPITAL FACILITIES RATE (CFR). THIS CHARGE IS IN ADDITION TO THE MONTHLY CHARGE FOR SEWER SERVICES. PLEASE CONTACT THE DIVISION OF UTILITIES BILLING SECTION FOR INFORMATION (509) 477-3604.
- 8. We find no pertinent matters filed or recorded against Larry Urann, proposed insured purchasers.
- 9. Said necessary parties (other than those having a claim or interest by reason of matters shown in Exceptions) to be made defendants in said action to be brought by the plaintiff, are as follows:

Allegro Escrow Services 12423 E Broadway Spokane Valley, WA 99216

Kyle W Nolte c/o Stamper Rubens, PS 720 W Boone, Suite 200 Spokane, WA 99201

WACO Investments, LLC 9006 E Sunview Lane Spokane, WA 99217

Larry Urann PO Box 6205 Spokane, WA 99217-0903

10. The name of a newspaper of general circulation for the publication of a notice of sale: The Spokesman Review Spokane Valley News Herald

Cheney Free Press

EXHIBIT A

Order Number: 25-40730-VTE Guarantee No.: 000027469

PROPERTY DESCRIPTION:

Lots 15 and 16 in Block 25 of TOWN OF YARDLEY, as per plat thereof recorded in Volume "E" of Plats, page 68; records of Spokane County, Washington.

TOGETHER WITH the North Half of vacated alley adjoining on the South pursuant to Resolution 78-400,

Situate in the City of Spokane Valley, County of Spokane, State of Washington.

07/23/2021 12:52:20 PM Recording Fee \$104.50 Page 1 of 2 Warranty Deed LARRY URANN Spokane County Washington

When recorded return to: Larry Urann 8.0. Box 6205 Spokane, WA. 99217

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fileen Wrann

for and in consideration of one dollar and other valuable consideration

in hand paid, conveys, and warrants to Latry Wrann as MS

Sale and separate Property

the following described real estate, situated in the County of Spokane, State of Washington:

1315 N Stanley Rd. 99212 Spokane Valley, WA. 99212 Vardley Town of L15-16 Blk 25 TOGW. N. 12 vac alley S of and adjacent.

Abbreviated Legal: (Required if full legal not inserted above)

Tax Parcel Number(s): 35141, 0412

Dated: June 8, 20	160	
	Eileen Wran	enn v
state of Washington county of Spokane	SS.	
I certify that I know or have satisfactor	ry evidence that Eillen Uvanh	
(is/are) the person(s) who appeared bet this instrument, on oath stated that as the	fore me, and said person(s) acknowledged that authorized to execute the instrument and	of
the free and voluntary act of such party	v(ies) for the uses and purposes mentioned in this instrume	to be ent.
Dated: Q 9 [202]	Notary name printed or typed: Siewa Lynn Notary Public in and for the State of Washing Residing at Spokane My appointment expires: 12-27-2023	Inkpen Iton

LPB 10-05(r) Page 2 of 2 Return to:

Allegro Escrow Services 12423 E. Broadway

Spokane Valley, WA 99216

6545873 10/20/2016 12:32:49 PM

Rec Fee: \$96.00 Page 1 of 23

Deed Of Trust SIMPLIFILE LC E-RECORDING Spokane County Washington eRecorded

Escrow #27275

DEED OF TRUST

78158-23

Grantors: (1) Urann, Larry; and Urann, Eileen M. Grantee (Lender): (1) Waco Investments, LLC

Grantee (Trustee): Kyle W. Nolte

Legal Description (abbreviated): Parcel 1: Lots 15 and 16, Lock 25, Town of Yardley; Parcel 2: Lot 4, Block 1 Baskerville Addition, both in the City of Spokane, County of Spokane, State of Washington. Additional legal on page 3.

Tax Parcel No: 35141.0412 and 35042.2704

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated October 19, 2016, together with all Riders to this document.
- **(B)** "Borrower" is LARRY URANN and EILEEN M. URANN, husband and wife. Borrower's address is 4213 E. Lynx Ave, Mead, WA 99021.
- (C) "Lender" is WACO INVESTMENTS, LLC, a Washington limited liability company. Lender's address is 9006 E. Sunview Lane, Spokane, WA 99217. Lender is the beneficiary under this Security Instrument.
- (D) "Trustee" is Attorney, Kyle W. Nolte. Trustee's address is Stamper Rubens, PS, 720 W. Boone, Suite 200, Spokane, WA 99201.
- (E) "Note" means the promissory note signed by Borrower and dated October 19, 2016. The Note states that Borrower owes Lender Fifty Five Thousand Two Hundred and no/100 Dollars (\$55,200.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than October 20, 2017.
- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

- **(H) "Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower: <u>Assignment of Rents and Leases Rider.</u>
- (I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
- (J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
- **(K)** "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
- (L) "Escrow Items" means those items that are described in Section 3.
- (M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
- (N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
- (O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
- **(P)** "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
- (Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the county of Spokane, State of Washington:

PARCEL 1:

Lots 15 and 16 in Block 25 of TOWN OF YARDLEY as per plat thereof recorded in Volume "E" of Plats, Page 68;

TOGETHER WITH the North half of vacated alley adjoining on the South pursuant to Resolution 78-400;

Situate in the City of Spokane, Valley, County of Spokane, State of Washington.

Parcel No. 35141.0412

PARCEL 2:

Lot 4 in Block 1 of BASKERVILLE ADDITION, as per plat thereof recorded in Volume "D" of Plats, Page 72;

Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel No. 35042.2704

which currently has the address of 1315 North Stanley Road and 4205 N. Crestline Street, Spokane, WA 98528 ("Property Address").

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check,

provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; and (c) premiums for any and all insurance required by Lender under Section 5. These items are called "Escrow Items". At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive

Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

If there is a deficiency of Funds held in escrow, Lender shall notify Borrower, and Borrower shall pay to Lender the amount necessary to make up the deficiency, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the

insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remapping or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverage described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

- 6. Occupancy. If the property is the personal residence of Borrower, Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.
- 7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

- 8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.
- 9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in

bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

- 10. Mortgage Insurance. Not required.
- 11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender

otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to 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 Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

- 12. 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 Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.
- 13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is

not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the cosigner's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan 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 prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

All notices given by Borrower or Lender in connection with this Security 15. Notices. Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

- **17. Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.
- 18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) eleven days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that

Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property.

Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default: (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property at public auction at a date not less than 120 days in the future. The notice shall further inform Borrower of the right to reinstate after acceleration, the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale, and any other matters required to be included in the notice by Applicable Law. If the default is not cured on or before the date specified in the notice, Lender at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and/or any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give written notice to Trustee of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee and Lender shall take such action regarding notice of sale and shall give such notices to Borrower and to other persons as Applicable Law may require. After the time required by Applicable Law and after publication of the notice of sale, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels

and in any order Trustee determines. Trustee may postpone sale of the Property for a period or periods permitted by Applicable Law by public announcement at the time and place fixed in the notice of sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it or to the clerk of the superior court of the county in which the sale took place.

- 23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs and the Trustee's fee for preparing the reconveyance.
 - 24. Use of Property. The Property is not used principally for agricultural purposes.
- 25. Attorneys' Fees. Lender shall be entitled to recover its reasonable attorneys' fees and costs in any action or proceeding to construe or enforce any term of this Security Instrument. The term "attorneys' fees," whenever used in this Security Instrument, shall include without limitation attorneys' fees incurred by Lender in any bankruptcy proceeding or on appeal.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Larry Urann

Eileen M. Urann

6545873 Page 15 of 23 10/20/2016 12:32:49 PM

STATE OF WASHINGTON)
) ss
COUNTY OF SPOKANE)

On this day personally appeared before me Larry Urann and Eileen M. Urann, to me known to be the individual who appeared before me 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 20 day of October, 2016.

TERI HOLLIS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 19, 2019

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

Name Printed: Teri Hollis
My commission expires: 7/19/19

ASSIGNMENT OF RENTS AND LEASES RIDER

THIS ASSIGNMENT OF RENTS AND LEASES RIDER is made October 19, 2016, and is incorporated into and shall be deemed to amend and supplement the Deed of Trust (the "Security Instrument") of the same date given by LARRY URANN and EILEEN M. URANN, husband and wife (the "Borrower") to secure Borrower's Note to WACO INVESTMENTS, LLC, a Washington limited liability company (the "Lender") of the same date and covering the property described in the Security Instrument and located at: 1315 N. Stanley and 4205 N. Crestline, Spokane, WA.

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

Assignor hereby irrevocably transfers, assigns, and sets over to Lender, its successors and assigns, from and after the date hereof, all of Assignor's right, title, and interest in and to (a) all leases, subleases, licenses, rental contracts, and other agreements relating to the occupancy now existing or hereafter entered into affecting that certain real property located in Spokane County, Washington, legally described as follows:

PARCEL 1:

Lots 15 and 16 in Block 25 of TOWN OF YARDLEY as per plat thereof recorded in Volume "E" of Plats, Page 68;

TOGETHER WITH the North half of vacated alley adjoining on the South pursuant to Resolution 78-400;

Situate in the City of Spokane, Valley, County of Spokane, State of Washington.

Parcel No. 35141.0412

PARCEL 2:

Lot 4 in Block 1 of BASKERVILLE ADDITION, as per plat thereof recorded in Volume "D" of Plats, Page 72;

Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel No. 35042.2704

(the "Property"), together with all guaranties, modifications, extensions, and renewals thereof which now exist or may hereafter be made (collectively, the "Leases"), and (b) all rents, issues, profits, income, and proceeds due or to become due from tenants of the Property, including, but not limited to, rentals under all present and future Leases, together with all deposits of tenants thereunder, including, without limitation, security deposits, now or hereafter held by Assignor in connection with the Property (the "Rents").

In connection with and as part of the foregoing assignment, assignor hereby makes the following grants, covenants, agreements, representations, and warranties:

- 1. Subject to the provisions of paragraph 3 below granting Assignor a revocable, limited license, Lender shall have the right, power and authority:
 - (a) to provide notice to any and all tenants and other obligors on Leases that the same have been assigned to Lender and that all Rents are to be made directly to Lender, whether or not Lender shall have foreclosed or commenced foreclosure proceedings against the Property and whether or not Lender has taken possession of the Property;
 - (b) to settle, compromise, or release, on terms acceptable to Lender, in whole or in part, any amounts owing on Leases and any Rents;
 - (c) to enforce payment of Rents and to prosecute any action or proceeding, and to defend legal proceedings, with respect to any and all Rents and Leases and to extend the time of payment, make allowances, adjustments, and discounts;
 - (d) to enter upon, take possession of, and operate the Property;
 - (e) to lease all or any part of the Property; and/or
 - (f) to enforce all other rights of the lessor under the Leases.

Notwithstanding anything herein to the contrary, Lender shall not be obligated to perform or discharge, and Lender does not undertake to perform or discharge, any obligation, duty, or liability (including, without limitation, liability under any covenant of quiet enjoyment contained in any Lease or under the law of any state

in the event that any tenant shall be joined as a party defendant in any action to foreclose the Deed of Trust, as hereinafter defined, and shall have been barred and foreclosed thereby of all right, title, and interest and equity of redemption in the Property) with respect to the Leases or the Rents under or by reason of this Assignment. This Assignment shall not operate to place responsibility for the control, care, maintenance, or repair of the Property upon Lender, or to make Lender responsible or liable for any waste committed on the Property by any tenant or other person, for any dangerous or defective condition of the Property, or for any negligence in the management, upkeep, repair, or control of the Property.

- 2. Lender shall have the right, power, and authority to use and apply any Rents received hereunder:
 - (a) for the payment of any and all costs and expenses incurred in connection with enforcing or defending the terms of this Assignment or the rights of Lender hereunder, and collecting any Rents; and
 - (b) for the operation and maintenance of the Property and the payment of all costs and expenses in connection therewith including, without limitation, the payment of (i) rentals and other charges payable by Assignor under any ground lease affecting the Property, (ii) interest, principal, or other amounts with respect to any and all loans secured by mortgages on the Property, including, without limitation, that certain Deed of Trust dated October 20, 2016, among Assignor, Lender, and Kyle W. Nolte, Trustee, relating to the Property, (iii) electricity, telephone, water, and other utility costs, taxes, assessments, water charges, and sewer rents and other utility and governmental charges levied, assessed or imposed against the Property or any part thereof, (iv) insurance premiums, (v) costs and expenses with respect to any litigation affecting the Property, the Leases, or the Rents, and (vi) wages and salaries of employees, commissions of agents and attorneys' fees, and (vii) all other carrying costs, fees, charges, and expenses whatsoever relating to the Property. After the payment of all such costs and expenses and after Lender shall have set up such reserves as it, in its sole discretion, shall deem necessary for the proper management of the Property, Lender shall apply all remaining Rents collected and received by it to the reduction of the indebtedness secured by the Deed of Trust.

Exercise or non-exercise by Lender of the rights granted in this Assignment, or collection and application of Rents, by Lender or its agent shall not be a waiver of any default by Assignor under this Assignment, the Deed of Trust, any note referred to therein or any other document or agreement relating thereto (the "Loan Documents"). Subject only to the provisions of Paragraph 6 hereof, no action or failure to act by Lender with respect to any of the obligations of Assignor under the Loan Documents, to any security or guarantee given for the payment or performance thereof, or to any other document or instrument evidencing or relating to such obligations, shall in any manner affect, impair, or prejudice any of Lender's rights and privileges under this Assignment or discharge, release, or modify any of Assignor's duties or obligations hereunder. This Assignment is intended by Assignor and Lender to create, and shall be construed to create, an absolute assignment to Lender, subject only to the terms and provisions hereof, and not as an assignment as security for the performance of the obligations evidenced by the Loan Documents, or any other indebtedness of Assignor.

- 3. Assignor shall have a revocable license to collect and receive the Rents and to retain, use, and enjoy such Rents. Such license may be revoked by Lender, without notice to Assignor, upon the occurrence of an Event of Default, as defined in the Deed of Trust, or upon default by Assignor of its agreements and obligations under this Assignment. Unless and until such license is so revoked, Assignor agrees to apply the proceeds of Rents to the payment of debt service on the Property and of taxes, assessments, water charges, sewer rents, and other governmental charges levied, assessed, or imposed against the Property or any part thereof, insurance premiums, tenant finish and other obligations of Assignor as lessor under the Leases, and to operation and maintenance charges relating to the Property which are due and payable at the time of collection of such proceeds of Rents before using such proceeds for any other purpose. Assignor shall:
 - (a) observe and perform faithfully every obligation which Assignor is required to perform under the Leases;
 - (b) enforce or secure the performance of, at its sole cost and expense, every obligation to be performed by the tenant under the Leases;
 - (c) promptly give notice to Lender of any notice of default received by Assignor from any tenant under the Leases, and any notice of default given by Assignor to any tenant under the Leases, together with a copy of such notices;

- (d) not collect any Rents for more than 30 days in advance of the time when except for bona fide security deposits not in excess of an amount equal to two months' rent;
- (e) not further assign any of the Leases or the Rents;
- (f) except with Lender's prior written consent, not waive, condone, or in any manner discharge any tenants from their obligations under the Leases;
- (g) except with Lender's prior written consent, not cancel, abridge, or accept surrender or termination or any of the Leases unless Assignor shall have entered into a Lease for the space to be vacated as a result thereof upon terms (including, without limitation, rentals and term) at least as favorable to Assignor, commencing within 30 days after such cancellation, abridgement, surrender, or termination;
- (h) except with Lender's prior written consent, not modify or amend, by sufferance or otherwise, any of the Leases or any of the terms provisions, or convents thereof, other than in the ordinary course of business and in a manner which will not decrease the value of the Property;
- (i) provide in all future Leases that any cancellation, abridgment, surrender, modification, or amendment of such Leases, without the prior written consent of Lender, except as permitted by the provisions of this Assignment or the Deed of Trust, shall be voidable as against Lender, at its option;
- (j) comply with all laws, rules, orders, ordinances, and requirements of all governmental authorities relating to the Property;
- (k) deliver copies of all Leases to Lender; and
- (l) appear in and defend against, at Assignor's sole cost and expense, any action or proceeding arising under, or in any manner connected with the Leases, the rents or the obligations, duties, or liabilities of the lessor, tenants, or guarantors thereunder.

- 4. This Assignment shall continue in full force and effect until:
 - (a) all sums due and payable under the Loan Documents shall have been fully paid and satisfied, together with any and all other sums which may become due and owing under this Assignment; and
 - (b) all other obligations of Assignor under the Loan documents have been satisfied. At such time this Assignment and the authority and powers herein granted by Assignor to Lender shall cease and terminate, and Assignor shall assume payment of all unmatured or unpaid charges, expenses, or obligations incurred or undertaken by Lender, if any, in connection with the management of the Property.
- 5. Assignor hereby represents and warranties the following to Lender:
 - (a) To the best of Assignor's knowledge and belief, the Leases which now affect the Property are valid, subsisting in full force and effect, and have been duly executed and unconditionally delivered by Assignor and have been duly executed and unconditionally delivered by the tenants under the Leases;
 - (b) Assignor has not executed or granted any modifications or amendments of the Leases either orally or in writing not previously exhibited to Lender:
 - (c) There are no material defaults now existing under any of the Leases and, to the best of Assignor's knowledge and belief, there are no defaults now existing under any of the Leases and no event has occurred which, with the delivery of notice or the passage of time or both, would constitute such a default or which would entitle the lessor under the Leases or the tenants thereunder to cancel the same or otherwise avoid their obligations thereunder;
 - (d) Assignor has not executed an assignment or pledge of any of the Leases or of its right, title, and interest therein, except in connection with any subordinate financing approved in advance by Lender.
- 6. Assignor hereby irrevocably constitutes and appoints Lender its true and lawful attorney in fact, to undertake and execute any or all of the rights or powers

described herein with the same force and effect as if undertaken or executed by Assignor, and Assignor hereby ratifies and confirms any and all things done or omitted to be done by Lender, its agents, servants, employees, or attorneys in, to, or about the Property.

- 7. Lender shall not in any way be liable to Assignor for any act done or anything omitted to be done to the Property, the Leases, or the Rents by or on behalf of Lender in good faith in connection with this Assignment except for the consequences of its own gross negligence or willful misconduct. Lender shall not be liable for any act of omission of its agents, servants, employees, or attorneys, provided that reasonable care is used by Lender in the selection of such agents, servants, employees, and attorneys. Lender shall be accountable to Assignor only for money actually received by Lender pursuant to this Assignment.
- 8. Assignor shall indemnify and hold Lender harmless from and against any and all liability, loss, damage, costs, or expense, including attorneys' fees, which it may incur under any of the Leases, or with respect to this Assignment or any action or failure to act of Lender hereunder, from and against any and all claims and demands whatsoever which may be asserted against Lender by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms, covenants, and conditions of any of the Leases or with respect to any Rents. In the event that Lender incurs any such liability, loss, damage, cost, or expense, the amount thereof, together with interest thereon from the date such amount was suffered or incurred by Lender until the same is paid by Assignor to Lender, at a rate equal to the lesser of (i) 5 percent per annum in excess of the regular rate of interest that would then have been applicable to the indebtedness under the note described in the Deed of Trust, or (ii) the maximum rate permitted by applicable law, shall be payable by Assignor to Lender immediately upon demand, or at the option of Lender, Lender may reimburse itself therefor out of any Rents collected by Lender.
- 9. Upon request of Lender, Assignor shall execute and deliver to Lender such further instruments as Lender may deem necessary to effect this Assignment and the covenants of Assignor contained herein. Assignor shall cause such further instruments to be recorded in such manner and in such places as may be required by Lender.
- 10. All of the representations, warranties, covenants, agreements, and provisions in this Assignment by or for the benefit of Lender shall bind and inure to the benefit of its successors and assigns.

- 11. This Assignment may not be changed orally, but only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.
- 12. This Assignment shall be governed by, construed, and enforced in accordance with, the laws of the state in which the property is located.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be duly executed and delivered on the date first above written.

Larry Urann

Eileen M. Wann

Eileen M. Urann

5338593 Page: 1 of 2 92/92/2006 92:28P Spokane Co, WA

WHEN RECORDED RETURN TO HERMAN, HERMAN, & JOLLEY, PS P O BOX 14347 SPOKANE, WA 99214 File No. R6-23111

STATUTORY WARRANTY DEED

20205635-2

THE GRANTOR, HENRY P. BEVANS, III, a single person, for and in consideration of ten dollars and other valuable consideration (\$10.00), in hand paid, convey and warrant to LARRY URANN and EILEEN M. URANN, husband and wife, the following described real estate, situated in the County of Spokane, State of Washington:

Lots 15 and 16 in Block 25 of TOWN OF YARDLEY, as per plat thereof recorded in Volume "E" of Plats, page 68;

TOGETHER WITH the North Half of vacated alley adjoining on the South pursuant to Resolution 78-400,

Situate in the County of Spokane, State of Washington.

Parcel No. 35141.0412

Subject to: Taxes and assessments not yet due, easements, agreements, restrictions, reservations, covenants, declarations, rights-of-way, surveys, relinquishments, and notices of record or contained in the plat, if any, and Real Estate Contract between JAMES T. HANCE and PAMELA HANCE, husband and wife, as seller, and HENRY P. BEVANS, III, a single man, as purchaser, recorded October 30, 2003 under Auditor's No. 4990161 which Grantee herein assumes and agrees to pay according to its terms and to indemnify and hold Grantor harmless from any liability for Grantee's breach or default under said Contract.

Dated February _____, 2006.

Henry P. Dienro W.

HENRY PAEVANS, III

1 ..WARRANTY DEED

2/2/2000

STATE OF WASHINGTON)

SS.

COUNTY OF SPOKANE

I certify that I know or have satisfactory evidence that HENRY P. BEVANS, III, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: February ____, 2006.



Notary Public in and for the State of Washington, residing at Spokane.

My appointment expires: (8) 20/07

07/01/2025 08:46:48 AM
Recording Fee \$328 50 Page 1 of 26
Lis Pendens SPOKANE COUNTY TREASURER
Spokane County Washington

Washington

RETURN NAME and ADDRESS

SPOKANE COUNTY TREASURER	
I/O	
Please Type or Print Neatly and Clearly All In	<u>formation</u>
Document Title(s)	
LIS PENDENS	
D.f	,
Reference Number(s) of Related Doc	cuments
Constant	
Grantor(s) (Last Name, First Name, Middle Initial) STANFORD FAMILY TRUST, L F S	
ADDITIONAL ON PAGES 7 - 25	171141 ORD, 01. di.,
Grantee(s) (Last Name, First Name, Middle Initial)	
SPOKANE COUNTY	
Legal Description (Abbreviated form is acceptal CLEAR LAKE PINES DIVISION #1, CONDO	ble, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)
ADDITIONAL ON PAGES 7-25	5MM16M. E12 B1 MC 0.4000/I CMB M11,
	04364.0112 ADDITIONAL ON PAGES 7-25
Assessor's Tax Parcel ID Number	04304.0112 ADDITIONAL ON PAGES 7-25
The County Auditor will rely on the information to verify the accuracy and completeness of the	on provided on this form. The Staff will not read the document indexing information provided herein.
Sign below only if your document is I	Non-Standard.
	cording for an additional fee as provided in RCW 36.18.010. irements may cover up or otherwise obscure some parts of standard processing is \$50.
Signature of Requesting Party	

RETURN TO: 1 Tami Schierman 2 Deputy Treasurer Spokane County Treasurer's Office 1116 W Broadway 3 Spokane, Washington 99260 (509) 477-2073 4 5 6 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON 7 SPOKANE COUNTY, a Political Subdivision 8 of the State of Washington, 9 Plaintiff, 10 v. (04) STANFORD FAMILY TRUST, L F 11 STANFORD, GARY A GORDON, GARY ALLEN GORDON, **NICHOLAS** 12 WOODRUFF/ MISTY D BURRIS, (07) GREG IVANOV / ERINA REUTOV, KEVIN T LOY, 13 BRANDON LEE EDWARD KRAUSS, (13) TVC 1 & 2 LLC, (15) DEFENDER HOMES 14 AIRWAY HEIGHTS LLC, DANIEL CYRUS, (16) E MILLER ETAL, ROBERT L & 15 GREGORY J THROOP, (24) HAYFORD VILLAGE LLC, MARSHALL PROPERTIES, 16 (250) DONNA TOKIKO RAE, PETER BRIAN & SALLY ANN YORKE, BRENDA J LYNN, 17 M HAGMAN, LEOLA M HAGMAN, (251) BRYCE ALLEN MCFARLAND, BRYCE 18 MCFARLAND, (252) PAMELA J KELLOGG, **BUILDERS** LTD INC, KAREN 19 (26)NICHOLS, MARTIN & RAMONA ALEJOS, (28) JOEL D & AMY J PETERS, DANIEL 20 DAVIS, ELIZABETH R DAVIS, (32) PETER SUPERIOR (34)21 PARVIAINEN, HOLDINGS LLC, SPOKANE CHRISTIAN CHURCH, DEANNA M FRENCH, DAVID A 22 & MARCIA A GOICOECHEA, (350) ED HANSMEIER, EDWARD **LOUIS** 23 RAYMOND HANSMEIER, M J TERRELL 24 LIS PENDENS Page 1 of 3

en de la compansión de

IN AND FOR THE COUNTY OF SPOKANE

Case No. 25-2-01607-32

LIS PENDENS

SPOKANE COUNTY PROSECUTING ATTORNEY 1115 West Broadway Avenue Spokane, Washington 99260 (509) 477-5764

ETUX, DIANE & RANDALL BARKLEY, 1 DIANE BARKLEY, G L EDWARDS, STEVEN E SWIGER, (351) R C CARRELL, 2 ESTATE OF R C CARRELL, LARRY P URANN, WILBUR AND SON SERVICES 3 LLC, (352) STEVEN M WOOD, ROBERT WATSON, R D MOFFATT, RONALD D 4 MOFFAT, RIVERDAY HOLDINGS LLC 5 (353) KEVIN CONWAY/ JANET HOBBS-CONWAY, DIANE RICHARDS, REDPOINT REAL ESTATE LLP, SHELLEY E BLOOM, 6 BRIAN F & TAMMY L OWENS, TAMARA 7 LANG OWENS, (360)EDWARD TAMPIEN FELDHUSEN, (361)8 ENTERPRISES LLC, (362) LAURIE WENDLANDT, / MARY L. ERVIN 9 WENDLANDT / L J & M L, (363) RICHELLE A SCHOOLEY, M&T NINETEEN SEVENTY EIGHT LLC, SUHAYUM CHOWDHURY, 10 (37) DAPHNE PICARD, CATHRYN R SPANGLE, CATHRYN R GREEN, (38) JOHN 11 P & VICTORIA L GINTZ, (39) MICHAEL & CARRIE WADDELL, MICHAEL W 12 TAMMY A BEGGS, (44) E RIDGE LLC BARNES-MELLBERG, SCOTT 13 RETTA DONAHOE, RETA MELLBERG, (450) JAMES HAWKINS, JIM HAWKINS, M J 14 CARR, LOUISE WHITTEN, TERI GOODMAN, MIKE & TERI L GOODMAN, 15 (451) SUZANNE S CLARK, ANN WERNER, THANE JORDIN, (452) HELENA ONE LLC, 16 ANN WERNER, CHRIS BAJALCALIEV 17 TERENA COLEMAN, THOMAS N DENISE K THOMPSON, (453) SHANNON CONKLIN, LORARAINE M HIGUCHI, (47) 18 WILLIAM FIRMAGE, GENESIS 12 LLC, (49) 19 DONAVON OKEEFE, (55) PAUL W & JANET L WOOD, PAUL & JANET WOOD, 20 ROBERT H SR & AMY M SHEASBY, K I MITCHELL, ANN WERNER, UNITED 21 **COMPANIES** LENDING CORP, WILLIAM J MAGHAN III/ DOUGLAS R 22 MAGHAN, ROBIN F RASMUSSEN, ROBERT & SHELLEY ANDERSON, W J DAHL, W JAMES DAHL, KARL C WILSON, 23 THERESA & KENT JR HIGGINS,

> LIS PENDENS Page 2 of 3

24

SPOKANE COUNTY PROSECUTING ATTORNEY 1115 West Broadway Avenue Spokane, Washington 99260 (509) 477-5764 1

2

3

4

6

7

5

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

2324

LIS PENDENS Page 3 of 3 Defendants.

NOTICE IS HEREBY GIVEN that an action has been instituted in the Superior Court of the State of Washington for Spokane County upon the petition of Spokane County, a political subdivision of the State of Washington, plaintiff, against the defendants whose names are set forth in the attached General "G-25" Certificate of Delinquency, presently on file with the Spokane County Clerk under this cause number, together with the property descriptions, street addresses and parcel numbers of the property concerned; that the object of this action is to foreclose the tax liens of Spokane County for delinquent real and personal property taxes; and that the action affects title to the properties, described in the attached "G-25" certificate of delinquency, situated in Spokane County; and all persons in any manner dealing with the real property subsequent to the filing hereof will take subject to the rights of Spokane County as established in that action.

DATED this 30th day of June 2025.

LAWRENCE HASKELL

Spokane County Prosecuting Attorney

SUMMER M. RIFE, WSBA #57150

Deputy Prosecuting Attorney Attorneys for Spokane County

> SPOKANE COUNTY PROSECUTING ATTORNEY 1115 West Broadway Avenue Spokane, Washington 99260 (509) 477-5764

CAUSE NO. 25-2-01607-32

"G-25"

2025

CERTIFICATE OF DELINQUENCY (BOOK FORM)

ISSUED TO SPOKANE COUNTY FOR DELINQUENT PROPERTY TAX OR CERTIFIED AMOUNTS "G-25"

CERTIFICATE OF DELINQUENCY

ISSUED TO SPOKANE COUNTY FOR THE YEAR 2025

State of Washington) ss	No. 25-2-01607-32
County of Spokane)	

This is to certify that I have this day, as Deputy Treasurer of Spokane County, issued to said county, this Certificate of Delinquency for the following listed taxes and interest due and delinquent June, 2025, plus additional accrued costs which may exceed \$2,000.00 per parcel, situate in Spokane County, state of Washington, and described as follows,

to wit:

which several sums shall bear interest at the rate of twelve (12) percent per annum plus added costs and penalties as required by law. In witness whereof, witness my hand and seal, as Treasurer of said county, in said state, this 30th day of June, 2025

Christa Rice

Deputy Treasurer of Spokane County

State of Washington

ASC0050 [ASCREPT]

Run: 6/30/2025 12:31:54 PM

SPOKANE COUNTY

Certificate of Delinquency

Party			Property Account Information		Amount
Taxpayer Owner	STANFORD FAMILY TRUST STANFORD FAMILY TRUST	Legal:	04364.0112 CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L12 B1 INC 0.4600% UNDIV INT	IUM: L12 B1 INC 0.4600% UI	\$2,015.25 NDIV INT
TCA: 1040	Use Code: 14 Hotel/Condo	Size:	Unit of Measure: Square Feet	Land Value: \$52,990	Improvement Value: \$3,200
Taxpayer Owner	STANFORD, L F STANFORD FAMILY TRUST	Legal: Situs:	04364.0113 CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L13 B1 INC 0.4175% UNDIV INT 13901 S CLEAR LAKE WAY SPC 113	IIUM: L13 B1 INC 0.4175% U	\$1,940.22 NDIV INT Personal Prop. Value: \$0
TCA: 1040	Use Code: 14 Hotel/Condo	Size:	Unit of Measure: Square Feet	Land Value: \$52,780	Improvement Value: \$0
Taxpayer	GORDON, GARY ALLEN GORDON, GARY A	Legal: Situs:	04364.0416 CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L16 B4 INC 0.6929% UNDIV INT 13901 S CLEAR LAKE WAY SPC 416	IIUM: L16 B4 INC 0.6929% U	\$2,110.49 NDIV INT Personal Prop. Value: \$0
TCA: 1040	Use Code: 14 Hotel/Condo	Size:	Unit of Measure: Square Feet	Land Value: \$54,160	Improvement Value: \$0
Taxpayer Owner	WOODRUFF, NICHOLAS R & MISTY D BU WOODRUFF, NICHOLAS R'BURRIS, MIST	Legal: Situs:	04364.0610 CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L10 B6 INC 0.8430% UNDIV INT 13901 S CLEAR LAKE WAY SPC 610 Person	4IUM: L10 B6 INC 0.8430% L	\$1,996.54 INDIV INT Personal Prop. Value: \$0
TCA: 1040	Use Code: 14 Hotel/Condo	Size:	Unit of Measure: Square Feet	Land Value: \$54,920	Improvement Value: \$6,100
Taxpayer Owner	IVANOV, GREG / REUTOV, ERINA IVANOV, GREG / REUTOV, ERINA	Legal: Situs:	07312.9012 31-27-40 NE1/4 OF NE1/4 OF NW1/4 Unassigned Address		\$1,792.86 Personal Prop. Value: \$0
TCA: 3000	Use Code: 91 Vacant Land	Size: 1	10.00 Unit of Measure: Acre(s)	Land Value: \$60,000	Improvement Value: \$0
Taxpayer Owner	LOY, KEVIN T LOY, KEVIN T	Legal: Situs:	07312.9013 31-27-40 SE1/4 OF NW1/4 OF NW1/4 Unassigned Address		\$2,081.10 Personal Prop. Value: \$0
TCA: 3000	Use Code: 91 Vacant Land	Size: 1	10.57 Unit of Measure: Acre(s)	Land Value: \$60,000	Improvement Value: \$0
Taxpayer Owner	KRAUSS, BRANDON LEE EDWARD KRAUSS, BRANDON LEE EDWARD	Legal: Situs:	07312.9018 31-27-40 NW1/4 OF SE1/4 OF NW1/4 Unassigned Address		\$2,080.83 Personal Prop. Value: \$0
TCA: 3000	Use Code: 91 Vacant Land	Size: 1	10.00 Unit of Measure: Acre(s)	Land Value: \$60,000	Improvement Value: \$0

Taxpayer TVC Owner TVC TCA: 0110 U Taxpayer DEFF Owner DEFF	77.7 % 21.10		0700 0070				
0110 /er	TVC 1 & 2 LLC	1. Legal: A	13133.2913 ALKI PLAT PHASE 1 LT 13	SE 1 LT 13 BLK 1 (AFN# 5917827)	17827)		\$1,701.68
0110 /er		Situs:	Unassigned Address	ress		Personal Prop. Value: \$0	
5	Use Code: 91 Vacant Land	Size: 10981		Unit of Measure: Square Feet	Land Value: \$32,940	Improvement Value: \$0	
	DEFENDER HOMES AIRWAY HEIGHTS, L DEFENDER HOMES AIRWAY HEIGHTS, L	Legal: A	15233.6517 ASPEN CRAIG ADD: 1112 S TUSCANY ST	15233.6517 ASPEN CRAIG ADD: LOT 17 BLK 2 (AFN 5892427) 1112 S TUSCANY ST	12427)	Personal Prop. Value: \$0	\$3,435.11
TCA: 0370 U	Use Code: 91 Vacant Land	Size: 13408		Unit of Measure: Square Feet	Land Value: \$80,000	Improvement Value: \$0	
Taxpayer DEFI Owner DEFI	DEFENDER HOMES AIRWAY HEIGHTS LL DEFENDER HOMES AIRWAY HEIGHTS LL	Legal: A	15233.6616 ASPEN CRAIG ADD: 1 13806 W REDDING DR	15233.6616 ASPEN CRAIG ADD: LOT 16 BLK 3 (AFN 5892427) 13806 W REDDING DR	32427)	Personal Prop. Value: \$0	\$3,435.06
TCA: 0370 L	Use Code: 91 Vacant Land	Stze: 7007		Unit of Measure: Square Feet	Land Value: \$80,000	Improvement Value: \$0	
Taxpayer DEF Owner DEF	DEFENDER HOMES AIRWAY HEIGHTS LL DEFENDER HOMES AIRWAY HEIGHTS LL	Legal: /	15233.6617 ASPEN CRAIG ADD: 1 13724 W REDDING DR	15233.6617 ASPEN CRAIG ADD: LOT 17 BLK 3 (AFN 5892427) 13724 W REDDING DR	92427)	Personal Prop. Value: \$0	\$3,435.06
TCA: 0370	Use Code: 91 Vacant Land	Size: 7081		Unit of Measure: Square Feet	Land Value: \$80,000	Improvement Value: \$0	
Taxpayer DEF Owner DEF	DEFENDER HOMES AIRWAY HEIGHTS LL DEFENDER HOMES AIRWAY HEIGHTS LL	Legal: Situs:	15233.6618 ASPEN CRAIG ADD: 1 13714 W REDDING DR	15233.6618 ASPEN CRAIG ADD: LOT 18 BLK 3 (AFN 5892427) 13714 W REDDING DR	92427)	Personal Prop. Value: \$0	\$3,435.01
TCA: 0370	Use Code: 91 Vacant Land	Size: 6664		Unit of Measure: Square Feet	Land Value: \$80,000	Improvement Value: \$0	
Taxpayer DEF Owner DEF	DEFENDER HOMES AIRWAY HEIGHTS LL DEFENDER HOMES AIRWAY HEIGHTS LL	Legal: Situs:	15233.6619 ASPEN CRAIG ADD: L 13702 W REDDING DR	15233.6619 ASPEN CRAIG ADD: LOT 19 BLK 3 (AFN 5892427) 13702 W REDDING DR	192427)	Personal Prop. Value: \$0	\$3,435.07
TCA: 0370	Use Code: 91 Vacant Land	Size: 7222		Unit of Measure: Square Feet	Land Value: \$80,000	Improvement Value: \$0	
Taxpayer DEF Owner DEF	DEFENDER HOMES AIRWAY HEIGHTS LL DEFENDER HOMES AIRWAY HEIGHTS LL	Legal: Situs:	15233.6620 ASPEN CRAIG ADD: 1 13634 W REDDING DR	15233.6620 ASPEN CRAIG ADD: LOT 20 BLK 3 (AFN 5892427) 13634 W REDDING DR	192427)	Personal Prop. Value: \$0	\$3,435.07
TCA: 0370	Use Code: 91 Vacant Land	Size: 7582		Unit of Measure: Square Feet	Land Value: \$80,000	Improvement Value: \$0	

SPOKANE COUNTY

SPOKANE COUNTY
\$

DEFENDER HOMES AIRWAY HEIGHTS, L DEFENDER HOMES AIRWAY HEIGHTS, L Use Code: 91 Vacant Land	1 .			Amount
IEFENDER HOMES AIRWAY HEIGHTS, L IEFENDER HOMES AIRWAY HEIGHTS, L Use Code: 91 Vacant Land				
Use Code: 91 Vacant Land	C NEGRET ASPEN	15233.6706 ASPEN CRAIG ADD: 1 OT 8 BLK 4 (AEN ERMAN)	1000	\$2,496.26
Use Code: 91 Vacant Land			(1747)	Derected Drop Value: 60
	Size: 6001	Unit of Measure: Square Feet	I and Volue: 6100	
		odrana odrana odrana	Land Value: \$100	Improvement Value: \$0
CYRUS, DANIEL T CYRUS, DANIEL T		15251.0137 AIRWAY HEIGHTS HAZELWOOD IRR FARMS PL 2 E65FT O F S1/2 OF BLK 31	PL 2 E65FT O F S1/2 OF	\$6,471.74
	Situs: 11002 W ;	11002 W 21ST AVE		Personal Prop. Value: \$0
Use Code: 11 Single Unit	Size: 20800.00	Unit of Measure: Square Feet	Land Value: \$33,430	Improvement Value: \$139,100
THROOP, ROBERT L & GREGORY J MILLER ETAL, E		16302.9003 30 26 41 NE1/4 OF NW1/4 EXC CO RD.		\$2,283.66
	::	ed Address		Personal Prop. Value: \$0
Use Code: 91 Vacant Land	Size: 39.13	Unit of Measure: Acre(s)	Land Value: \$52,830	Improvement Value: \$0
HAYFORD VILLAGE LLC HAYFORD VILLAGE, LLC	24073.212 Legal: HAYFORE Situs: 10510 W	23 D VILLAGE II CONDOMINIUM UNIT RICHLAND LN UNIT 96	.96 (AFN# 5706296)	\$2,320.94
Use Code: 14 Hotel/Condo	Size : 5280	Unit of Measure: Square Feet	Land Value: \$55,000	Improvement Value: \$0
HAYFORD VILLAGE LLC HAYFORD VILLAGE, LLC	24073.218 Legal: HAYFORE Situs: 0.UNKNC	81 D VILLAGE II TRACT F (AFN# 5706	6296) (SUBSERVIENT COI	
Use Code: 91 Vacant Land	Size: 125850	Unit of Measure: Square Feet	Land Value: \$100	rersonal Prop. Value: \$0 Improvement Value: \$6.500
MARSHALL PROPERTIES MARSHALL PROP		09 E1/2 OF NW1/4 OF NE1/4 OF SW1/4 E SW1/4	& NE1/4 OF SW1/4 OF	\$1,111.25
Use Code: 91 Vacant Land	33	Unit of Measure: Square Feet	Land Value: \$98.010	Personal Prop. Value: \$0
MARSHALL PROPERTIES MARSHALL PROP	24213.90 Legal: 21 24 42	11 SE1/4 OF SW1/4 OF NE1/4 OF SW1/4		
	Situs: Unassigne	ed Address		Personal Prop. Value: \$0
Use Code: 91 Vacant Land	Size: 107910	Unit of Measure: Square Feet	Land Value: \$32,370	Improvement Value: \$0
Run: 6/30/2025 12:31:54 PM		ASC0050 [ASCREPT]		Page
	Use Code: 91 Vacant Land IAYFORD VILLAGE LLC IAYFORD VILLAGE IAYFORD VILLAGE LLC IAYFORD	Situs: Code: 91 Vacant Land Size: 39. RD VILLAGE LLC RD VILLAGE, LLC RD VILLAGE, LLC RD VILLAGE LLC Situs: Code: 91 Vacant Land Situs: Situs: Code: 91 Vacant Land Situs: Situ	Situs: Code: 91 Vacant Land Size: 39. RD VILLAGE LLC RD VILLAGE, LLC RD VILLAGE, LLC RD VILLAGE LLC RD VILLAGE LLC RD VILLAGE, LLC RD VILLAGE LLC Situs: Situs: Code: 91 Vacant Land Size: 32 RLL PROPERTIES Code: 91 Vacant Land Size: 10	Situs: Unassigned Address Size: 39.13

SPOKANE COUNTY

Party		Property Account Information		Amount
Taxpayer Owner	MARSHALL PROPERTIES MARSHALL PROP	24213.9018 Legal: 21 24 42 E1/2 OF SE1/4 OF SW1/4 EXC CO RD.		\$2,617.98
		Situs: Unassigned Address		Personal Prop. Value: \$0
TCA: 1880	Use Code: 91 Vacant Land	Size: 820231 Unit of Measure: Square Feet 1	Land Value: \$246,070	Improvement Value: \$0
Taxpayer Owner	MARSHALL PROPERTIES MARSHALL PROP	24214.9041 Legal: 21 24 42 PTN OF SW1/4 OF SE1/4 LYG WLY OF RAILROAD EXC CO RD Situs: Unassigned Address	F RAILROAD EXC CO RD	\$1,484.27 Personal Prop. Value: \$0
TCA: 1880	Use Code: 91 Vacant Land	Size: 448979 Unit of Measure: Square Feet	Land Value: \$134,690	Improvement Value: \$0
Taxpayer Owner	RAE, DONNA TOKIKO RAE, DONNA TOKIKO	25013.5004 Legal: AUDUBON PARK E L3 B58 Situs: 2511 W DALTON AVE		\$12,114.88 Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 6500.00 Unit of Measure: Square Feet	Land Value: \$52,000	Improvement Value: \$173,800
Taxpayer	YORKE, PETER BRIAN & SALLY ANN YORKE, PETER BRIAN & SALLY ANN	25021.1508 Legal: HOLLYWOOD EXC EGIN L8 B15 Situs: 3603 W HEROY AVE		\$18,534.90 Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 6344.00 Unit of Measure: Square Feet	Land Value: \$70,000	Improvement Value: \$303,600
Taxpayer Owner	LYNN, BRENDA J	25022.0106 Legal: HOLLYWOOD L6 B3 Situs: 3727 W WELLESLEY AVE		\$12,065.01 Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 6350.00 Unit of Measure: Square Feet	Land Value: \$80,000	Improvement Value: \$170,500
Taxpayer Owner	HAGMAN, LEOLA M HAGMAN, M	25023.2401 Legal: CHAUTAUQUA PARK L1-2B13 Situs: Unassigned Address		\$324.89 Personal Prop. Value: \$0
TCA: 0410	Use Code: 91 Vacant Land	Size: 14200.00 Unit of Measure: Square Feet	Land Value: \$6,800	Improvement Value: \$0
Taxpayer Owner	MCFARLAND, BRYCE MCFARLAND, BRYCE ALLEN	25132.0607 Legal: NETTLETON 1ST L7 B6 Situs: 2401 W DEAN AVE		\$11,877.29 Personal Prop. Value: \$0
TCA: 0012	Use Code: 12 Two-to-Four Unit	Size: 4800 Unit of Measure: Square Feet	Land Value: \$80,000	Improvement Value: \$209,900

Certificate of Delinquency

Party			
		Property Account Information	Amount
Taxpayer	MCFARLAND, BRYCE ALLEN	25141.0307	
Owner	MCFARLAND, BRYCE ALLEN	Legal: SHERWOOD ADD L10 B3	\$13,281.52
		Situs: 1014 N SUMMIT BLVD	Personal Prop. Value: 50
TCA: 0012	Use Code: 11 Single Unit	Size: 9876 Unit of Measure: Square Feet Land Value: \$90,000	Improvement Value: \$200 200
Taxpayer	KELLOGG, PAMELA	25252.1303	
Owner	KELLOGG, PAMELA J	Legal: CLIFF ADD L5	\$2,992.95
		Situs: 2123 W 15TH AVE	Personal Pron Value: Co
TCA: 0010	Use Code: 11 Single Unit	Size: 4448 Unit of Measure: Square Feet Land Value: \$35,000	Improvement Value: \$150 300
Taxpayer	BUILDERS LTD, INC	26134.1021	
Owner	BUILDERS LTD, INC	\$187. Legal: NORTHVIEW ESTATES: PTN OF LOT 2 BLK 3 DAF: BEG AT MOST NLY CORNER OF SD LOT 2, BLK3; TH S69°19'51"W ALG N LN OF SD PLAT 109.08 FT; TH S00°00'06"E ALG W LN OF SD LOT 2, BLK 3 A DIST OF 5.34 FT; TH	\$187.18 NER OF SD LOT 2, BLK3; TH F SD LOT 2, BLK 3 A DIST OF 5.34
		N69°19'51"E ON LN PARALLEL TO & 5 FT SLY OF SD N LN TO PT ON WLY ROW LN OF NORTHVIEW LN; TH WLY ALG SD ROW TO TRUE POB.	OW LN OF NORTHVIEW LN; TH
		Situs: 0 ADDRESS UNKNOWN	Personal Prop. Value: \$0
TCA: 1280	Use Code: 91 Vacant Land	Size: 567 Unit of Measure: Square Feet Land Value: \$100	Improvement Value: \$0
Taxpayer	NICHOLS, KAREN	26263.3708	
Owner	NICHOLS, KAREN	Legal: PACIFIC HTS 12TH ADD PTN LT 6 BLK 4 LYG NWLY OF SELY LN L T 4 BLK 4 FXT SWIY Y TO W I N OF SDI T 6	\$/91.68
		Situs: Unassigned Address	
TCA: 0010	Use Code: 91 Vacant Land	Size: 2897.99 Unit of Measure: Square Feet Land Value: \$20,000	Improvement Value: \$0
Taxpayer	NICHOLS, KAREN	26274.3602	
Owner	NICHOLS, KAREN	Legal: WESTGATE RIM L2 B5	56.786,424
		Situs: 6808 N WESTGATE PL	Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 8886 Unit of Measure: Square Feet Land Value: \$60,000	Improvement Value: \$463.700
Taxpayer	ALEJOS, MARTIN & RAMONA	26361.3414	
Owner	ALEJOS, MARTIN & RAMONA	Legal: COZZA 2ND L14 B2	\$10,794.98
		Situs: 5727 N BIRCH PL	Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 6664.00 Unit of Measure: Square Feet Land Value: \$60,000	Improvement Value: \$224,800

SPOKANE COUNTY

Certificate of Delinquency

Party		Prop	Property Account Information		Amount
Taxpayer Owner	PETERS, JOEL D & AMY J PETERS, JOEL D & AMY J	2802: Legal: DEEF Situs: Unas	28022.3307 DEER PK ASSESSORS PLAT 11 W14FT OF S146FT B 12 Unassigned Address	46FT B 12	\$244.04 Personal Prop. Value: \$0
TCA: 0310	Use Code: 91 Vacant Land	Size: 2044.00	Unit of Measure: Square Feet	Land Value: \$5,000	Improvement Value: \$0
Taxpayer Owner Lienholder	DAVIS, ELIZABETH R DAVIS, DANIEL DAVIS, ELIZABETH R	28243.90 Legal: 24-28-42 EXC RD Situs: 2808 W	28243.9056 24-28-42 S318.93' OF E291.44' OF SW1/4 OF SW1/4 OF SW 1/4 EXC RD 2808 W STALEY RD	:W1/4 OF SW 1/4	\$6,790.76 Personal Prop. Value: \$0
TCA: 3520	Use Code: 11 Single Unit	Size: 2.00	Unit of Measure: Acre(s)	Land Value: \$104,000	Improvement Value: \$103,600
Taxpayer Owner	PARVIAINEN, PETER J PARVIAINEN, PETER J	3204 Legal: SPA OF E Situs: Unas	32041.0215 SPANGLE RES & ADD W25FT OF E50FT OF LT 15; N18FT OF W25F T OF E50FT OF LT 2 BLK 2 Unassigned Address	.T 15; N18FT OF W25F T	\$145.73 Personal Prop. Value: \$0
TCA: 0250	Use Code: 91 Vacant Land	Size: 1700.00	Unit of Measure: Square Feet	Land Value: \$1,700	Improvement Value: \$0
Taxpayer	SUPERIOR HOLDINGS LLC	3402 Legal: 02-3 LN (N11 S28 CEN CEN (PA (PA	\$6,215.80 \$22.428 Section of the long chord bears and cor long chord bears and cor long cor long chord bears and cor long chord bears and cor long cor long chord bears and cor long cor long chord loser. The cor angle of 57°01'42" (The Long chord bears n49°39'57"E 153.53FT) w/Radial long from the cor long chord chord chord chord chord long cor long cor long long long long long long long long	POB BEING NW COR L3 B! 1'42" (THE LONG CHORD B)'54"E FOR AN ARC LENGT! ALG E LN L3 S00'0Z'56"W 2 AFN 7709090251; TH WLY / S S15*37*16"W 166FT MOL	\$6,215.80 \$6,215.80 EARS N49*39'57"E 153.53FT) W/RADIAL H OF 164.23FT TO NE COR L3; TH MCT MOL TO PT LOC 30FT N OF ALG LN PAR W/AND 30FT N OF FROM POB; TH N15*37'16"E 166FT MOL Personal Prop. Value: \$0
TCA: 0480	Use Code: 91 Vacant Land	Size: 0.52	Unit of Measure: Acre(s)	Land Value: \$120,000	Improvement Value: \$0

S	
	SPOKANE COUNTY

Darke			Proposity Acc	December Account Information		- A	America
Taxpayer Owner	SPOKANE CHRISTIAN CHURCH SPOKANE CHRISTIAN CHURCH	Legal:	34053.0023 05-24-43; PTI 510.26FT TO OF LATAH C	\$48 34053.0023 05-24-43; PTN OF N1/2 OF SW1/4 DAF; BNG NW COR OF SW1/4; TH S00°21'44W 60.01FT; TH N89°26'38"E 510.26FT TO POB; TH N89°26'38"E 310FT; TH S00°33'22"E 300FT; TH N89°26'38"E 175FT; TH S00°33'22"E OF LATAH CREEK; TH SWLY AND SLY ALG SD C/L TO NW ROW LN OF SR195; TH ALG SD ROW THE	V COR OF SW1/4; TH S00°2 500°33'22"E 300FT; TH N89°2) C/L TO NW ROW LN OF SF	\$48,459.17 34053.0023 05-24-43; PTN OF N1/2 OF SW1/4 DAF; BNG NW COR OF SW1/4; TH S00°21'44W 60.01FT; TH N89°26'38"E 510.26FT TO POB; TH N89°26'38"E 310FT; TH S00°33'22"E 300FT; TH N89°26'38"E 175FT; TH S00°33'22"E TO C/L OF LATAH CREEK; TH SWLY AND SLY ALG SD C/L TO NW ROW LN OF SR195; TH ALG SD ROW THE	3.17 Off
			CHORD OF N 153.92FT; TH OF N1/2 OF 510.26FT; TH	CHOLOWING TOOK COOKSES, ALC HOMEONING CONVERT CONVERT CONVERT COOKSES, THE ALC STRING CONVERT CHOOKSES, ALC HOMEONING TOOKSES, ALC HOMEONING CONVERT COOKSES, THE NATIONAL COOKS	324"W 62.76FT; TH N00°33" 11/4; TH S00°21'44"W 60.01F 3'24"W 251.25FT; TH N37°29'	CHORD OF N37*14'07W CHORD OF N37*14'07W CHORD OF N37*14'07W 153.92FT; TH N37*29'19"W 249.95FT; TH N74*43'24"W 62.76FT; TH N00*33'22"W 456.33FT TO POB; TOG W/ PTN OF N1/2 OF SW 1/4 DAF; BNG NW COR OF SW 1/4; TH S00*21'44"W 60.01FT TO POB; TH N89*26'38"E 510.26FT; TH S00*33'22"E 456.33FT; TH N74*43'24"W 251.25FT; TH N37*29'19"W 307.35FT; TH N37*15'52"W 141.06FT; TH N00*21'44"E 29.02FT TO POB.	Z
TCA: 0010	Use Code: 77 Churches	Situs: Size: 413	202 E MEAD 3680	202 E MEADOW LANE RD 1680 Unit of Measure: Square Feet	Land Value: \$413,680	Personal Prop. Value: \$0 Improvement Value: \$516,600	
Taxpayer Owner	FRENCH, DEANNA M FRENCH, DEANNA M	Legal: Situs:	34062.0119 QUALCHAN HILLS 4719 S KEYES CT	34062.0119 QUALCHAN HILLS PUD LT 19 BLK 1 4719 S KEYES CT		\$17,681.18 Personal Prop. Value: \$0	1.18
TCA: 0050	Use Code: 11 Single Unit	Size: 5636.00	36.00	Unit of Measure: Square Feet	Land Value: \$100,000	Improvement Value: \$297,700	
Taxpayer Owner	GOICOECHEA, DAVID A & MARCIA A GOICOECHEA, DAVID A & MARCIA A	Legal:	34223.9061 22-24-43 TR B C OF THE SW1/4 VACANT I AND-	34223.9061 22-24-43 TR 8 OF RECORDED SURVEY, AUDITORS #9205200160; BEING A PTN OF THE SW1/4 VACANT I AND.	TORS #9205200160; BEING	\$11,731.37 A PTN Personal Pron Value: \$0	11.37
TCA: 1680	Use Code: 91 Vacant Land	Size: 10	00.00	Unit of Measure: Acre(s)	Land Value: \$230,000	Improvement Value: \$0	
Taxpayer Owner	HANSMEIER, EDWARD RAYMOND HANSMEIER, ED LOUIS	Legal: Situs:	35042.2217 CANNONDA 1809 E LON	35042.2217 CANNONDALE 2ND E1/2 OF L20;ALL OF L21 B22 1809 E LONGFELLOW AVE	322	\$10,875.82 Personal Prop. Value: \$0	75.82
TCA: 0010	Use Code: 11 Single Unit	Size: 10	0123.77	Unit of Measure: Square Feet	Land Value: \$80,000	Improvement Value: \$168,900	_
Taxpayer Owner	TERRELL ETUX, M J TERRELL ETUX, M J	Legal: Situs:	35053.1902 LIDGERWOOD PK L4 214 E GORDON AVE	35053.1902 LIDGERWOOD PK L4 B106 214 E GORDON AVE		\$9,67	\$9,670.55
TCA: 0010	Use Code: 11 Single Unit	Size: 54	5450	Unit of Measure: Square Feet	Land Value: \$70,000	Improvement Value: \$154,200	_
Taxpayer Owner	BARKLEY, DIANE & RANDALL	Legal: Situs:	35054.1220 LIDGERWO 612 E PRO\	35054.1220 LIDGERWOOD PK ADD LT 10 BLK 93 612 E PROVIDENCE AVE		\$12,199.78 Personal Prop. Value: \$0	99.78
TCA: 0010	Use Code: 11 Single Unit	Size: 5	5100	Unit of Measure: Square Feet	Land Value: \$70,000	Improvement Value: \$236,600	0
Run: 6/30/2025 12:31:54 PM	12:31:54 PM		A	ASC0050 [ASCREPT]			Page 7

ASC0050 [ASCREPT]

Run: 6/30/2025 12:31:54 PM

SPOKANE COUNTY

Certificate of Delinquency

Party		å	roperty Acc	Property Account Information		* The state of the
Taxbaver	EDWAPDS C.I					
o forting (LOWANDS, G.L.	88	35064.5309			74 CFR C&
Owner	EDWARDS, G.L	Legal: W	HITINGS 2N	WHITINGS 2ND RES N1/2 OF E1/2 OF 1 7-N1/2 1 8 B2	218B2	61.0/6,26
		Situs: 31	3125 N STEVENS ST	ENS ST		
TCA: 0010	Use Code: 11 Single Unit	Size: 4500		to the second se		reisoliai riop. Value: 50
				om of measure: Square reet	Land Value: \$50,000	Improvement Value: \$122,100
Taxpayer	SWIGER, STEVEN E	36	35073.2105			11 000
Owner	SWIGER, STEVEN E	Legal: M	OORES ADI	MOORES ADD W30FT OF L7 &ALL OF L8 B21 LESS BI VD I 7-8 &V AC	LESS BI VD I 7-8 &V AC	\$6,823.54
			STP N OF&ADJ L8	DJ L8		
		Situs: 13	311 W NOR1	1311 W NORTHWEST BLVD		Personal Prop. Value: \$0
TCA : 0010	Use Code: 12 Two-to-Four Unit	Size: 7765		Unit of Measure: Square Feet	Land Value: \$69,890	Improvement Value: \$150.800
Тахрауег	ESTATE OF R C CARRELL	*	35102.3408			
Owner	CARRELL, R C	Legal: RI	IVERSIDE P	RIVERSIDE PETER SAPRO L10 B34		90,205.55
			3117 E JACKSON AVE	SON AVE		Personal Pron Value: 50
TCA: 0010	Use Code: 11 Single Unit	Size: 7500.00	`	Unit of Measure: Square Feet	Land Value: \$75,000	Improvement Value: 677 700
Taxpayer	URANN, LARRY	**	35141 0412			
Owner	O YOUN I ABOV D		11.0416	!		\$20,080.19
			ARDLEY IN	YAKULEY TWN OF L15-16 B25; TOG W N 1/2 VAC ALLEY S OF AND ADJ	VAC ALLEY S OF AND ADJ	
		Situs: 13	1315 N STANLEY RD	LEY RD		Personal Prop. Value: 50
TCA: 0140	Use Code: 12 Two-to-Four Unit	Size: 13044	4	Unit of Measure: Square Feet	Land Value: \$78,000	Improvement Value: \$259 600
Taxpayer	WILBUR AND SON SERVICES, LLC	38	35182.2603			
Owner	WILBUR AND SON SERVICES 11.C		ON OFFICE ONLY			\$9,666.24
			INCAMANS	BINGAMANS ADD LZ B10		
		oitus:	TIOS W SINIO AVE	O AVE		Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 7100.00		Unit of Measure: Square Feet	Land Value: \$75,000	Improvement Value: \$167,600
Taxpayer	WOOD, STEVEN M	ř	35204.5109			00 474 09
Owner	WOOD, STEVEN M	Legal: 20	0-25-43: HAY	20-25-43: HAYSTACK HEIGHTS CONDOMINIUM PHASE 2 UNIT WITH A 3.57% ALLOCATED INTEREST IN COMMON ELEMENTS	JM PHASE 2 UNIT 16, BUILD MMON ELEMENTS	35,451.20 20-25-43: HAYSTACK HEIGHTS CONDOMINIUM PHASE 2 UNIT 16, BUILDING 1 (AFN 7101730) TOGETHER WITH A 3.57% ALLOCATED INTEREST IN COMMON ELEMENTS
		Situs: 73	31 S GARFIE	731 S GARFIELD ST UNIT 16		
TCA. 0040	Man Cadas 44 Hatali	;				rersonal Prop. Value: \$0
200	Use Code: 14 Hotel/Condo	Size: 1348		Unit of Measure: Square Feet	Land Value: \$87,720	Improvement Value: \$417,100
Taxpayer	MOFFAT, RONALD D	ਲੱ	35223.3010			C4 675 40
Owner	MOFFATT, R.D.	Legal: C	LEARVU TE	CLEARVU TER ADD L2 B4		64,073,10
		Situs: 13	1314 S FERRALL ST	ALL ST		Personal Bron Waling Co
TCA: 0010	Use Code: 91 Vacant Land	Size: 8200 00				Cocona Tiop: Value: 40
	ממון רמון	Size: 0200		Unit of Measure: Square Feet	Land Value: \$105,000	Improvement Value: \$0

ASC0050 [ASCREPT]

Run: 6/30/2025 12:31:54 PM



Certificate of Delinquency

Party		Property Account Information	Amount
Taxpayer Owner	RIVERDAY HOLDINGS LLC RIVERDAY HOLDINGS, LLC	35224.2620 Legal: 22-25-43: LOTS 15 & 16, BLOCK 14, PALISADE PA VACATED HAVANA ST LYING EAST OF AND ADJ 2219377).	\$1,942.36 22-25-43: LOTS 15 & 16, BLOCK 14, PALISADE PARK (AFN 3100538) TOGETHER WITH THAT PORTION OF VACATED HAVANA ST LYING EAST OF AND ADJACENT TO SAID LOT 16, PER ORDINANCE NO. C-28929 (AFN 2219377).
		Situs: 4249 E PRATT AVE	Personal Prop. Value: \$0
TCA:	Use Code: 77 Churches	Size: 17257 Unit of Measure: Square Feet La	Land Value: \$120,800 Improvement Value: \$77,900
Taxpayer Owner	CONWAY, KEVIN & JANET HOBBS CONWAY, KEVIN/ HOBBS-CONWAY, JAN	35301.0603 Legal: SOUTH SIDE CABLE ALL L3 &E17FT OF L4 B6 Situs: 411 W 15TH AVE	\$15,039.37 Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 8710.00 Unit of Measure: Square Feet La	Land Value: \$100,000 Improvement Value: \$284,400
Taxpayer Owner	RICHARDS, DIANE RICHARDS, DIANE	35324.0421 Legal: ALAMO PK L22 B4 Situs: 811 E 38TH AVE	\$13,106.22 Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 6250.00 Unit of Measure: Square Feet La	Land Value: \$80,000 Improvement Value: \$178,100
Taxpayer Owner	REDPOINT REAL ESTATE, LLP REDPOINT REAL ESTATE, LLP	35342.1709 Legal: LINCOLN HTS E47FT L11; ALL L12 B28 Situs: 3312 S FREYA ST	\$11,975.03 Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 12610.00 Unit of Measure: Square Feet La	Land Value: \$95,000 Improvement Value: \$220,500
Тахрауег Омпег	BLOOM, SHELLEY E BLOOM, SHELLEY E	35342.2322 Legal: LINCOLN HTS LT 14 BLK 22 Situs: 3321 E 35TH AVE	\$14,781.96 Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 6200.00 Unit of Measure: Square Feet La	Land Value: \$90,000 Improvement Value: \$231,100
Taxpayer Owner	OWENS, TAMARA LANG OWENS, BRIAN F & TAMMY L	35351.9018 I: 35.25 43 N1/2 I: 3318 S FANC	\$31,279.80 Personal Prop. Value: \$0
TCA: 0480	Use Code: 11 Single Unit	Size: 4.77 Unit of Measure: Acre(s)	Land Value: \$231,550 Improvement Value: \$442,600
Taxpayer Owner	FELDHUSEN, EDWARD B FELDHUSEN, EDWARD B	36023.9072 Legal: 02 26 43 S65FT OF N460FT OF E110FT OF W140FT OF SW1/4 OF SW1/4	\$4,550.25 0FT OF SW1/4 OF
TCA: 1280	Use Code: 18 Other Residential	Situs: 12918 N Yale Rd Size: 0.16 Unit of Measure: Acre(s) L	Personal Prop. Value: \$0 Land Value: \$85,000 Improvement Value: \$0

ASC0050 [ASCREPT]

Run: 6/30/2025 12:31:54 PM

Page 10

SPOKANE COUNTY

Party		Property A	Property Account Information		Amount
Taxpayer Owner	FELDHUSEN, EDWARD B FELDHUSEN, EDWARD B	36023.9139 Legal: 02-26-43: THE THE S 65 FT O	36023.9139 02-26-43: THE S 130 FT OF THE N 460 FT OF T THE S 65 FT OF THE W 110 FT THEREOF	THE E 278 FT OF THE W 300	\$11,510.23 S 130 FT OF THE N 460 FT OF THE E 278 FT OF THE W 308 FT Of THE SW1/4 OF THE SW1/4 EXC OF THE W 110 FT THEREOF
		Situs: 12928 N YALE RD	ALE RD		Personal Prop. Value: \$0
TCA: 1280	Use Code: 11 Single Unit	Size: 0.67	Unit of Measure: Acre(s)	Land Value: \$85,000	Improvement Value: \$292,600
Taxpayer Owner	FELDHUSEN, EDWARD B FELDHUSEN, EDWARD B	36023.9140 Legal: 02-26-42, T FT OF THE Situs: 0 ADDRESS	36023.9140 02-26-42, THE S 10 FT OF THE N 525 FT OF THE E 100 FT OF THE W 130 FT 0F SW 1/4 OF FT OF THE N 515 FT LYG W OF RR R/W, EXC N 130 FT OF W 308 FT THEREOF & EXC RD 0 ADDRESS UNKNOWN	'HE E 100 FT OF THE W 130 'N 130 FT OF W 308 FT THE	\$4,504.11 \$4,504.11 \$0.2-26.42, THE S 10 FT OF THE W 130 FT OF SW 1/4 OF SW 1/4 & THE S 185 FT OF THE N 515 FT OF THE N 308 FT THEREOF & EXC RD. OADDRESS UNKNOWN
TCA: 1280	Use Code: 91 Vacant Land	Size: 1.34	Unit of Measure: Acre(s)	Land Value: \$86,420	Improvement Value: \$0
Taxpayer Owner	TAMPIEN ENTERPRISES LLC TAMPIEN ENTERPRISES LLC	36102.0126 Legal: DICKSON& Situs: Unassigned	36102.0126 DICKSON&DUNN ORCH TR E120FT OF S25FT B57 Unassigned Address	т 857	\$683.26 Personal Prop. Value: \$0
TCA: 1280	Use Code: 91 Vacant Land	Size: 3000.00	Unit of Measure: Square Feet	Land Value: \$14,880	Improvement Value: \$0
Taxpayer Owner	TAMPIEN ENTERPRISES LLC TAMPIEN ENTERPRISES LLC	36102.0201 Legal: DICKSON& Situs: 12219 N FR	36102.0201 DICKSON&DUNN ORCH TR N60FT OF E120FT B A 12219 N FREYA ST	-T B A	\$17,003.39 Personal Prop. Value: \$0
TCA: 1280	Use Code: 11 Single Unit	Size: 7200.00	Unit of Measure: Square Feet	Land Value: \$85,000	Improvement Value: \$159,500
Taxpayer Owner	WENDLANDT, ERVIN / L J & M L WENDLANDT, LAURIE J / MARY L	36291.6033 Legal: CEDAR VIE Situs: 7878 N WIL	36291.6033 CEDAR VIEW ESTATES TR 33 7878 N WILDING DR #33		\$11,537.78 Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 1428.00	Unit of Measure: Square Feet	Land Value: \$60,000	Improvement Value: \$185,700
Taxpayer Owner	SCHOOLEY, RICHELLE A SCHOOLEY, RICHELLE A	36322.1911 Legal: COZZA 3RI Situs: 304 E COLI	36322.1911 COZZA 3RD L11 B2 304 E COLUMBIA AVE		\$14,615.90 Personal Prop. Value: \$0
TCA: 0010	Use Code: 11 Single Unit	Size: 6718.00	Unit of Measure: Square Feet	Land Value: \$60,000	Improvement Value: \$229,700
Taxpayer Owner	M&T NINETEEN SEVENTY EIGHT LLC	36341.1503 Legal: COLUMBIA Situs: 3619 E COL	36341.1503 COLUMBIA ADD L12 B15 3619 E COLUMBIA AVE		\$2,048.03 Personal Prop. Value: \$0
TCA: 0016	Use Code: 91 Vacant Land	Size: 6400.00	Unit of Measure: Square Feet	Land Value: \$38,400	Improvement Value: \$8,500

SPOKANE COUNTY

Certificate of Delinquency

Party			Property A	Property Account Information		
			- Canda			Amount
Taxpayer	M&T NINETEEN SEVENTY EIGHT LLC		36341.1504			\$2 532 80
Омпег	M&T NINETEEN SEVENTY EIGHT LLC	Legal:	COLUMBIA	COLUMBIA ADD L13-14 B15		00.700
		Situs:	3633 E COI	3633 E COLUMBIA AVE		Personal Prop. Value: \$0
TCA: 0016	Use Code: 91 Vacant Land	Size: 12	12800.00	Unit of Measure: Square Feet	Land Value: \$51,200	Improvement Value: \$0
Taxpayer Owner	CHOWDHURY, SUHAYUM CHOWDHURY, SUHAYUM	Legal:	36364.9099 SE1/4 36-26-4 6TH ADD LYC N55DEG38MI	36364.9099 SE1/4 36-26-43 PTN OF E 863' OF NE1/4 OF SE1/4 LYG WLY OF PLATS TOG W/PTN LT 6TH ADD LYG N & W OF FOL DESC LN: BEG MST SLY COR SD LT1 TH N34DEG21MINE N55DEG38MIN01SECE 63.20' TO PT OF TERMINUS ON SWLY ROW OF COLUMBIA DR	MST SLY COR SD LT1 TH N	\$779.89 SE1/4 36-26-43 PTN OF E 863' OF NE1/4 OF SE1/4 LYG WLY OF PLATS TOG W/PTN LT1 BLK1 NORTHWOOD 6TH ADD LYG N & W OF FOL DESC LN: BEG MST SLY COR SD LT1 TH N34DEG21MIN59SECW 166' TO POB TH N55DEG38MIN01SECE 63.20' TO PT OF TERMINUS ON SWLY ROW OF COLUMBIA DR
TCA: 2760	Use Code: 91 Varent and	Size. EA	ONVINO 0			
	ose code: 31 vacant Land	1		Unit of Measure: Acre(s)	Land Value: \$9,000	Improvement Value: \$0
Taxpayer Owner	PICARD, DAPHNE PICARD, DAPHNE	Legal:	37344.0606 R & E ADD L6 B3	3 L6 B3		\$5,502.53
		Situs:	14615 N CUBA ST	UBA ST		Personal Prop. Value: \$0
TCA: 1200	Use Code: 18 Other Residential	Size: 84	8452.8	Unit of Measure: Square Feet	Land Value: \$70,000	Improvement Value: \$68,800
Taxpayer Owner	GREEN, CATHRYN R SPANGLE, CATHRYN R	Legal:	37344.0713 R AND E AI	37344.0713 R AND E ADD LTS 2 AND 3 BLK 4		\$10,184.00
		Situs:	4214 E NANCY AVE	NCY AVE		Personal Prop. Value: \$0
TCA: 1200	Use Code: 18 Other Residential	Size: 17	17592	Unit of Measure: Square Feet	Land Value: \$70,000	Improvement Value: \$156,900
Taxpayer Owner	GINTZ, JOHN P & VICTORIA L GINTZ, JOHN P & VICTORIA L	Legal:	38012.9051 Section 01 OF NW 1/4	Township 28 Range 43, PARCEL 2 & PTN OF GOV LT 4 OF NW 1/4.	OF R.O.S., AUDITOR'S #40	38012.9051 Section 01 Township 28 Range 43, PARCEL 2 OF R.O.S., AUDITOR'S #4024007, BK 71, PGS 87 & 88 BNG A PTN OF NW 1/4 & PTN OF GOV LT 4 OF NW 1/4.
		Situs:	5924 E ROBIN	BIN		Personal Prop. Value: \$0
TCA: 3600	Use Code: 18 Other Residential	Size: 5.	5.08	Unit of Measure: Acre(s)	Land Value: \$91,640	Improvement Value: \$266,200
Taxpayer Owner	WADDELL, MICHAEL & CARRIE WADDELL, MICHAEL & CARRIE	Legal:	39181.9060 18-29-43 S	39181.9060 18-29-43 S 477.06FT E1/2 OF SE1/4 OF NE1/4		\$3,853.53
,		Situs:	Unassigned Address	d Address		Personal Prop. Value: \$0
TCA: 3520	Use Code: 91 Vacant Land	Size: 7.	7.22	Unit of Measure: Acre(s)	Land Value: \$105,000	Improvement Value: \$0

ASC0050 [ASCREPT]

Run: 6/30/2025 12:31:54 PM

SPOKANE COUNTY

Party		Property A	Property Account Information		Amount
Taxpayer Owner	BEGGS, MICHAEL W & TAMMY A BEGGS, MICHAEL W & TAMMY A	39241.9071 Legal: 24-29-43 PTN NE1/4 WLY 1002.16FT TH : Situs: Unassigned Address	39241.9071 24-29-43 PTN NE1/4 DAF; BEG AT PT 436.24FT S OF NE COR T H WLY 1002.16FT TH SLY 876.06FT TH ELY 998.62FT TH N TO POB Unassigned Address	T S OF NE COR T H .62FT TH N TO POB	\$176.37 Personal Prop. Value: \$0
TCA: 3608	Use Code: 88 Designated Forest Lnd	Size: 20.07	Unit of Measure: Acre(s)	Land Value: \$134,140	Improvement Value: \$0
Taxpayer Owner	E RIDGE LLC E RIDGE, LLC	44023.9144 Legal: 02-24-44 SV Situs: Unassigned	44023.9144 02-24-44 SW1/4 OF SE1/4 OF SW1/4 Unassigned Address	Land Value: \$34.760	\$1,919.41 Personal Prop. Value: \$0 Improvement Value: \$0
	BARNES MELLBERG, RETA BARNES-MELLBERG, RETTA	· :::	F 0		\$20,549.83 Personal Prop. Value: \$0
TCA: 0145	Use Code: 11 Single Unit	Size: 12703.00	Unit of Measure: Square Feet	Land Value: \$105,000	Improvement Value: \$373,800
Taxpayer Owner	DONAHOE, SCOTT	,	\$1952.9215 05-24-44 (TAX PURPOSES ONLY)(PTN IN TAX DISTRICT 1480 ALSO SEE PARCEL 44051.1307 IN TAX DIS 05-24-44 (TAX PURPOSES ONLY)(PTN IN TAX DIS 0145) 0145) PTN OF SE1/4 OF NW1/4 DAF; N240FT OF FOLL DESC; BEG AT NE COR OF TR 2 OF SP88-556, TH S02DEG 27MIN 30SDS E 373.84FT, TH E TO W LN OF ILLER ADD, TH NALG W LN TO NW COR LT 1 BLK 5 OF SD AI W TO TRUE POB	AX DISTRICT 1480 ALSO SEE T OF FOLL DESC; BEG AT N ILLER ADD, TH NALG W LN	\$211.41 05-24-44 (TAX PURPOSES ONLY)(PTN IN TAX DISTRICT 1480 ALSO SEE PARCEL 44051.1307 IN TAX DISTRICT 0145) PTN OF SE1/4 OF NW1/4 DAF; N240FT OF FOLL DESC; BEG AT NE COR OF TR 2 OF SP88-556, TH S02DEG 27MIN 30SDS E 373.84FT, TH E TO W LN OF ILLER ADD, TH NALG W LN TO NW COR LT 1 BLK 5 OF SD ADD, TH W TO TRUE POB
TCA: 1480	lise Code: 91 Varant Land	Situs: 9908 E H. Size: 3066.00	9908 E HOLMAN RD 56.00 Unit of Measure: Square Feet	Land Value: \$10.500	Personal Prop. Value: \$0 improvement Value: \$0
Taxpayer	MELLBERG, RETA MELLBERG, RETA	#	~ £	IO.9602080256, BK 69 PGS 7	
	: : :	9	14421 E ARROWLEAF LN		Personal Prop. Value: \$0
TCA: 1480	Use Code: 11 Single Unit	Size: 10.09	Unit of Measure: Acre(s)	Land Value: \$252,100	Improvement value: 51,133,100
Taxpayer Owner	HAWKINS, JIM HAWKINS, JAMES	45012.1116 Legal: WELLESLE Situs: 15807 E HE	45012.1116 WELLESLEY MANOR L16 B1 15807 E HEROY AVE		\$2,105.59 Personal Prop. Value: \$0
TCA: 0146	Use Code: 11 Single Unit	Size: 16740.00	Unit of Measure: Square Feet	Land Value: \$90,000	Improvement Value: \$191,700

S	
¢	SPOKANE COUNTY

\$10, WW 1/4 OF SE1/4 DAE: E50FT OF W175FT OF \$140FT Personal Prop. Value: \$138,7 Acre(s) Land Value: \$71,250 Improvement Value: \$138,7 Square Feet Land Value: \$1347,760 Improvement Value: \$20,02 Square Feet Land Value: \$75,000 Improvement Value: \$210,2 \$13 Square Feet Land Value: \$78,000 Improvement Value: \$20,000 Square Feet Land Value: \$78,000 Improvement Value: \$1,347,600 Improvement Value: \$210,20 Square Feet Land Value: \$78,000 Improvement Value: \$1,64,4 Square Feet Land Value: \$80,000 Improvement Value: \$0 Square Feet Land Value: \$228,830 Improvement Value: \$0 Square Feet Land Value: \$228,830 Improvement Value: \$0	Party		Property Account Information	
WENNER, ANN Logal: 6772644 Mosaure: Square Feet Land Value: \$71,200 Improvement Value: \$10,000	Total			Amount
CARR, M	axpayer	WHILLIEN, LOUISE	45074.9033	\$10 401 42
Situation Situ	Owner	CARR, MJ		
				Personal Prop. Value: \$0
COODMAN, MIKE & TERL Lagal: SPG-122.LT	TCA: 0148	Use Code: 11 Single Unit	0.15 Unit of Measure: Acre(s)	Improvement Value: \$138,700
GOODMAN, TER! L State SP 03-1323 LT 1	Taxpayer	GOODMAN, MIKE & TER! L	45092.0732	
Stuas	Owner	GOODMAN, TERI L		\$4,998.15
Unit of Measure: Square Feet Land Value: \$52,000 Improvement Value: \$1.44				Personal Prop. Value: 50
CLARK, SUZANNE S	TCA: 0146	Use Code: 11 Single Unit	15483 Unit of Measure: Square Feet	Improvement Value: \$148.600
CLARK, SUZANNE S Legal: VERA E1/2 EXC NSFT B19 Situs: 1820 E BROADWAY AVE Land Value: \$1,347,760 Improvement Value: \$0	Taxpayer	CLARK, SUZANNE S	45133.0310	
Street	Owner	CLARK, SUZANNE S		\$20,483.35
				Personal Prop. Value: \$0
er WERNER, ANN 45141.0837 Situs: 14819 E BROADWAY AVE Personal Prop. Value: \$0 Personal Prop. Value: \$0 \$1 0144 Use Code: 11 Single Unit Size: 11136.00 Unit of Measure: Square Feet Land Value: \$75.000 Improvement Value: \$21 \$2 er JORDIN, THANE Legal: HUTCHINSONS ADD TR A OF SP84-309 BEING A PTN OF \$1/2 OF LTS Fersonal Prop. Value: \$0 \$2 or HELENA ONE LLC Situs: 8105 E ALKI AVE Unit of Measure: Square Feet Land Value: \$78,750 Improvement Value: \$10 or HELENA ONE LLC 45202.140 45202.140 A5202.140 Improvement Value: \$5 or WERNER, ANN Legal: RETTIG ADD L1 B1 Situs: 802.8 WOODRUFF RD Init of Measure: Square Feet Land Value: \$80,000 Improvement Value: \$0 or WERNER, ANN Legal: OPPORTUNITY L15 B166 Stea: 12050 Unit of Measure: Square Feet Land Value: \$225,830 Improvement Value: \$0 or WERNER, ANN Legal: OPPORTUNITY L15 B166 Stea: 45366.00 Unit of Measure: Square Feet Land Value: \$225,830 Improvement Value: \$0	TCA: 0144	Use Code: 91 Vacant Land	207348 Unit of Measure: Square Feet	
WERNER, ANN Legat: WHITE ADD S1/2 L11 B2 Personal Prop. Value: \$0	Taxpayer	WERNER, ANN	45141.0837	
0144 Use Code: 11 Single Unit Situs: 14819 E BROADWAY AVE Land Value: \$75,000 Improvement Value: \$21 er JORDIN, THANE 45183.0150 Unit of Measure: Square Feet Land Value: \$75,000 Improvement Value: \$21 0148 JORDIN, THANE Legal: HUTCHINSONS ADD TR A OF SP84-309 BEING A PTN OF \$1/2 OF LTS Personal Prop. Value: \$0 0148 Use Code: 11 Single Unit Size: 17943.00 Unit of Measure: Square Feet Land Value: \$78.75 Improvement Value: \$0 er HELENA ONE LLC 45202.1401 A5202.1401 HELENA ONE LLC HELENA ONE LLC <td< td=""><td>Owner</td><td>WERNER, ANN</td><td></td><td>6 12,945.30</td></td<>	Owner	WERNER, ANN		6 12,945.30
Dig				Personal Prop. Value: \$0
DORDIN, THANE	TCA: 0144	Use Code: 11 Single Unit	11136.00 Unit of Measure: Square Feet	Improvement Value: \$210,200
JORDIN, THANE Legal: Legal: Legal: British and Bri	Taxpayer	JORDIN, THANE		
Situs: 8105 E ALK! AVE Land Value: \$78.750 Improvement Value: \$10.0148 Use Code: 11 Single Unit Size: 17943.00 Unit of Measure: Square Feet Land Value: \$78.750 Improvement Value: \$16.00 Improvement Value: \$16	Owner	JORDIN, THANE		\$13,413.91
O148 Use Code: 11 Single Unit Situs: 8105 E ALKI AVE Unit of Measure: Square Feet Land Value: \$78.750 Improvement Value: \$16.750 Improvement Value: \$16.750 Improvement Value: \$16.750 Improvement Value: \$16.750 Situs: 12050 Unit of Measure: Square Feet Land Value: \$80,000 Improvement Value: \$16.750 Improve				
O148 Use Code: 11 Single Unit Size: 17943.00 Unit of Measure: Square Feet Land Value: \$78.750 Improvement Value: \$16.50				Personal Prop. Value: \$0
er HELENA ONE LLC 45202.1401 HELENA ONE LLC Legal: RETTIG ADD L1 B1 Personal Prop. Value: \$0 Personal Prop. Value:	TCA: 0148	Use Code: 11 Single Unit	17943.00 Unit of Measure: Square Feet	Improvement Value: \$164,400
HELENA ONE, LLC	Taxpayer	HELENA ONE LLC	45202.1401	\$3 052 24
0144 Use Code: 18 Other Residential Size: 12050 Unit of Measure: Square Feet Land Value: \$80,000 Personal Prop. Value: \$0 yer WERNER, ANN 45211.0218 Improvement Value: \$0 Improvement Value: \$0 r WERNER, ANN Legal: OPPORTUNITY L15 B166 Personal Prop. Value: \$0 0144 Use Code: 91 Vacant Land Size: 45366.00 Unit of Measure: Square Feet Land Value: \$228,830 Improvement Value: \$0	Owner	HELENA ONE, LLC		#7.7C6,C*
0144Use Code: 18 Other ResidentialSize: 12050Unit of Measure: Square FeetLand Value: \$80,000Improvement Value: \$0.000yerWERNER, ANN45211.0218A5211.0218rWERNER, ANNLegal: OPPORTUNITY L15 B166Personal Prop. Value: \$0.0000144Use Code: 91 Vacant LandSize: 45366.00Unit of Measure: Square FeetLand Value: \$226,830Improvement Value: \$0.000				Personal Prop. Value: \$0
yer WERNER, ANN Legal: OPPORTUNITY L15 B166 Personal Prop. Value: \$0 0144 Use Code: 91 Vacant Land Size: 45366.00 Unit of Measure: Square Feet Land Value: \$228,830 Improvement Value: \$0	TCA: 0144	Use Code: 18 Other Residential	12050 Unit of Measure: Square Feet	Improvement Value: \$0
VERNER, ANN Situs: 12005 E 1ST AVE O144 Use Code: 91 Vacant Land Size: 45366.00 Unit of Measure: Square Feet Square Feet Land Value: \$226,830 Improvement Value: \$0	Taxpayer	WERNER, ANN	45211.0218	10 001 014
Situs: 12005 E 1ST AVE 0144 Use Code: 91 Vacant Land Size: 45366.00 Unit of Measure: Square Feet Land Value: \$226,830	Owner	WERNER, ANN		\$ 12,700.24
0144 Use Code: 91 Vacant Land Size: 45366.00 Unit of Measure: Square Feet Land Value: \$226,830				Personal Prop. Value: \$0
		Use Code: 91 Vacant Land	45366.00 Unit of Measure: Square Feet	Improvement Value: \$0

ASC0050 [ASCREPT]

Run: 6/30/2025 12:31:54 PM

SPOKANE COUNTY

JECKNIKE COUNTY				
Party		L	Property Account Information	Amount
Taxpayer Owner	WERNER, ANN WERNER, ANN	4 Legal: C	45211.0219 OPPORTUNITY W50FT OF N1/2 L16 B166	\$1,611.64
			VACANT LAND Personal	Personal Prop. Value: \$0
TCA: 0144	Use Code: 91 Vacant Land	Size: 544	5445.00 Unit of Measure: Square Feet Land Value: \$27,230 Improve	Improvement Value: \$0
Taxpayer Owner	WERNER, ANN WERNER, ANN	Legal: (45211.0220 OPPORTUNITY L16 B166 EXC W50FT OF N1/2 16 S ROBIE RD	\$24,064.05 Personal Prop. Value: \$0
TCA: 0144	Use Code: 58 Retail - Eating	, ŏ	nit of Measure: Square Feet Land Value: \$199,610	Improvement Value: \$142,500
Taxpayer Owner	BAJALCALIEV, CHRIS/COLEMAN, TEREN BAJALCALIEV, CHRIS/COLEMAN, TEREN	Legal: (45212.1015 OPPORTUNITY PTN TR 194 E19' OF S1/2 OF E1/2 EXC S25' & E19' OF S10' OF N1/2 OF E1/2 TR 194 Unassigned Address	\$351.12 Personal Prop. Value: \$0
TCA: 0144	Use Code: 91 Vacant Land	Size: 589	5890.00 Unit of Measure: Square Feet Land Value: \$23,000 Improv	Improvement Value: \$0
Taxpayer Owner	THOMPSON, THOMAS N & DENISE K THOMPSON, THOMAS N & DENISE K	Legal: Situs:	45283.5121 KOKOMO TOWNSITE E17' OF LT 21 & ALL LT 22 & LT 23 EXC E3 5' BLK 51 11015 E 31ST AVE	\$17,365.50 Personal Prop. Value: \$0
TCA: 0144	Use Code: 11 Single Unit	Size: 106	10660.00 Unit of Measure: Square Feet Land Value: \$90,000 Improv	Improvement Value: \$303,700
Taxpayer Owner	CONKLIN, SHANNON CONKLIN, SHANNON	Legal: Situs:	45333.1510 FOREST MEADOWS 2ND ADD LT 10 BLK 1 11310 E 42ND CT	\$18,993.46 Personal Prop. Value: \$0
TCA: 0144	Use Code: 11 Single Unit	Size: 10542.00	Unit of Measure: Square Feet Land Value: \$95,000	Improvement Value: \$374,300
Taxpayer Owner	HIGUCHI, LORARAINE M HIGUCHI, LORARAINE M	Legal:	\$48,904.4 34-25-44 PTN OF SW1/4 OF SW1/4 SEC 34 DAF: BEG AT SW COR SEC 34 TH N00DEG49MIN13SECW ALG W 34-25-44 PTN OF SW1/4 OF SW1/4 SEC 34 DAF: BEG AT SW COR SEC 34 TH N00DEG49MIN13SECW ALG W LN SW1/4 930.11FT TH S89DEG57MIN24SECE ALG N LN OF S930FT OF SW1/4 311.06FT TO C/L MADISON RD AND TRUE POB TH CONT S89DEG57MIN24SECE 519,44FT TH S00DEG01MIN38SECE 250FT TO N LN OF S680FT OF SW1/4 TH S89DEG57MIN24SECE 252FT TH N00DEG00MIN30SECW 482.60FT TH S89DEG58MIN39SECW 771.52FT TO C/L SD RD TH	\$48,904.47 IODEG49MIN13SECW ALG W ILLO6FT TO C/L MADISON RD ILLN OF S680FT OF SW1/4 TH IMIN39SECW 771.52FT TO C/L
		Situs:	S00DEG00MIN30SECE ALG C/L 231.77FT TO TPOB EXC MADISON RD 4215 S MADISON RD	Personal Prop. Value: \$0
TCA: 1400	Use Code: 11 Single Unit	Size: 5.40	Unit of Measure: Acre(s) Land Value: \$175,800	Improvement Value: \$794,400
		,		

SPOKANE COUNTY

Certificate of Delinquency June 30, 2025 Case Number 25201607-32

Party		Property	Property Account Information		Amount
Taxpayer Owner	FIRMAGE, WILLIAM FIRMAGE, WILLIAM	47193.9101 Legal: 19-27-44 T OF SW1/41	47193.9101 19-27-44 TR "B" OF RECORDED SURVEY, OF SW1/4 EXC RD	AUDITORS# 4459900 BK 91 P	\$16,175.80 \$16.175.80 \$16.175.80 \$14.59900 BK 91 PG 44 ALSO KNOWN AS W1/2 OF E1/2 OF SW1/4 EXC RD
		Situs: 8110 E G	8110 E GREENBLUFF RD		Personal Prop. Value: \$0
TCA: 1200	Use Code: 91 Vacant Land	Size: 10.03	Unit of Measure: Acre(s)	Land Value: \$206,240	Improvement Value: \$22,300
Taxpayer Owner	GENESIS 12 LLC GENESIS 12 LLC	47331.9001 Legal: 33-27-44 FROM E LN	47331.9001 33-27-44 PTN OF NE1/4 OF NE1/4 DAF: BEG 78 R N OF S FROM E LN OF SEC TH N8 R TH NWLY 3 R TO S LN OF C LN OF SEC TH NELY 40FT TO F IN OF SFC TH S TO REG	BEG 78 R N OF SE COR OF N R TO S LN OF CO RD 40FT S	\$161.72 33-27-44 PTN OF NE1/4 OF NE1/4 DAF: BEG 78 R N OF SE COR OF NE1 /4 TH NWLY 1 1/2 R TO PT 1 R W FROM E LN OF SEC TH N8 R TH NWLY 3 R TO S LN OF CO RD 40FT SWLY FROM INT OF S LN OF RD WITH E LN OF SEC TH NEI Y 40FT TO F IN OF SEC TH S TO REG
		Situs: Unassign	Unassigned Address		Personal Prop. Value: \$0
TCA: 1280	Use Code: 91 Vacant Land	Size: 0.12	Unit of Measure: Acre(s)	l and Value: \$1 680	moreover to

ASC0050 [ASCREPT]

SPOKANE COUNTY

POKANE COUNTY

Certificate of Delinquency

Case Number 25201607-32

Amount \$168.51 A PARCEL OF LAND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 44 EAST DESCRIBED AS FOLLOWS: COMMENCING AT THE QUARTER CORNER COMMON TO Property Account Information SECTIONS 19 AND 30 49196.9126 Legal: OKEEFE, DONAVON OKEEFE, DONAVON Taxpayer Owner Party

TOWNSHIP 29 NORTH, RANGE 44 EAST; THENCE N00°18'49"W, ALONG A LINE ACCEPTED AS BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY IN BOOK 77 OF

SURVEYS AT PAGE 9 AND IN BOOK 98 OF SURVEYS AT PAGE 96, RECORDS OF SPOKANE COUNTY, WASHINGTON, A DISTANCE OF 993.49FT TO THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THAT BOOK 107 OF SURVEYS AT PAGE 94 AND 95, RECORDS OF SPOKANE COUNTY, WASHINGTON; THENCE N89*41'11"E, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 86.47FT; THENCE N44*11'36"E, CERTAIN RECORD OF SURVEY IN

LINE OF SAID PARCEL "A", A DISTANCE OF 427.03FT; THENCE SOUTH 88°56'25"E, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 300.61FT; THENCE N00°57'00"E, ALONG THE SOUTH AND EAST LINE OF ALONG THE SOUTH

PARCEL "A", A DISTANCE OF 21.05FT TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 307.21FT; THENCE S00*18*49*E, A DISTANCE OF 660.79FT TO THENCE S89°20'53"E, ALONG

WESTERLY RIGHT OF WAY LINE OF THE ELK-MILAN COUNTY ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE ELK-MILAN COUNTY ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF

CENTRAL ANGLE OF 09'20'34", AND WHOSE CHORD BEARS S39'55'03"W, AN ARC DISTANCE OF 228.70FT; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE ELK-MILAN COUNTY ROAD, 1402.50FT, AND A

S44°35'21"W, A DISTANCE

OF 633.19FT; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE ELK-MILAN COUNTY ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 925FT, AND A CENTRAL ANGLE OF 35°09'16", AND WHOSE CHORD

LINE OF THE ELK-MILAN COUNTY ROAD, AND RUN THENCE N00*48'33"E, A DISTANCE OF 423.48FT; THENCE BEARS S62*09'59"W, AN ARC DISTANCE OF 567.55FT; THENCE LEAVING SAID WESTERLY RIGHT OF WAY N46°49'12"E, A

DISTANCE OF 310.18FT; THENCE N00°18'49"W, A DISTANCE OF 1303.16FT; THENCE N00°57'00"E, A DISTANCE OF 21.05FT TO THE POINT OF BEGINNING. (PARCEL B, CE-85-2019) Personal Prop. Value: \$0

Unit of Measure: Acre(s) **0 N MILAN ELK RD** Size: 21.27 Situs:

Use Code: 88 Designated Forest Lnd

3568

TCA:

Land Value: \$175,540

Improvement Value: \$0

Run: 6/30/2025 12:31:54 PM

Party		Pro	perty Accou	Property Account Information		Amount
Taxpayer Owner	WOOD, PAUL & JANET WOOD, PAUL W & JANET L	550 Legal: SAE Situs: 244	55021.0301 SABRINA ADD LT 1 B1 24424 E RAILROAD AVE	LT 1 B1 OAD AVE		\$16,452.82 Personal Prop. Value: \$0
TCA: 2120	Use Code: 11 Single Unit	Size: 68858.00	_	Unit of Measure: Square Feet	Land Value: \$123,660	Improvement Value: \$185,800
Taxpayer Owner	SHEASBY, ROBERT H SR & AMY M SHEASBY, ROBERT H SR & AMY M	551 Legal: ME. Situs: 236	55142.2501 MEADOWWOOD-THE I 23613 E MAXWELL DR	55142.2501 MEADOWWOOD-THE MEADOWS 1ST ADDITION P.U.D. LT 1 BLK 3 23613 E MAXWELL DR	ON P.U.D. LT 1 BLK 3	\$18,873.21 Personal Prop. Value: \$0
TCA: 1420	Use Code: 11 Single Unit	Size: 7745.00		Unit of Measure: Square Feet	Land Value: \$125,000	Improvement Value: \$297,900
Taxpayer Owner	MITCHELL, K I	551 Legal: GU Situs: 190	55173.1216 GUTHRIES VLY VW 5TH L' 19023 E VALLEYWAY AVE	55173.1216 GUTHRIES VLY VW 5TH L16 B2 19023 E VALLEYWAY AVE		\$13,399.03 Personal Prop. Value: \$0
TCA: 0144	Use Code: 11 Single Unit	Size: 10000.00		Unit of Measure: Square Feet	Land Value: \$75,000	Improvement Value: \$250,700
Taxpayer Owner	WERNER, ANN	55. Legal: 18 SE	55183.9001 18-25-45 PTN SEC 18 TH NO 671.20FT	1 OF SE1/4 OF SW1/4 LYG SLY (30°05'38"W 30FT TO N ROW LN	OF CMSTP & P RR ROW DAF OF SPRAGUE AVE TH N89°	\$27,808.39 18-25-45 PTN OF SE1/4 OF SW1/4 LYG SLY OF CMSTP & P RR ROW DAF: COMMENCING AT S1/4 COR OF SEC 18 TH N00°05'38"W 30FT TO N ROW LN OF SPRAGUE AVE TH N89°56'04"W 210FT TH N89°56'04"W
		10 99. Situs: 17	TO S ROW LN OF OLD C 99.54FT TO POB 17801 E SPRAGUE AVE	I OF OLD CMSTP&P RR TH N7 OB GUE AVE	1°57°05"E 737.10FT TH S00°	TO S ROW LN OF OLD CMSTP&P RR TH N71°57′05″E 737.10FT TH S00°05′38″E 134.17FT TH S17″26′45″W 99.54FT TO POB 17801 E SPRAGUE AVE
TCA: 0144	Use Code: 51 Wholesale	Size: 81187		Unit of Measure: Square Feet	Land Value: \$389,700	Improvement Value: \$176,900
Taxpayer Owner	UNITED COMPANIES LENDING CORP UNITED COMPANIES LENDING CORP	55: Legal: 45 Situs: 0	55201.9099 45-25-20 PTN NE1/4 DAF 0 ADDRESS UNKNOWN	55201.9099 45-25-20 PTN NE1/4 DAF: W 18.52FT E1/2 NW1/4 NE1/4 NE1/4 EXC RD & EXC S 324.01FT 0 ADDRESS UNKNOWN	/1/4 NE1/4 NE1/4 EXC RD & E	\$147.12 EXC S 324.01FT Personal Prop. Value: \$0
TCA: 1400	Use Code: 91 Vacant Land	Size: 5389		Unit of Measure: Square Feet	Land Value: \$100	Improvement Value: \$0
Taxpayer Owner	MAGHAN III, WILLIAM J & DOUGLAS R MAGHAN, WILLIAM J III/ DOUGLAS R	56 Legal: St Situs: 13	56031.0705 SUB L1-4-5-6 8 13917 N EAST	56031.0705 SUB L1-4-5-6 &SHORE LD W OF&ADJ L5 B6 13917 N EAST NEWMAN LAKE DR		\$15,591.92 Personal Prop. Value: \$0
TCA: 2240	Use Code: 11 Single Unit	Size: 17197		Unit of Measure: Square Feet	Land Value: \$175,000	Improvement Value: \$151,900

SPOKANE COUNTY

Party		Property A	Property Account Information		Amount
Taxpayer Owner	RASMUSSEN, ROBIN F	56031.9057 Legal: 03-26-45 PTP 4 WITH E RV ALG SD E R W37.50 FT T 53SDS E254 11MIN 17S E N77DEG 22I TO TAN OF 24MIN 18SD 191DEG 478 EXC CO RD Situs: 13508 N EA	56031.9057 03-26-45 PTN OF GOV LT 4 DAF; BEG AT INT OF S LN OF GOV LT 4 WITH E RW LN OF E NEWMAN LAKE DR TH N12DEG 11MIN 17SDS E ALG SD E RW LN 155.11FT TO TRUE POB TH N77DEG 22MIN 43SDS W37.50 FT TH N84DEG 23MIN 20SDS E520.15FT TH S31DEG 55MIN 53SDS E254.49FT TO S LN OF GOV LT 4 TH W648.43FT TH N12DEG 11MIN 17S DS E155.11FT TO POB EXC PTN DAF; BEG AT POB TH N77DEG 22MIN 43SDS W37.50FT TH N38DEG 35MIN 42SDS E48.61FT TO TAN OF CURVE TO R WI TH A RAD OF 20FT, CENTER BEAR S51DEG 24MIN 18SDS E AN ARC DIST OF 66.95FT & A CEN ANGLE OF 191DEG 47MIN 24SDS TH S50DEG 23M IN 06SDS W28.71FT TO POB & EXC CO RD	OF S LN OF GOV L T H N12DEG 11MIN 17SDS E H N77DEG 22MIN 43SDS SFT TH S31DEG 55MIN N648.43FT TH N12DEG)AF; BEG AT POB TH S 35MIN 42SDS E48.61FT)FT, CENTER BEAR S51DEG A CEN ANGLE OF SDS W28.71FT TO POB &	\$9,071.25 Personal Prop. Value: \$0
TCA: 2240	Use Code: 18 Other Residential	Size: 2.47	Unit of Measure: Acre(s)	Land Value: \$106,760	Improvement Value: \$134,700
Taxpayer	ANDERSON, ROBERT & SHELLEY ANDERSON, ROBERT & SHELLEY	56033.0176 Legal: INTERLAKEN SC W104.52FT FROI LIN D ESC EXC PTN DAF: BEG A E72.7FT TH N591 SELY LN OF SD TRACT 30.2FT N ELY LN OF TRACS UN Situs: 0 ADDRESS UN	\$1,436. INTERLAKEN SOUTH SUB LT 1 TRACT K EXC PTN LYG WLY OF LN DA F; BEG AT A PT LYG S51DEG 42MIN W104.52FT FROM NLY COR OF SD TRACT K H S16DEG 45MIN E TO SELY LN OF SD TRACT AND TERM PT CLIN D ESC EXC. PTN DAF; BEG AT NLY COR OF TRACT K TH S41DEG 42MIN W104. 52FT ALG NWLY LN TH S16DEG 45MIN E72. FFT TH N59DEG 55MIN E7 8.5FT TH S27DEG 40MIN E63.1FTML TO SELY LN OF TRACT K TH NELY AL G SELY LN OF SD TRACT 30.2FT ML TO SELY LN OF SD TRACT 30.2FT W L TO SELY COR THEREOF TH N24DEG 28MIN W AL ELY LN OF TRACT K TO POB (UNDIVIDED ONE-THIRD INTEREST, LINKED TO 56033.0177, 56033.0178) O ADDRESS UNKNOWN	C PTN LYG WLY OF LN DA F; E TH S16DEG 45MIN E TO SELY 1841DEG 42MIN W104, 52FT AI 7DEG 40MIN E63.1FTM/L TO SE CT 30.2FT W/L TO SELY COR I NE-THIRD INTEREST, LINKED	\$1,436.35 INTERLAKEN SOUTH SUB LT 1 TRACT K EXC PTN LYG WLY OF LN DA F; BEG AT A PT LYG S51DEG 42MIN MINTERLAKEN SOUTH SUB LT 1 TRACT K EXC PTN LYG WLY OF LN DA F; BEG AT A PT LYG S51DEG 42MIN MINTERLAKEN SOUTH SUB LT 1 TRACT AT S16DEG 45MIN E TO SELY LN OF SD TRACT AND TERM PT OF PTN DAF; BEG AT NLY COR OF TRACT K TH S41DEG 42MIN W104, 52FT ALG NWLY LN TH S16DEG 45MIN E7 8.5FT TH S27DEG 40MIN E63.1FTMAL TO SELY LN OF TRACT K TH NELY ALG SELY LN OF SD TRACT 30.2FT ML TO SELY LN OF SD TRACT 30.2FT ML TO SELY LN OF SD TRACT 30.2FT ML TO SELY LN OF TRACT TO POB (UNDIVIDED ONE-THIRD INTEREST, LINKED TO 56033.0177, 56033.0178) O ADDRESS UNKNOWN
TCA: 2240	Use Code: 91 Vacant Land	Size : 5312	Unit of Measure: Square Feet	Land Value: \$28,900	Improvement Value: \$0
Taxpayer Owner	DAHL, W JAMES DAHL, W J	56183.9027 Legal: 18-26-45 N- Situs: 17717 E JU	56183.9027 18-26-45 N409.65FT OF SE1/4 OF SW1/4 LYG WLY OF JUDKIN S RD 17717 E JUDKINS RD	G WLY OF JUDKIN S RD	\$10,041.88 Personal Prop. Value: \$0
TCA: 2200	Use Code: 11 Single Unit	Size: 7.60	Unit of Measure: Acre(s)	Land Value: \$108,400	Improvement Value: \$219,600
Taxpayer Owner	WILSON, KARL C WILSON, KARL C	56184.9040 Legal: 18-26-45 W Situs: 17901 E JU	56184.9040 18-26-45 W425FT OF \$1084FT OF SE1/4 17901 E JUDKINS RD		\$10,718.81 Personal Prop. Value: \$0
TCA: 2200	Use Code: 18 Other Residential	Size: 10.58	Unit of Measure: Acre(s)	Land Value: \$119,160	Improvement Value: \$143,600

Ø
_
0
Ū
Ō

SPOKANE COUNTY

Certificate of Delinquency June 30, 2025 Case Number 25201607-32

Case Number 25201607-32

Party			Property Account Information		Amount
Taxpayer Owner	HIGGINS, THERESA & KENT JR HIGGINS, THERESA & KENT JR	Legal: Situs:	56352.9275 35-26-45 THE W 111FT OF THE E 444 FT OF S 212 FT OF NE 1/4 OF SW 1/4 OF NW 1/4, EXC RD. 0 UNASSIGNED ADDRESS	OF S 212 FT OF NE 1/4 OF SW	\$5,184.42 1/4 OF NW 1/4, EXC RD. Personal Prop. Value: \$0
TCA: 2120	Use Code: 91 Vacant Land	Size: 0.49	Unit of Measure: Acre(s)	Land Value: \$85,000	Improvement Value: \$0

(End of Report)

Grand Total of Amounts in this Report

\$955,841.06

ASC0050 [ASCREPT]

Run: 6/30/2025 12:31:54 PM

Parcel Information



Data As Of: 8/14/2025

Parcel Number: 35141.0412 Site Address: 1315 N STANLEY RD

Parcel Image















Owner Name: URANN, LARRY P Taxpayer Name: URANN, LARRY

Address: PO BOX 6205, SPOKANE, WA, 99217-0903 Address: PO BOX 6205, SPOKANE, WA, 99217-0903

Site Address

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	1315 N STANLEY RD	SPOKANE	13044	Square Feet	12 Two-to-Four Unit	2025	0140	Active

Assessor Description

YARDLEY TWN OF L15-16 B25; TOG W N 1/2 VAC ALLEY S OF AND ADJ

Appraisal

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
12 Two-to-Four Unit	141	113500	PKWTR	CITY-PARKWATER	Ryan	(509) 477-5908

Under Washington State Law (WAC 458-07-015) The Assessor's office is required to make an exterior observation of all properties at least once every six years. This property is scheduled for inspection between September 2027 and May of 2028.

Assessed value							
Tax Year	Taxable	Market Total	Land	Dwelling/Structure	Current Use Land	Personal Prop.	
2026	348,500	348,500	75,000	273,500	0	0	
2025	337,600	337,600	78,000	259,600	0	0	
2024	438,160	438,160	78,260	359,900	0	0	
2023	400,630	400,630	39,130	361,500	0	0	
2022	214,100	214,100	39,130	174,970	0	0	

Characteristics

Dwelling/ Structure	Year Built	Gross Living Area Size	Туре	House Type	Roof Material	Heat	Cool Bedroom	Half * Bath*	Full Bath*
Dwelling	1938	2,328	NA SF	122 Fourplex	Comp sh medium	Forced hot air- gas	None 6	0	4
Residential Detached Garage	1920	NA	2,520 SF				0	0	0
Shed - Garden Type	1980	NA	187 SF				0	0	0

* - Room counts reflect above grade rooms only.

Residential Sq Ft Breakdown	Sq Ft	Extension
1st Floor	2,328	R01

Land Number	Soil ID	Frontage	Depth	Lot(s)
1	ID24	0	0	1

Sales				
Sale Date	Sale Price	Sale Instrument	Excise Number	Parcel
06/08/2021	0.00	Statutory Warranty Deed	202112053	35141.0412
02/01/2006	113,000.00	Statutory Warranty Deed	200601846	35141.0412
10/24/2003	0.00	Real Estate Contract	200623686	35141.0412
10/24/2003	102,000.00	Real Estate Contract	200320332	35141.0412
12/09/1971	7,000.00	COMMERCIAL SALE		35141.0412

Property Taxes

There are special circumstances regarding this parcel. Please call (509) 477-4713 for tax information.

Disclaimer

We are pleased to give you online access to the Assessor's Office and Treasurer's Office property tax and valuation information. While we make every effort to produce and publish the most current and accurate information possible, portions of this information may not be current or correct. Neither Spokane County, the Assessor, nor the Treasurer makes any warranty, express or implied, with regard to the accuracy, reliability, or timeliness of information in this system, and shall not be held liable for losses caused by using this information. Any person or entity that relies on any information obtained from this system, does so at his or her own risk. Please feel free to contact us about any error you discover or to give comments and suggestions. Call the Assessor's Office at (509) 477-3698 or the Treasurer's Office at (509) 477-4713.

RCW 42.56.070 (9) prohibits the release of lists of individuals requested for commercial purposes. The requester expressly represents that no such use of any such list will be made by the user or its transferee(s) or vendee(s). I understand, acknowledge, and accept the statements above, and agree to adhere to the prohibitions listed in RCW 42.56.070 (9).

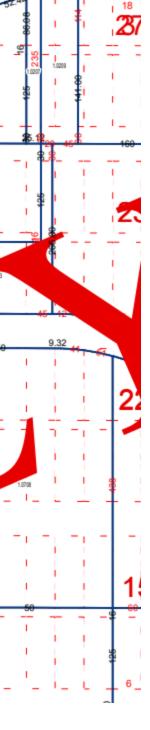


location of easements, acreage or other matters shown thereon.

https://clients.sentrydynamics.net/geo/wa/spokane?layout=&min=

TITLE & ESCROW





TOWN OF TARDLEY SPOKANE COUNTY, WASH. SCALE INCH = 200 FT. OTTO A. WEILE. - 2-12-06 -T.25 N. A43 B.W.M. LLCOR. 51/170 SHARP 19 14 15 16 17 18 19 20 21 22 23 24" 19 14 15 16 17 18 19 20 21 22 22 12/21/10/9/8/7/6/5/4/3/2/1 ECOME AVE. 13/3/14/15/16/17/18/19/20/21/22/23/24 N/3 14 15 16 17 18 19 20 21 22 23 24 1 13 14 15 16 17 18 19 20 21 27 23 24 L. R13 14 15 16 17 18 19 20 21 22 23 24 1 AVE. CESMET 3/3/14/15/16/17/18/19/20/21/22/23/249 2/3 /4 /5 /6 /7 /8 /9 20 2/ 22 23 242 CATHLOO 1 3/3/4 15 16 17 18 19 20 21 22 23 243 VIN 13 14 15 16 17 18 19 20 21 22 23 243 MALLON AVE. 313 14 15 16 17 18 19 20 21 22 23 243 10 13 14 15 16 17 18 19 20 21 22 23 24 CM 31211 109 8 7 6 5 4 3 2 1 3 N1211 10 9 8 7 6 5 4 3 2 1 N BRORDVAY CENT. SEC.14. T.25 N. R.43E W.M. bounty of Sport and S.S.

County of Sport and Surface of February

Q.S. 1906, before me personagy appeared

F. E. Elmandorf and N. t. Mc Carthy to me trusion

to by the like Freidrich and Secretary respectively

of the corporation that executed ife fra going

Townile Company a conforation, that faidly soft and place of into lotto, plevejer strute, granges sand accept an ethat cortion of the North East quarter (ME 1/4) of Section Fourtes (14) Township few North of Range, 43 6, 1, 16, lying and bring Loy the flethe right of way of the North resemble of the right of way of the North as the Town of garding is shown on the Lornsite Clairs auch a corporation as ofores aid heyby dedicates to the public as pyllies highways the streets, armure, and alleys as shown rands marked upon said map yardley Journoite Company.

By Frederig & Elevenedons

Jinstrudal and, acknowledged the sald! instrument to of the frew and voluntary act and deepl of said proporation, for the user and purposes therein mentioned and on oath stated that they were authorized to affected said instrum what and that the brale of faid sorovation. det my hand byd affyrds my offical dral the