



WA LITIGATION GUARANTEE

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

Guarantee No.: G-6328-000027474

Liability: \$ 85,000.00

Fee: \$ 560.00

Order No.: 25-40742-VTE

Dated: August 6, 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



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

WA Litigation Guarantee

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: 25-40742-VTE

Date of Guarantee: August 6, 2025

Amount of Liability: \$85,000.00

Total: \$610.96

Guarantee No.: 000027474

Premium: \$560.00

Sales Tax: \$50.96

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:
The Heirs and Devisees of the Estate of Debra L. Leighton, deceased
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: 25-40742-VTE

Guarantee No.: 000027474

GENERAL EXCEPTIONS FROM COVERAGE

1. 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. 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 Airway Heights.
11. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact the title department immediately for further review prior to closing.
12. Debra Leighton is deceased. Pursuant to Spokane County Probate Case Number 24-4-00234-32, Spurgetis Law, P.S. was appointed Personal Representative on January 10, 2025. Said Personal Representative is authorized to sell and convey or mortgage said land.
Attorney for the Estate: A Lis Pendens of said action was recorded on July 1, 2025 under Recording No. 7425520.
Telephone No.: 509-444-5141
13. Interest of Edward B Feldhusen presumed from the execution recorded under Recording No. 7335001 in the [official records](#).
14. 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
15. A Lis Pendens of said action was recorded on April 16, 2024 under Recording No. 7343793

WA Litigation Guarantee

16. Order on Motion and Declaration for Relief and the terms and conditions thereof:

Recorded: May 9, 2025

Recording No.: 7415195 in the [official records](#)

17. A Lis Pendens of said action was recorded on July 1, 2025 under Recording No. 7425520.

End of Special Exception

WA Litigation Guarantee

Order Number: 25-40742-VTE

Guarantee No.: 000027474

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: {brief_legal_description}
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: NONE

The Vestee(s) herein acquired title by Deed recorded October 22, 2019, under Recording No. 6855913 in the [official records](#) .

The record discloses no conveyances of the property herein described since said deed.

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. 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:

Spurgetis Law, PS
422 W Riverside Ave
Suite 620
Spokane, WA 99201

The Whipple Law Group
309 E Pacific Ave
Spokane, WA 99202
9. 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: 25-40742-VTE

Guarantee No.: 000027474

PROPERTY DESCRIPTION:

The South 65 feet of the North 460 feet of East 110 feet of the West 140 feet of the Southwest Quarter of the Southwest Quarter of Section 2, Township 26 North, Range 43 E.W.M., in Spokane County, Washington

10/22/2019 03:41:23 PM

6855913

Recording Fee \$105.50 Page 1 of 3

Warranty Deed FIRST, AMERICAN TITLE INSURANCE COMPANY
Spokane County Washington

AFTER RECORDING MAIL TO:



Debra L Leighton
12928 N Yale Road
Mead, WA 99021

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: 4251-3334852 (DMG) *ML*

Date: October 21, 2019

Grantor(s): Austin S Utley and Natalie C. Utley

Grantee(s): Debra L Leighton

Abbreviated Legal: PTN SW 1/4 02 26 43 SPOKANE COUNTY

Additional Legal on page:

Assessor's Tax Parcel No(s): 36023.9072 and 36023.9139 and 36023.9140

THE GRANTOR(S) Austin S. Utley, as his separate estate, whose spouse is Natalie C Utley for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Debra L Leighton, an unmarried person, the following described real estate, situated in the County of Spokane, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Spokane, State of Washington, described as follows:

See Exhibit A

~~**THE NORTH 185 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON; LYING WESTERLY OF GREAT NORTHERN RAILROAD RIGHT OF WAY AND EAST OF YALE ROAD. AND, THE NORTH 10 FEET OF THE EAST 100 FEET OF THE WEST 130 FEET OF THE SOUTH 805 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON.**~~

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

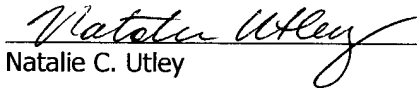
10/22/2019 201916014
KBJ \$4,544.00

APN: 36023.9072

Statutory Warranty Deed
- continued

File No.: 4251-3334852 (DMG)

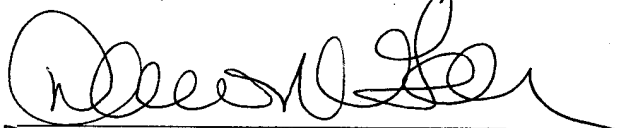

Austin S Utley


Natalie C. Utley

STATE OF Washington)
COUNTY OF Spokane)-ss
)

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

Dated: 10-22-2019


Dawn Green
Notary Public in and for the State of Washington
Residing at: Spokane
My appointment expires: 8/28/2021

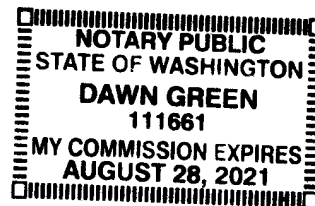


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Spokane, State of Washington, described as follows:

~~THE SOUTH 130 FEET OF THE NORTH 460 FEET OF THE EAST 278 FEET OF THE WEST 308 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THE SOUTH 65 FEET OF THE WEST 110 FEET THEREOF;~~

~~TOGETHER WITH~~ THE NORTH 185 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON; LYING WESTERLY OF GREAT NORTHERN RAILROAD RIGHT OF WAY AND EAST OF YALE ROAD. AND, THE NORTH 10 FEET OF THE EAST 100 FEET OF THE WEST 130 FEET OF THE SOUTH 805 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON.

Tax Parcel ID No. 36023.9072 and 36023.9139 and 36023.9140



WHEN RECORDED RETURN TO:

NAME Edward B Feldhusen

ADDRESS 12928 N Yale Rd

CITY, STATE, ZIP Mead WA 99021

QUITCLAIM DEED

THE GRANTOR, The Estate of Debra L. Leighton for and in consideration of:
Conveys and Quitclaims to the **GRANTEE, Edward B. Feldhusen** the following
described real estate, situated in the County of Spokane State of Washington,
together with all after acquired title of the Grantor therein (legal description)

The Estate of Debra L. Leighton gives 100% interest in said property located at
12928 N Yale Rd Mead WA 99021 Parcel Numbers 36023.9139, 36023.9140, and
36023.9072 to Edward B. Feldhusen as a Gift from the Estate of Debra L. Leighton

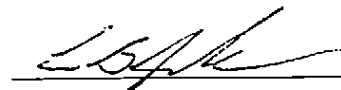
Tax Parcel Numbers 36023.9139, 36023.9140, 36023.9072

Abbreviated Legal: PTN SW 1/4 02 26 43 SPOKANE COUNTY

LEGAL DISCRIPTION: Real Property in the county of Spokane, State of
Washington, described as follows

THE NORTH 185 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON; LYING WESTERLY OF GREAT NORTHERN RAILROAD RIGHT OF WAY AND EAST OF YALE RD, AND, THE NORTH 10 FEET OF THE EAST 100 FEET OF THE WEST 130 FEET OF THE SOUTH 805 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON

Dated 2-23-24

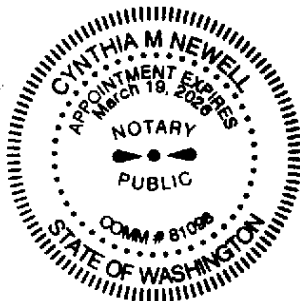

Grantor Executor Estate of Debora L. Leighton

State of Washington }
 }ss
County of Spokane }

On this day personally appeared before me Edward Feldhusen Grantor to me known to be the individual described in and who executed the

Forgoing instrument, and acknowledged the he signed the same as he free and voluntary act and deed for the uses and purposes therein mentioned

GIVEN under my hand and official seal this 23rd day of February, 2024



Cynthia M. Newell
NOTARY PUBLIC in and for the State of Washington
Residing at Spokane
My Commission Expires 03/19/2026

RETURN NAME and ADDRESS



Spurgetis Law, P.S.
422 W. Riverside Ave., Ste. 620
Spokane, WA 99201

Please Type or Print Neatly and Clearly All Information

Document Title(s)

Order

Reference Number(s) of Related Documents

7335001

Grantor(s) (Last Name, First Name, Middle Initial)

Edward B. Feldhusen

Grantee(s) (Last Name, First Name, Middle Initial)

Estate of Debra L. Leighton

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

2 - 26 - 43 SW SW

Assessor's Tax Parcel ID Number

36023.9139, 36023.9140,
36023.9072

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SPOKANE

In the Matter of the Estate of:

CASE NO. 24-4-00234-32

DEBRA L. LEIGHTON,

Deceased.

ORDER ON MOTION AND
DECLARATION FOR
DECLARATORY RELIEF
WRIT OF RESITUTION,
AND JUDGMENT AGAINST
EDWARD FELDHUSEN
AND SHAUN FELDHUSEN

GREGORY T. SPURGETIS of SPURGETIS LAW, P.S., Personal Representative of the Estate of DEBRA L. LEIGHTON, deceased, came before the Court on this date. The Court reviewed the Motion and records on file herein, heard the oral presentations of those present, and now enters the following:

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Spurgetis Law, P.S., was appointed Personal Representative of the Estate of Debra L. Leighton, deceased, on November 8, 2024. Debra L. Leighton died October 6, 2023, as a resident of Spokane County, Washington.

2. Letters of Administration with will Annexed were issued to Spurgetis Law, P.S. on January 10, 2025.

3. The Estate of Debra L. Leighton, deceased, held title to certain real property, commonly known as 12928 N. Yale Rd., Mead, WA, 99201 (36023.9139), 12918 N. Yale Rd., Mead, WA 99201 (36023.9072), and parcel 36023.9140 (address is unknown), legally described as follows:

Parcel: 36023.9139

THE SOUTH 130 FEET OF THE NORTH 460 FEET OF THE EST 278 FEET OF THE WEST 308 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26. NORTH, RANGE 43 EAST, W.M;

EXCEPTING THE SOUTH 65 FEET OF THE WEST 110 FEET THEREOF;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

Parcel 36023.9140

THE NORTH 185 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON; LYING WESTERLY OF GREAT NORTHERN RAILROAD RIGHT OF WAY AND EAST OF YALE ROAD, AND THE NORTH 10 FEET OF THE EAST 100 FEET OF THE WEST 130 FEET OF THE SOUTH 805 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON.

Parcel 36023.9072

THE NORTH 185 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON; LYING WESTERLY OF GREAT NORTHERN RAILROAD RIGHT OF WAY AND EAST OF YALE RD. AND, THE NORTH 10 FEET OF THE EAST 100 FEET OF THE WEST 130 FEET OF THE SOUTH 805 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY WASHINGTON.

4. At the presumed invitation of Debra L. Leighton before her death, Edward B. Feldhusen and Shaun Feldhusen began residing on said real property rent free. On multiple

occasions, both have been asked to leave by Gregory T. Spurgetis of Spurgetis Law, P.S. They have refused and have indicated they have no intention of leaving short of Court intervention.

5. The continued occupation of said real property is against the interest of the Estate of Debra L. Leighton and its other heirs.

6. Notice of this hearing was properly made, as was the demand to move that was made to Edward B. Feldhusen and Shaun Feldhusen.

7. Removal by force is appropriate. Neither Edward B. Feldhusen, Shaun Feldhusen, nor any other occupant has any legal or physical right to possession of the real property.

8. A Writ of Restitution should be issued, returning possession of said real property to the Estate of Debra L. Leighton.

9. Edward B. Feldhusen's conveyance of said real property to himself, based upon the erroneous direction of the now-invalidated Last Will & Testament of Debra L. Leighton, should be voided, invalidated and rescinded, and title should be vested fully in the Estate of Debra L. Leighton.

II. ORDER

Therefore, it is hereby **ORDERED, ADJUDGED AND DECREED**, as follows:

1. That the quitclaim deed recorded by Edward B. Feldhusen on February 26, 2024, is invalid and void, and title of Spokane County parcels 36023.9139, 36023.9140, and 36023.9072, commonly known as 12928 N. Yale Rd., Mead, WA, 99201 and 12918 N. Yale Rd., Mead, WA, 99201 and legally described below, are hereby fully vested in the Estate of Debra L. Leighton.

Parcel: 36023.9139

THE SOUTH 130 FEET OF THE NORTH 460 FEET OF THE EST 278 FEET OF
THE WEST 308 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 2, TOWNSHIP 26. NORTH, RANGE 43 EAST, W.M;

EXCEPTING THE SOUTH 65 FEET OF THE WEST 110 FEET THEREOF;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

Parcel 36023.9140

THE NORTH 185 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26
NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON; LYING
WESTERLY OF GREAT NORTHERN RAILROAD RIGHT OF WAY AND EAST
OF YALE ROAD, AND THE NORTH 10 FEET OF THE EAST 100 FEET OF THE
WEST 130 FEET OF THE SOUTH 805 FEET OF THE SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH,
RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON.

Parcel 36023.9072

THE NORTH 185 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26
NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON; LYING
WESTERLY OF GREAT NORTHERN RAILROAD RIGHT OF WAY AND EAST
OF YALE RD. AND, THE NORTH 10 FEET OF THE EAST 100 FEET OF THE
WEST 130 FEET OF THE SOUTH 805 FEET OF THE SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH,
RANGE 43 E.W.M., IN SPOKANE COUNTY WASHINGTON.

2. That the Clerk of the Court issue a Writ of Restitution immediately, without ^(no sooner than May 14, 2025)

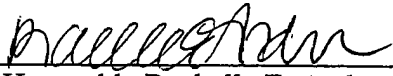
bond, directing the Sherriff of Spokane County to restore to Spurgetis Law, P.S., as Personal
Representative of the Estate of Debra L. Leighton, deceased, the possession of the property
described herein, Spokane County parcel numbers 36023.9139, 36023.9140, 36023.9072,
commonly known as 12928 N. Yale Rd., Mead, WA, 99201 and 12918 N. Yale Rd., Mead,
WA 99201.

2. SPURGETIS LAW, P.S., is authorized to dispose, sell, or get rid of any remaining personal property without further notice to any heir in any manner it sees fit, in preparation of selling said real property.

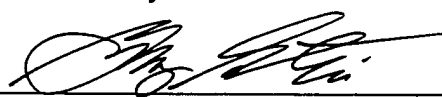
4. The Sheriff of Spokane County is hereby authorized to use any means necessary, including force should it be required, to break into said premises and remove EDWARD B. FELDHUSEN, SHAUN FELDHUSEN, and any other occupant, and to restore the premises to Spurgetis Law, P.S., as Personal Representative of the Estate of Debra L. Leighton, pursuant to the Writ of Restitution.

5. _____

DATED AND SIGNED IN OPEN COURT THIS 9th DAY OF MAY 2025

By: 
Honorable Rachelle E. Anderson

Presented by:

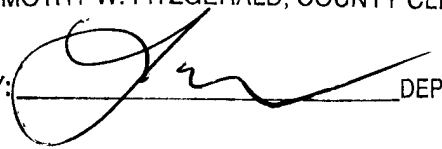


Spurgetis Law, P.S., Personal Representative
GREGORY T. SPURGETIS, Vice President
WSBA 61198

I CERTIFY THIS DOCUMENT IS A TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE
AND OF RECORD IN MY OFFICE

MAY 09 2025

TIMOTHY W. FITZGERALD, COUNTY CLERK

BY:  DEPUTY

04/16/2024 03:02:08 PM
Recording Fee \$306.50 Page 1 of 4
Lis Pendens WHIPPLE, LAW GROUP LLC
Spokane County Washington

7343793



AFTER RECORDING RETURN TO:
The Whipple Law Group
309 E. Pacific Ave.
Spokane, WA 99202

LIS PENDENS COVERSHEET

Grantor: EDWARD FELDHUSEN
Grantee: ANA-MARIA FELDHUSEN
Parcel No.: 36023.9139; 36023.9140; 36023.9072

Abbr. Legal Descriptions:

Parcel 36023.9139

02-26-43: THE 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 THE S 65 FT OF THE W 110 FT THEREOF

Parcel 36023.9140

02-26-42, THE S 10 FT OF THE N 525 FT OF THE E 100 FT OF THE W 130 FT
OF SW 1/4 OF SW 1/4 & THE S 185 FT OF THE N 515 FT LYG W OF RR R/W,
EXC N 130 FT OF W 308 FT THEREOF & EXC RD.

Parcel 36023.9072

02 26 43 S65FT OF N460FT OF E110FT OF W140FT OF SW1/4 OFSW1/4

FILED

APR 15 2024

Timothy W. Fitzgerald
SPOKANE COUNTY CLERK

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SPOKANE

In re the Estate of:

Case No.: 24-4-00234-32

DEBRA LEIGHTON,

LIS PENDENS –
SPOKANE CTY. PARCELS 36023.9139;
36023.9140; 36023.9072

Deceased.

NOTICE IS HEREBY GIVEN pursuant to RCW 4.28.320 that an action affecting the title to the real property(ies) described on **Attachment A** to this document has been commenced in this Court under the above-stated cause number. This notice serves as constructive notice to a purchaser or encumbrancer that this property shall be affected by this action and that any subsequent purchaser or encumbrancer shall be bound by all proceedings taken after the filing of this notice to the same extent as if they were a party to the action.

COMMON ADDRESS(ES): 12928 N. Yale Road, Mead, Washington.

LEGAL DESCRIPTION(S): See Attachment A.

DATED THIS 3 day of April, 2024.

THE WHIPPLE LAW GROUP PLLC


Gregory R. Hill, WSBA # 57939
Attorneys for Ana-Maria Feldhusen

LIS PENDENS

ESTATE OF DEBRA LEIGHTON – 1

THE WHIPPLE LAW GROUP
309 E. PACIFIC AVENUE
SPOKANE, WASHINGTON 99202
(T): (509) 869-3223 • (F): (509) 847-0165

ATTACHMENT A:

Parcel: 36023.9139

THE SOUTH 130 FEET OF THE NOTH 460 FEET OF THE EST 278 FEET OF THE WEST 308 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26. NORTH, RANGE 43 EAST, W.M.;

EXCEPTING THE SOUTH 65 FEET OF THE WEST 110 FEET THEREOF;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

Parcel: 36023.9140

THE NORTH 185 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON; LYING WESTERLY OF GREAT NORTHER RAILROAD RIGHT OF WAY AND EAST OF YALE RD, AND, THE NORTH 10 FEET OF THE EAST 100 FEET OF THE WEST 130 FEET OF THE SOUTH 805 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON.

Parcel: 36023.9072

THE NORTH 185 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON; LYING WESTERLY OF GREAT NORTHER RAILROAD RIGHT OF WAY AND EAST OF YALE RD, AND, THE NORTH 10 FEET OF THE EAST 100 FEET OF THE WEST 130 FEET OF THE SOUTH 805 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 43 E.W.M., IN SPOKANE COUNTY, WASHINGTON.

LIS PENDENS

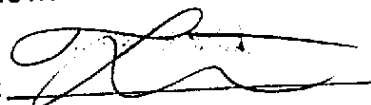
ESTATE OF DEBRA LEIGHTON - 2

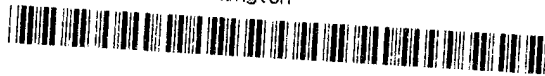
THE WHIPPLE LAW GROUP
309 E. PACIFIC AVENUE
SPOKANE, WASHINGTON 99202
(T): (509) 869-3223 • (F): (509) 847-0165

I CERTIFY THIS DOCUMENT IS A TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE
AND OF RECORD IN MY OFFICE

APR 15 2024

TIMOTHY W. FITZGERALD, COUNTY CLERK

BY:  DEPUTY



RETURN NAME and ADDRESS

SPOKANE COUNTY TREASURER

I/O

Please Type or Print Neatly and Clearly All Information

Document Title(s)

LIS PENDENS

Reference Number(s) of Related Documents

Grantor(s) (Last Name, First Name, Middle Initial)

STANFORD FAMILY TRUST, L F STANFORD, et. al.,

ADDITIONAL ON PAGES 7 - 25

Grantee(s) (Last Name, First Name, Middle Initial)

SPOKANE COUNTY

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L12 B1 INC 0.4600% UND INT,

ADDITIONAL ON PAGES 7-25

Assessor's Tax Parcel ID Number 04364.0112 ADDITIONAL ON PAGES 7-25

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

1 RETURN TO:
 2 Tami Schierman
 3 Deputy Treasurer
 4 Spokane County Treasurer's Office
 1116 W Broadway
 Spokane, Washington 99260
 (509) 477-2073

775 JUL 1 9 15

5
 6
 7 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
 IN AND FOR THE COUNTY OF SPOKANE

8 SPOKANE COUNTY, a Political Subdivision
 of the State of Washington,

Case No. 25-2-01607-32

9 Plaintiff,

LIS PENDENS

10 v.

11 (04) STANFORD FAMILY TRUST, L F
 12 STANFORD, GARY A GORDON, GARY
 13 ALLEN GORDON, NICHOLAS R
 14 WOODRUFF/ MISTY D BURRIS, (07) GREG
 15 IVANOV / ERINA REUTOV, KEVIN T LOY,
 16 BRANDON LEE EDWARD KRAUSS, (13)
 17 TVC 1 & 2 LLC, (15) DEFENDER HOMES
 18 AIRWAY HEIGHTS LLC, DANIEL T
 19 CYRUS, (16) E MILLER ETAL, ROBERT L &
 20 GREGORY J THROOP, (24) HAYFORD
 21 VILLAGE LLC, MARSHALL PROPERTIES,
 22 (250) DONNA TOKIKO RAE, PETER BRIAN
 23 & SALLY ANN YORKE, BRENDA J LYNN,
 24 M HAGMAN, LEOLA M HAGMAN, (251)
 BRYCE ALLEN MCFARLAND, BRYCE
 MCFARLAND, (252) PAMELA J KELLOGG,
 (26) BUILDERS LTD INC, KAREN
 NICHOLS, MARTIN & RAMONA ALEJOS,
 (28) JOEL D & AMY J PETERS, DANIEL
 DAVIS, ELIZABETH R DAVIS, (32) PETER
 J PARVIAINEN, (34) SUPERIOR
 HOLDINGS LLC, SPOKANE CHRISTIAN
 CHURCH, DEANNA M FRENCH, DAVID A
 & MARCIA A GOICOECHEA, (350) ED
 LOUIS HANSMEIER, EDWARD
 RAYMOND HANSMEIER, M J TERRELL

LIS PENDENS
 Page 1 of 3

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

COPY

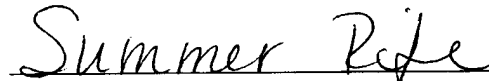
1 ETUX, DIANE & RANDALL BARKLEY,
 DIANE BARKLEY, G L EDWARDS,
 2 STEVEN E SWIGER, (351) R C CARRELL,
 ESTATE OF R C CARRELL, LARRY P
 3 URANN, WILBUR AND SON SERVICES
 LLC, (352) STEVEN M WOOD, ROBERT
 4 WATSON, R D MOFFATT, RONALD D
 MOFFAT, RIVERDAY HOLDINGS LLC,
 5 (353) KEVIN CONWAY/ JANET HOBBS-
 CONWAY, DIANE RICHARDS, REDPOINT
 6 REAL ESTATE LLP, SHELLEY E BLOOM,
 BRIAN F & TAMMY L OWENS, TAMARA
 7 LANG OWENS, (360) EDWARD B
 FELDHUSEN, (361) TAMPPIEN
 8 ENTERPRISES LLC, (362) LAURIE J
 WENDLANDT, / MARY L, ERVIN
 9 WENDLANDT / L J & M L, (363) RICHELLE
 A SCHOOLEY, M&T NINETEEN SEVENTY
 10 EIGHT LLC, SUHAYUM CHOWDHURY,
 (37) DAPHNE PICARD, CATHRYN R
 11 SPANGLE, CATHRYN R GREEN, (38) JOHN
 P & VICTORIA L GINTZ, (39) MICHAEL &
 12 CARRIE WADDELL, MICHAEL W &
 TAMMY A BEGGS, (44) E RIDGE LLC,
 13 RETTA BARNES-MELLBERG, SCOTT
 DONAHOE, RETA MELLBERG, (450)
 14 JAMES HAWKINS, JIM HAWKINS, M J
 CARR, LOUISE WHITTEN, TERI L
 15 GOODMAN, MIKE & TERI L GOODMAN,
 (451) SUZANNE S CLARK, ANN WERNER,
 16 THANE JORDIN, (452) HELENA ONE LLC,
 ANN WERNER, CHRIS BAJALCALIEV/
 17 TERENA COLEMAN, THOMAS N &
 DENISE K THOMPSON, (453) SHANNON
 18 CONKLIN, LORARAIN M HIGUCHI, (47)
 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, (56)
 WILLIAM J MAGHAN III/ DOUGLAS R
 22 MAGHAN, ROBIN F RASMUSSEN,
 ROBERT & SHELLEY ANDERSON, W J
 23 DAHL, W JAMES DAHL, KARL C WILSON,
 THERESA & KENT JR HIGGINS,
 24

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

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

COPY

“G-25”

CERTIFICATE OF DELINQUENCY

ISSUED TO SPOKANE COUNTY FOR THE YEAR 2025

State of Washington)

ss

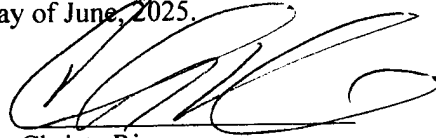
No. 25-2-01607-32

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.

A handwritten signature in black ink, appearing to read 'Christa Rice', written over a horizontal line.

Christa Rice
Deputy Treasurer of Spokane County
State of Washington



SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

SPOKANE COUNTY

Party		Property Account Information				Amount
Taxpayer Owner	STANFORD FAMILY TRUST STANFORD FAMILY TRUST	Legal: Situs: Size:	04364.0112 CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L12 B1 INC 0.4600% UNDIV INT 13901 S CLEAR LAKE WAY SPC 112	Personal Prop. Value: \$0 Improvement Value: \$3,200		\$2,015.25
TCA: 1040	Use Code: 14 Hotel/Condo	Unit of Measure: Square Feet	Land Value: \$52,990	Improvement Value: \$3,200		
Taxpayer Owner	STANFORD, L F STANFORD FAMILY TRUST	Legal: Situs: Size:	04364.0113 CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L13 B1 INC 0.4175% UNDIV INT 13901 S CLEAR LAKE WAY SPC 113	Personal Prop. Value: \$0 Improvement Value: \$0		\$1,940.22
TCA: 1040	Use Code: 14 Hotel/Condo	Unit of Measure: Square Feet	Land Value: \$52,780	Improvement Value: \$0		
Taxpayer Owner	GORDON, GARY ALLEN GORDON, GARY A	Legal: Situs: Size:	04364.0416 CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L16 B4 INC 0.6929% UNDIV INT 13901 S CLEAR LAKE WAY SPC 416	Personal Prop. Value: \$0 Improvement Value: \$0		\$2,110.49
TCA: 1040	Use Code: 14 Hotel/Condo	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: Size:	04364.0610 CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L10 B6 INC 0.8430% UNDIV INT 13901 S CLEAR LAKE WAY SPC 610	Personal Prop. Value: \$0 Improvement Value: \$6,100		\$1,996.54
TCA: 1040	Use Code: 14 Hotel/Condo	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: Size:	07312.9012 31-27-40 NE1/4 OF NE1/4 OF NW1/4 Unassigned Address	Personal Prop. Value: \$0 Improvement Value: \$0		\$1,792.86
TCA: 3000	Use Code: 91 Vacant Land	Unit of Measure: Acre(s)	Land Value: \$60,000	Improvement Value: \$0		
Taxpayer Owner	LOY, KEVIN T LOY, KEVIN T	Legal: Situs: Size:	07312.9013 31-27-40 SE1/4 OF NW1/4 OF NW1/4 Unassigned Address	Personal Prop. Value: \$0 Improvement Value: \$0		\$2,081.10
TCA: 3000	Use Code: 91 Vacant Land	Unit of Measure: Acre(s)	Land Value: \$60,000	Improvement Value: \$0		
Taxpayer Owner	KRAUSS, BRANDON LEE EDWARD KRAUSS, BRANDON LEE EDWARD	Legal: Situs: Size:	07312.9018 31-27-40 NW1/4 OF SE1/4 OF NW1/4 Unassigned Address	Personal Prop. Value: \$0 Improvement Value: \$0		\$2,080.83
TCA: 3000	Use Code: 91 Vacant Land	Unit of Measure: Acre(s)	Land Value: \$60,000	Improvement Value: \$0		



SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

SPOKANE COUNTY

Party		Property Account Information				Amount
Taxpayer	TVC 1 & 2 LLC	13133.2913				\$1,701.68
Owner	TVC 1 & 2 LLC	Legal: ALKI PLAT PHASE 1 LT 13 BLK 1 (AFN# 5917827)				
		Situs: Unassigned Address				Personal Prop. Value: \$0
TCA: 0110	Use Code: 91 Vacant Land	Size: 10981	Unit of Measure: Square Feet	Land Value: \$32,940		Improvement Value: \$0
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS, L	15233.6517				\$3,435.11
Owner	DEFENDER HOMES AIRWAY HEIGHTS, L	Legal: ASPEN CRAIG ADD: LOT 17 BLK 2 (AFN 5892427)				
		Situs: 1112 S TUSCANY ST				Personal Prop. Value: \$0
TCA: 0370	Use Code: 91 Vacant Land	Size: 13408	Unit of Measure: Square Feet	Land Value: \$80,000		Improvement Value: \$0
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS LL	15233.6616				\$3,435.06
Owner	DEFENDER HOMES AIRWAY HEIGHTS LL	Legal: ASPEN CRAIG ADD: LOT 16 BLK 3 (AFN 5892427)				
		Situs: 13806 W REDDING DR				Personal Prop. Value: \$0
TCA: 0370	Use Code: 91 Vacant Land	Size: 7007	Unit of Measure: Square Feet	Land Value: \$80,000		Improvement Value: \$0
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS LL	15233.6617				\$3,435.06
Owner	DEFENDER HOMES AIRWAY HEIGHTS LL	Legal: ASPEN CRAIG ADD: LOT 17 BLK 3 (AFN 5892427)				
		Situs: 13724 W REDDING DR				Personal Prop. Value: \$0
TCA: 0370	Use Code: 91 Vacant Land	Size: 7081	Unit of Measure: Square Feet	Land Value: \$80,000		Improvement Value: \$0
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS LL	15233.6618				\$3,435.01
Owner	DEFENDER HOMES AIRWAY HEIGHTS LL	Legal: ASPEN CRAIG ADD: LOT 18 BLK 3 (AFN 5892427)				
		Situs: 13714 W REDDING DR				Personal Prop. Value: \$0
TCA: 0370	Use Code: 91 Vacant Land	Size: 6664	Unit of Measure: Square Feet	Land Value: \$80,000		Improvement Value: \$0
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS LL	15233.6619				\$3,435.07
Owner	DEFENDER HOMES AIRWAY HEIGHTS LL	Legal: ASPEN CRAIG ADD: LOT 19 BLK 3 (AFN 5892427)				
		Situs: 13702 W REDDING DR				Personal Prop. Value: \$0
TCA: 0370	Use Code: 91 Vacant Land	Size: 7222	Unit of Measure: Square Feet	Land Value: \$80,000		Improvement Value: \$0
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS LL	15233.6620				\$3,435.07
Owner	DEFENDER HOMES AIRWAY HEIGHTS LL	Legal: ASPEN CRAIG ADD: LOT 20 BLK 3 (AFN 5892427)				
		Situs: 13634 W REDDING DR				Personal Prop. Value: \$0
TCA: 0370	Use Code: 91 Vacant Land	Size: 7582	Unit of Measure: Square Feet	Land Value: \$80,000		Improvement Value: \$0

SPOKANE COUNTY



Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

SPOKANE COUNTY

Party	Property Account Information				Amount
Taxpayer Owner	DEFENDER HOMES AIRWAY HEIGHTS, L DEFENDER HOMES AIRWAY HEIGHTS, L	15233.6706	Legal: ASPEN CRAIG ADD: LOT 6 BLK 4 (AFN 5892427) Situs: 13724 W BERGEN DR	Personal Prop. Value: \$0 Improvement Value: \$0	\$2,496.26
TCA: 0370	Use Code: 91 Vacant Land	Size: 6001	Unit of Measure: Square Feet	Land Value: \$100	
Taxpayer Owner	CYRUS, DANIEL T CYRUS, DANIEL T	15251.0137	Legal: AIRWAY HEIGHTS HAZELWOOD IRR FARMS PL 2 E65FT O F S1/2 OF BLK 31		\$6,471.74
TCA: 0370	Use Code: 11 Single Unit	Situs: 11002 W 21ST AVE	Unit of Measure: Square Feet	Land Value: \$33,430	Personal Prop. Value: \$0 Improvement Value: \$139,100
Taxpayer Owner	THROOP, ROBERT L & GREGORY J MILLER ETAL, E	16302.9003	Legal: 30 26 41 NE1/4 OF NW1/4 EXC CO RD. Situs: Unassigned Address		\$2,283.66
TCA: 3120	Use Code: 91 Vacant Land	Size: 39.13	Unit of Measure: Acre(s)	Land Value: \$52,830	Personal Prop. Value: \$0 Improvement Value: \$0
Taxpayer Owner	HAYFORD VILLAGE LLC HAYFORD VILLAGE, LLC	24073.2123	Legal: HAYFORD VILLAGE II CONDOMINIUM UNIT 96 (AFN# 5706296) Situs: 10510 W RICHLAND LN UNIT 96		\$2,320.94
TCA: 1880	Use Code: 14 Hotel/Condo	Size: 5280	Unit of Measure: Square Feet	Land Value: \$55,000	Personal Prop. Value: \$0 Improvement Value: \$0
Taxpayer Owner	HAYFORD VILLAGE LLC HAYFORD VILLAGE, LLC	24073.2181	Legal: HAYFORD VILLAGE II TRACT F (AFN# 5706296) (SUBSERVIENT COMMON AREA) Situs: 0 UNKNOWN		\$956.81
TCA: 1880	Use Code: 91 Vacant Land	Size: 125850	Unit of Measure: Square Feet	Land Value: \$100	Personal Prop. Value: \$0 Improvement Value: \$6,500
Taxpayer Owner	MARSHALL PROPERTIES MARSHALL PROP	24213.9009	Legal: 21 24 42 E1/2 OF NW1/4 OF NE1/4 OF SW1/4 & NE1/4 OF SW1/4 OF NE1/4 OF SW1/4		\$1,111.25
TCA: 1880	Use Code: 91 Vacant Land	Situs: Unassigned Address	Unit of Measure: Square Feet	Land Value: \$98,010	Personal Prop. Value: \$0 Improvement Value: \$0
Taxpayer Owner	MARSHALL PROPERTIES MARSHALL PROP	24213.9011	Legal: 21 24 42 SE1/4 OF SW1/4 OF NE1/4 OF SW1/4 Situs: Unassigned Address		\$443.06
TCA: 1880	Use Code: 91 Vacant Land	Size: 107910	Unit of Measure: Square Feet	Land Value: \$32,370	Personal Prop. Value: \$0 Improvement Value: \$0

SPOKANE COUNTY



SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

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. Situs: Unassigned Address	Personal Prop. Value: \$0 Improvement Value: \$0	\$2,617.98
TCA: 1880	Use Code: 91 Vacant Land	Size: 820231	Unit of Measure: Square Feet	Land Value: \$246,070	
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	Personal Prop. Value: \$0 Improvement Value: \$0	\$1,484.27
TCA: 1880	Use Code: 91 Vacant Land	Size: 448979	Unit of Measure: Square Feet	Land Value: \$134,690	
Taxpayer Owner	RAE, DONNA TOKIKO RAE, DONNA TOKIKO	25013.5004	Legal: AUDUBON PARK E L3 B58 Situs: 2511 W DALTON AVE	Personal Prop. Value: \$0 Improvement Value: \$0	\$12,114.88
TCA: 0010	Use Code: 11 Single Unit	Size: 6500.00	Unit of Measure: Square Feet	Land Value: \$52,000	
Taxpayer Owner	YORKE, PETER BRIAN & SALLY ANN YORKE, PETER BRIAN & SALLY ANN	25021.1508	Legal: HOLLYWOOD EXC E6IN L8 B15 Situs: 3603 W HEROY AVE	Personal Prop. Value: \$0 Improvement Value: \$0	\$18,534.90
TCA: 0010	Use Code: 11 Single Unit	Size: 6344.00	Unit of Measure: Square Feet	Land Value: \$70,000	
Taxpayer Owner	LYNN, BRENDA J LYNN, BRENDA J	25022.0106	Legal: HOLLYWOOD L6 B3 Situs: 3727 W WELLESLEY AVE	Personal Prop. Value: \$0 Improvement Value: \$0	\$12,065.01
TCA: 0010	Use Code: 11 Single Unit	Size: 6350.00	Unit of Measure: Square Feet	Land Value: \$80,000	
Taxpayer Owner	HAGMAN, LEOLA M HAGMAN, M	25023.2401	Legal: CHAUTAUQUA PARK L1-2B13 Situs: Unassigned Address	Personal Prop. Value: \$0 Improvement Value: \$0	\$324.89
TCA: 0410	Use Code: 91 Vacant Land	Size: 14200.00	Unit of Measure: Square Feet	Land Value: \$6,800	
Taxpayer Owner	MCFARLAND, BRYCE MCFARLAND, BRYCE ALLEN	25132.0607	Legal: NETTLETON 1ST L7 B6 Situs: 2401 W DEAN AVE	Personal Prop. Value: \$0 Improvement Value: \$0	\$11,877.29
TCA: 0012	Use Code: 12 Two-to-Four Unit	Size: 4800	Unit of Measure: Square Feet	Land Value: \$80,000	



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Taxpayer Owner	MCFARLAND, BRYCE ALLEN MCFARLAND, BRYCE ALLEN	25141.0307	Legal: SHERWOOD ADD L10 B3 Situs: 1014 N SUMMIT BLVD			\$13,281.52
TCA: 0012	Use Code: 11 Single Unit	Size: 9876	Unit of Measure: Square Feet	Land Value: \$90,000	Personal Prop. Value: \$0 Improvement Value: \$200,700	
Taxpayer Owner	KELLOGG, PAMELA KELLOGG, PAMELA J	25252.1303	Legal: CLIFF ADD L5 Situs: 2123 W 15TH AVE			\$2,992.95
TCA: 0010	Use Code: 11 Single Unit	Size: 4448	Unit of Measure: Square Feet	Land Value: \$35,000	Personal Prop. Value: \$0 Improvement Value: \$150,300	
Taxpayer Owner	BUILDERS LTD, INC BUILDERS LTD, INC	26134.1021	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°00'00"E ALG W LN OF SD LOT 2, BLK 3 A DIST OF 5.34 FT; TH 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. Situs: 0 ADDRESS UNKNOWN			\$187.18
TCA: 1280	Use Code: 91 Vacant Land	Size: 567	Unit of Measure: Square Feet	Land Value: \$100	Personal Prop. Value: \$0 Improvement Value: \$0	
Taxpayer Owner	NICHOLS, KAREN NICHOLS, KAREN	26263.3708	Legal: PACIFIC HTS 12TH ADD PTN LT 6 BLK 4 LYG NWLY OF SELY LN L T 4 BLK 4 EXT SWLY TO W LN OF SD LT 6 Situs: Unassigned Address			\$791.68
TCA: 0010	Use Code: 91 Vacant Land	Size: 2897.99	Unit of Measure: Square Feet	Land Value: \$20,000	Personal Prop. Value: \$0 Improvement Value: \$0	
Taxpayer Owner	NICHOLS, KAREN NICHOLS, KAREN	26274.3602	Legal: WESTGATE RIM L2 B5 Situs: 6808 N WESTGATE PL			\$24,397.53
TCA: 0010	Use Code: 11 Single Unit	Size: 8886	Unit of Measure: Square Feet	Land Value: \$60,000	Personal Prop. Value: \$0 Improvement Value: \$463,700	
Taxpayer Owner	ALEJOS, MARTIN & RAMONA ALEJOS, MARTIN & RAMONA	26361.3414	Legal: COZZA 2ND L14 B2 Situs: 5727 N BIRCH PL			\$10,794.98
TCA: 0010	Use Code: 11 Single Unit	Size: 6664.00	Unit of Measure: Square Feet	Land Value: \$60,000	Personal Prop. Value: \$0 Improvement Value: \$224,800	



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Taxpayer Owner	PETERS, JOEL D & AMY J	28022.3307	Legal: DEER PK ASSESSORS PLAT 11 W14FT OF S146FT B 12			\$244.04
	PETERS, JOEL D & AMY J		Situs: Unassigned Address		Personal Prop. Value: \$0 Improvement Value: \$0	
TCA: 0310	Use Code: 91 Vacant Land	Size: 2044.00	Unit of Measure: Square Feet	Land Value: \$5,000		
Taxpayer Owner Lienholder	DAVIS, ELIZABETH R	28243.9056	Legal: 24-28-42 S318.93' OF E291.44' OF SW1/4 OF SW1/4 OF SW 1/4			\$6,790.76
	DAVIS, DANIEL DAVIS, ELIZABETH R		EXC RD		Personal Prop. Value: \$0 Improvement Value: \$103,600	
TCA: 3520	Use Code: 11 Single Unit	Size: 2.00	Unit of Measure: Acre(s)	Land Value: \$104,000		
Taxpayer Owner	PARVIAINEN, PETER J	32041.0215	Legal: SPANGLE RES & ADD W25FT OF E50FT OF LT 15; N18FT OF W25F T			\$145.73
	PARVIAINEN, PETER J		OF E50FT OF LT 2 BLK 2		Personal Prop. Value: \$0 Improvement Value: \$0	
TCA: 0250	Use Code: 91 Vacant Land	Size: 1700.00	Unit of Measure: Square Feet	Land Value: \$1,700		
Taxpayer Owner	SUPERIOR HOLDINGS LLC	34022.4208	Legal: 02-34-43 PTN L3 B5 INVERNESS PUD, TRUE POB BEING NW COR L3 B5; TH ELY ALG N LN L3, ALG CUR TO			\$6,215.80
	SUPERIOR HOLDINGS LLC		LEFT W/RAD 165FT, TH CEN ANGLE OF 57°01'42" (THE LONG CHORD BEARS N49°39'57"E 153.53FT) W/RADIAL LN OF N11°49'12"W AND RADIAL LN OUT OF S88°50'54"E FOR AN ARC LENGTH OF 164.23FT TO NE COR L3; TH S28°17'13"E ALG E LN L3 7.43FT; TH CONT ALG E LN L3 S00°02'56"W 206FT MOL TO PT LOC 30FT N OF CENTERLINE OF 20FT ROW EASEMENT AS GRANTED IN AFN 7709090251; TH WLY ALG LN PAR W/AND 30FT N OF CENTERLINE FOR 177FT MOL TO PT THAT IS S15°37'16"W 166FT MOL FROM POB; TH N15°37'16"E 166FT MOL TO TRUE POB (PARCEL 'B' OF CE - 164 - 12 (A-C))		Personal Prop. Value: \$0 Improvement Value: \$0	
TCA: 0480	Use Code: 91 Vacant Land	Size: 0.52	Unit of Measure: Acre(s)	Land Value: \$120,000		

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Taxpayer	SPOKANE CHRISTIAN CHURCH	34053.0023				\$48,459.17
Owner	SPOKANE CHRISTIAN CHURCH	Legal: 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 FOLLOWING FOUR COURSES; ALG HORIZONTAL CURVE TO LEFT RAD 6030FT; TH ALG SPIRAL CURVE W/ 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 SW1/4; 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.				
TCA: 0010	Use Code: 77 Churches	Size: 413680	Unit of Measure: Square Feet	Land Value: \$413,680	Personal Prop. Value: \$0	Improvement Value: \$516,600
Taxpayer	FRENCH, DEANNA M	34062.0119				\$17,681.18
Owner	FRENCH, DEANNA M	Legal: QUALCHAN HILLS PUD LT 19 BLK 1			Personal Prop. Value: \$0	
		Situs: 4719 S KEYES CT			Improvement Value: \$297,700	
TCA: 0050	Use Code: 11 Single Unit	Size: 5636.00	Unit of Measure: Square Feet	Land Value: \$100,000		
Taxpayer	GOICOECHEA, DAVID A & MARCIA A	34223.9061				\$11,731.37
Owner	GOICOECHEA, DAVID A & MARCIA A	Legal: 22-24-43 TR B OF RECORDED SURVEY, AUDITORS #9205200160; BEING A PTN OF THE SW1/4			Personal Prop. Value: \$0	
		Situs: VACANT LAND-			Improvement Value: \$0	
TCA: 1680	Use Code: 91 Vacant Land	Size: 10.00	Unit of Measure: Acre(s)	Land Value: \$230,000		
Taxpayer	HANSMEIER, EDWARD RAYMOND	35042.2217				\$10,875.82
Owner	HANSMEIER, ED LOUIS	Legal: CANNONDALE 2ND E1/2 OF L20; ALL OF L21 B22			Personal Prop. Value: \$0	
		Situs: 1809 E LONGFELLOW AVE			Improvement Value: \$168,900	
TCA: 0010	Use Code: 11 Single Unit	Size: 10123.77	Unit of Measure: Square Feet	Land Value: \$80,000		
Taxpayer	TERRELL ETUX, M J	35053.1902				\$9,670.55
Owner	TERRELL ETUX, M J	Legal: LIDGERWOOD PK L4 B106			Personal Prop. Value: \$0	
		Situs: 214 E GORDON AVE			Improvement Value: \$154,200	
TCA: 0010	Use Code: 11 Single Unit	Size: 5450	Unit of Measure: Square Feet	Land Value: \$70,000		
Taxpayer	BARKLEY, DIANE	35054.1220				\$12,199.78
Owner	BARKLEY, DIANE & RANDALL	Legal: LIDGERWOOD PK ADD LT 10 BLK 93			Personal Prop. Value: \$0	
		Situs: 612 E PROVIDENCE AVE			Improvement Value: \$236,600	
TCA: 0010	Use Code: 11 Single Unit	Size: 5100	Unit of Measure: Square Feet	Land Value: \$70,000		

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Taxpayer Owner	EDWARDS, G L EDWARDS, G L	35064.5309	Legal: WHITINGS 2ND RES N1/2 OF E1/2 OF L7;N1/2 L8 B2 Situs: 3125 N STEVENS ST	Unit of Measure: Square Feet	Land Value: \$50,000	\$2,570.15
TCA: 0010	Use Code: 11 Single Unit	Size: 4500				Personal Prop. Value: \$0 Improvement Value: \$122,100
Taxpayer Owner	SWIGER, STEVEN E SWIGER, STEVEN E	35073.2105	Legal: MOORES ADD W30FT OF L7 & ALL OF L8 B21 LESS BLVD L7-8 & V AC STP N OF&ADJ L8	Unit of Measure: Square Feet	Land Value: \$69,890	\$8,823.54
TCA: 0010	Use Code: 12 Two-to-Four Unit	Size: 7765	Situs: 1311 W NORTHWEST BLVD			Personal Prop. Value: \$0 Improvement Value: \$150,800
Taxpayer Owner	ESTATE OF R C CARRELL CARRELL, R C	35102.3408	Legal: RIVERSIDE PETER SAPRO L10 B34 Situs: 3117 E JACKSON AVE	Unit of Measure: Square Feet	Land Value: \$75,000	\$6,205.55
TCA: 0010	Use Code: 11 Single Unit	Size: 7500.00				Personal Prop. Value: \$0 Improvement Value: \$77,700
Taxpayer Owner	URANN, LARRY URANN, LARRY P	35141.0412	Legal: YARDLEY TWN OF L15-16 B25; TOG W N 1/2 VAC ALLEY S OF AND ADJ Situs: 1315 N STANLEY RD	Unit of Measure: Square Feet	Land Value: \$78,000	\$20,080.19
TCA: 0140	Use Code: 12 Two-to-Four Unit	Size: 13044				Personal Prop. Value: \$0 Improvement Value: \$259,600
Taxpayer Owner	WILBUR AND SON SERVICES, LLC WILBUR AND SON SERVICES, LLC	35182.2603	Legal: BINGAMANS ADD L2 B10 Situs: 1109 W SINTO AVE	Unit of Measure: Square Feet	Land Value: \$75,000	\$9,666.24
TCA: 0010	Use Code: 11 Single Unit	Size: 7100.00				Personal Prop. Value: \$0 Improvement Value: \$167,600
Taxpayer Owner	WOOD, STEVEN M WOOD, STEVEN M	35204.5109	Legal: 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: 731 S GARFIELD ST UNIT 16	Unit of Measure: Square Feet	Land Value: \$87,720	\$3,451.20
TCA: 0010	Use Code: 14 Hotel/Condo	Size: 1348				Personal Prop. Value: \$0 Improvement Value: \$417,100
Taxpayer Owner	MOFFAT, RONALD D MOFFATT, R D	35223.3010	Legal: CLEARVU TER ADD L2 B4 Situs: 1314 S FERRALL ST	Unit of Measure: Square Feet	Land Value: \$105,000	\$4,673.10
TCA: 0010	Use Code: 91 Vacant Land	Size: 8200.00				Personal Prop. Value: \$0 Improvement Value: \$0



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Taxpayer Owner	RIVERDAY HOLDINGS LLC RIVERDAY HOLDINGS, LLC	35224.2620	Legal:	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).		\$1,942.36	
		Situs:	4249 E PRATT AVE	Size:	17257	Unit of Measure: Square Feet	Land Value: \$120,800
TCA: Use Code: 77 Churches							
Taxpayer Owner	CONWAY, KEVIN & JANET HOBBS CONWAY, KEVIN/ HOBBS-CONWAY, JAN	35301.0603	Legal:	SOUTH SIDE CABLE ALL L3 & E17FT OF L4 B6		\$15,039.37	
		Situs:	411 W 15TH AVE	Size:	8710.00	Unit of Measure: Square Feet	Land Value: \$100,000
TCA: 0010 Use Code: 11 Single Unit							
Taxpayer Owner	RICHARDS, DIANE RICHARDS, DIANE	35324.0421	Legal:	ALAMO PK L22 B4		\$13,106.22	
		Situs:	811 E 38TH AVE	Size:	6250.00	Unit of Measure: Square Feet	Land Value: \$80,000
TCA: 0010 Use Code: 11 Single Unit							
Taxpayer Owner	REDPOINT REAL ESTATE, LLP REDPOINT REAL ESTATE, LLP	35342.1709	Legal:	LINCOLN HTS E47FT L11; ALL L12 B28		\$11,975.03	
		Situs:	3312 S FREYA ST	Size:	12610.00	Unit of Measure: Square Feet	Land Value: \$95,000
TCA: 0010 Use Code: 11 Single Unit							
Taxpayer Owner	BLOOM, SHELLEY E BLOOM, SHELLEY E	35342.2322	Legal:	LINCOLN HTS LT 14 BLK 22		\$14,781.96	
		Situs:	3321 E 35TH AVE	Size:	6200.00	Unit of Measure: Square Feet	Land Value: \$90,000
TCA: 0010 Use Code: 11 Single Unit							
Taxpayer Owner	OWENS, TAMARA LANG OWENS, BRIAN F & TAMMY L	35351.9018	Legal:	35 25 43 N1/2 OF NE1/4 OF SE1/4 OF NE1/4		\$31,279.80	
		Situs:	3318 S FANCHER RD	Size:	4.77	Unit of Measure: Acre(s)	Land Value: \$231,550
TCA: 0480 Use Code: 11 Single Unit							
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	
		Situs:	12918 N Yale Rd	Size:	0.16	Unit of Measure: Acre(s)	Land Value: \$85,000
TCA: 1280 Use Code: 18 Other Residential							

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Taxpayer Owner	FELDHUSEN, EDWARD B FELDHUSEN, EDWARD B	36023.9139	Legal: 02-26-43: THE S 130 FT OF THE N 460 FT OF THE E 278 FT OF THE W 308 FT OF THE SW 1/4 OF THE SW 1/4 EXC THE S 65 FT OF THE W 110 FT THEREOF Situs: 12928 N YALE RD	Size: 0.67 Unit of Measure: Acre(s)	\$11,510.23 Personal Prop. Value: \$0 Improvement Value: \$292,600
TCA: 1280	Use Code: 11 Single Unit				
Taxpayer Owner	FELDHUSEN, EDWARD B FELDHUSEN, EDWARD B	36023.9140	Legal: 02-26-42: THE S 10 FT OF THE N 525 FT OF THE E 100 FT OF THE W 130 FT OF SW 1/4 OF SW 1/4 & THE S 185 FT OF THE N 515 FT LYG W OF RR RW, EXC N 130 FT OF W 308 FT THEREOF & EXC RD. Situs: 0 ADDRESS UNKNOWN	Size: 1.34 Unit of Measure: Acre(s)	\$4,504.11 Personal Prop. Value: \$0 Improvement Value: \$0
TCA: 1280	Use Code: 91 Vacant Land				
Taxpayer Owner	TAMPIEN ENTERPRISES LLC TAMPIEN ENTERPRISES LLC	36102.0126	Legal: DICKSON&DUNN ORCH TR E120FT OF S25FT B57 Situs: Unassigned Address	Size: 3000.00 Unit of Measure: Square Feet	\$683.26 Personal Prop. Value: \$0 Improvement Value: \$0
TCA: 1280	Use Code: 91 Vacant Land				
Taxpayer Owner	TAMPIEN ENTERPRISES LLC TAMPIEN ENTERPRISES LLC	36102.0201	Legal: DICKSON&DUNN ORCH TR N60FT OF E120FT B A Situs: 12219 N FREYA ST	Size: 7200.00 Unit of Measure: Square Feet	\$17,003.39 Personal Prop. Value: \$0 Improvement Value: \$159,500
TCA: 1280	Use Code: 11 Single Unit				
Taxpayer Owner	WENDLANDT, ERVIN / L J & M L WENDLANDT, LAURIE J / MARY L	36291.6033	Legal: CEDAR VIEW ESTATES TR 33 Situs: 7878 N WILDING DR #33	Size: 1428.00 Unit of Measure: Square Feet	\$11,537.78 Personal Prop. Value: \$0 Improvement Value: \$185,700
TCA: 0010	Use Code: 11 Single Unit				
Taxpayer Owner	SCHOOLEY, RICHELLE A SCHOOLEY, RICHELLE A	36322.1911	Legal: COZZA 3RD L11 B2 Situs: 304 E COLUMBIA AVE	Size: 6718.00 Unit of Measure: Square Feet	\$14,615.90 Personal Prop. Value: \$0 Improvement Value: \$229,700
TCA: 0010	Use Code: 11 Single Unit				
Taxpayer Owner	M&T NINETEEN SEVENTY EIGHT LLC M&T NINETEEN SEVENTY EIGHT LLC	36341.1503	Legal: COLUMBIA ADD L12 B15 Situs: 3619 E COLUMBIA AVE	Size: 6400.00 Unit of Measure: Square Feet	\$2,048.03 Personal Prop. Value: \$0 Improvement Value: \$8,500
TCA: 0016	Use Code: 91 Vacant Land				



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Taxpayer Owner	M&T NINETEEN SEVENTY EIGHT LLC M&T NINETEEN SEVENTY EIGHT LLC	36341.1504	Legal: COLUMBIA ADD L13-14 B15 Situs: 3633 E COLUMBIA AVE	Unit of Measure: Square Feet	Land Value: \$51,200	\$2,532.80
TCA: 0016	Use Code: 91 Vacant Land	Size: 12800.00	Personal Prop. Value: \$0 Improvement Value: \$0			
Taxpayer Owner	CHOWDHURY, SUHAYUM CHOWDHURY, SUHAYUM	36364.9099	Legal: 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 Situs: 0 UNKNOWN	Unit of Measure: Acre(s)	Land Value: \$9,000	\$779.89
TCA: 2760	Use Code: 91 Vacant Land	Size: .54	Personal Prop. Value: \$0 Improvement Value: \$0			
Taxpayer Owner	PICARD, DAPHNE PICARD, DAPHNE	37344.0606	Legal: R & E ADD L6 B3 Situs: 14615 N CUBA ST	Unit of Measure: Square Feet	Land Value: \$70,000	\$5,502.53
TCA: 1200	Use Code: 18 Other Residential	Size: 8452.8	Personal Prop. Value: \$0 Improvement Value: \$68,800			
Taxpayer Owner	GREEN, CATHRYN R SPANGLE, CATHRYN R	37344.0713	Legal: R AND E ADD LTS 2 AND 3 BLK 4 Situs: 4214 E NANCY AVE	Unit of Measure: Square Feet	Land Value: \$70,000	\$10,184.00
TCA: 1200	Use Code: 18 Other Residential	Size: 17592	Personal Prop. Value: \$0 Improvement Value: \$156,900			
Taxpayer Owner	GINTZ, JOHN P & VICTORIA L GINTZ, JOHN P & VICTORIA L	38012.9051	Legal: 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	Unit of Measure: Acre(s)	Land Value: \$91,640	\$14,704.20
TCA: 3600	Use Code: 18 Other Residential	Size: 5.08	Personal Prop. Value: \$0 Improvement Value: \$266,200			
Taxpayer Owner	WADDELL, MICHAEL & CARRIE WADDELL, MICHAEL & CARRIE	39181.9080	Legal: 18-29-43 S 477.06FT E1/2 OF SE1/4 OF NE1/4 Situs: Unassigned Address	Unit of Measure: Acre(s)	Land Value: \$105,000	\$3,853.53
TCA: 3520	Use Code: 91 Vacant Land	Size: 7.22	Personal Prop. Value: \$0 Improvement Value: \$0			



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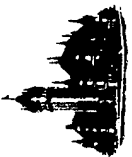
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Taxpayer Owner	BEGGS, MICHAEL W & TAMMY A BEGGS, MICHAEL W & TAMMY A	39241.9071	Legal: 24-29-43 PTN NE1/4 DAF; BEG AT PT 436.24FT S OF NE COR T H WLY 1002.16FT TH SLY 876.06FT TH ELY 998.62FT TH N TO POB	Situs: Unassigned Address	Personal Prop. Value: \$0 Improvement Value: \$0	\$176.37
TCA: 3608	Use Code: 88 Designated Forest Lnd	Size: 20.07	Unit of Measure: Acre(s)	Land Value: \$134,140		
Taxpayer Owner	E RIDGE LLC E RIDGE, LLC	44023.9144	Legal: 02-24-44 SW1/4 OF SE1/4 OF SW1/4	Situs: Unassigned Address	Personal Prop. Value: \$0 Improvement Value: \$0	\$1,919.41
TCA: 1480	Use Code: 91 Vacant Land	Size: 10.04	Unit of Measure: Acre(s)	Land Value: \$34,760		
Taxpayer Owner	BARNES MELLBERG, RETA BARNES-MELLBERG, RETTA	44042.0510	Legal: MYRON ESTATES NO 2 FIRST ADD L17 B2	Situs: 4518 S WOODWARD RD	Personal Prop. Value: \$0 Improvement Value: \$373,800	\$20,549.83
TCA: 0145	Use Code: 11 Single Unit	Size: 12703.00	Unit of Measure: Square Feet	Land Value: \$105,000		
Taxpayer Owner	DONAHOE, SCOTT DONAHOE, SCOTT	44052.9215	Legal: 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	Situs: 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	Personal Prop. Value: \$0 Improvement Value: \$0	\$211.41
TCA: 1480	Use Code: 91 Vacant Land	Size: 3066.00	Unit of Measure: Square Feet	Land Value: \$10,500		
Taxpayer Owner	MELLBERG, RETA MELLBERG, RETA	44112.9044	Legal: 11-24-44 TR 15 OF R.O.S. AUDITOR'S FILE NO.9602080256, BK 69 PGS 7-10 BEING A PTN OF NW1/4	Situs: 14421 E ARROWLEAF LN	Personal Prop. Value: \$0 Improvement Value: \$1,133,100	\$59,901.37
TCA: 1480	Use Code: 11 Single Unit	Size: 10.09	Unit of Measure: Acre(s)	Land Value: \$252,100		
Taxpayer Owner	HAWKINS, JIM HAWKINS, JAMES	45012.1116	Legal: WELLESLEY MANOR L16 B1	Situs: 15807 E HERROY AVE	Personal Prop. Value: \$0 Improvement Value: \$191,700	\$2,105.59
TCA: 0146	Use Code: 11 Single Unit	Size: 16740.00	Unit of Measure: Square Feet	Land Value: \$90,000		

SPOKANE COUNTY



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Party	Property Account Information				Amount
Taxpayer Owner	WHITTEN, LOUISE CARR, M J	45074.9033	Legal: 07-25-44 PTN OF W1/2 OF NW1/4 OF NW1/4 OF SE1/4 DAF: E50FT OF W175FT OF S140FT Situs: 8309 E KNOX AVE	Personal Prop. Value: \$0 Improvement Value: \$138,700	\$10,401.42
TCA: 0148	Use Code: 11 Single Unit	Size: 0.15	Unit of Measure: Acre(s)	Land Value: \$71,250	
Taxpayer Owner	GOODMAN, MIKE & TERI L GOODMAN, TERI L	45092.0732	Legal: SP 03-1323 LT 1 Situs: 11021 E FAIRVIEW AVE	Personal Prop. Value: \$0 Improvement Value: \$148,600	\$4,998.15
TCA: 0146	Use Code: 11 Single Unit	Size: 15483	Unit of Measure: Square Feet	Land Value: \$82,000	
Taxpayer Owner	CLARK, SUZANNE S CLARK, SUZANNE S	45133.0310	Legal: VERA E1/2 EXC N5FT B19 Situs: 15820 E BROADWAY AVE	Personal Prop. Value: \$0 Improvement Value: \$20,483.35	\$20,483.35
TCA: 0144	Use Code: 91 Vacant Land	Size: 207348	Unit of Measure: Square Feet	Land Value: \$1,347,760	
Taxpayer Owner	WERNER, ANN WERNER, ANN	45141.0837	Legal: WHITE ADD S1/2 L11 B2 Situs: 14819 E BROADWAY AVE	Personal Prop. Value: \$0 Improvement Value: \$210,200	\$12,943.36
TCA: 0144	Use Code: 11 Single Unit	Size: 11136.00	Unit of Measure: Square Feet	Land Value: \$75,000	
Taxpayer Owner	JORDIN, THANE JORDIN, THANE	45183.0150	Legal: HUTCHINSONS ADD TR A OF SP84-309 BEING A PTN OF S1/2 OF LTS 6&7 BLK 21 8501280256 Situs: 8105 E ALKI AVE	Personal Prop. Value: \$0 Improvement Value: \$164,400	\$13,413.91
TCA: 0148	Use Code: 11 Single Unit	Size: 17943.00	Unit of Measure: Square Feet	Land Value: \$78,750	
Taxpayer Owner	HELENA ONE LLC HELENA ONE, LLC	45202.1401	Legal: RETTIG ADD L1 B1 Situs: 602 S WOODRUFF RD	Personal Prop. Value: \$0 Improvement Value: \$3,952.24	\$3,952.24
TCA: 0144	Use Code: 18 Other Residential	Size: 12050	Unit of Measure: Square Feet	Land Value: \$80,000	
Taxpayer Owner	WERNER, ANN WERNER, ANN	45211.0218	Legal: OPPORTUNITY L15 B166 Situs: 12005 E 1ST AVE	Personal Prop. Value: \$0 Improvement Value: \$12,766.24	\$12,766.24
TCA: 0144	Use Code: 91 Vacant Land	Size: 45366.00	Unit of Measure: Square Feet	Land Value: \$226,830	



SPOKANE COUNTY

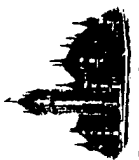
Certificate of Delinquency

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SPOKANE COUNTY

Party	Property Account Information				Amount
Taxpayer Owner	WERNER, ANN WERNER, ANN	45211.0219	Legal: OPPORTUNITY W50FT OF N1/2 L16 B166 Situs: VACANT LAND	Personal Prop. Value: \$0 Improvement Value: \$0	\$1,611.64
TCA: 0144	Use Code: 91 Vacant Land	Size: 5445.00	Unit of Measure: Square Feet	Land Value: \$27,230	
Taxpayer Owner	WERNER, ANN WERNER, ANN	45211.0220	Legal: OPPORTUNITY L16 B166 EXC W50FT OF N1/2 Situs: 16 S ROBIE RD	Personal Prop. Value: \$0 Improvement Value: \$0	\$24,064.05
TCA: 0144	Use Code: 58 Retail - Eating	Size: 39921.00	Unit of Measure: Square Feet	Land Value: \$199,610	
Taxpayer Owner	BAJALCALIEV, CHRIS/COLEMAN, TEREN BAJALCALIEV, CHRIS/COLEMAN, TEREN	45212.1015	Legal: OPPORTUNITY PTN TR 194 E19' OF S1/2 OF E1/2 EXC S25' & E19' OF S10' OF N1/2 OF E1/2 TR 194 Situs: Unassigned Address	Personal Prop. Value: \$0 Improvement Value: \$0	\$351.12
TCA: 0144	Use Code: 91 Vacant Land	Size: 5890.00	Unit of Measure: Square Feet	Land Value: \$23,000	
Taxpayer Owner	THOMPSON, THOMAS N & DENISE K THOMPSON, THOMAS N & DENISE K	45283.5121	Legal: KOKOMO TOWNSITE E17' OF LT 21 & ALL LT 22 & LT 23 EXC E3 5' BLK 51	Personal Prop. Value: \$0 Improvement Value: \$0	\$17,365.50
TCA: 0144	Use Code: 11 Single Unit	Size: 10660.00	Unit of Measure: Square Feet	Land Value: \$90,000	
Taxpayer Owner	CONKLIN, SHANNON CONKLIN, SHANNON	45333.1510	Legal: FOREST MEADOWS 2ND ADD LT 10 BLK 1 Situs: 11310 E 42ND CT	Personal Prop. Value: \$0 Improvement Value: \$0	\$18,993.46
TCA: 0144	Use Code: 11 Single Unit	Size: 10542.00	Unit of Measure: Square Feet	Land Value: \$95,000	
Taxpayer Owner	HIGUCHI, LORARAIN M HIGUCHI, LORARAIN M	45343.9143	Legal: 34-25-44 PTN OF SW1/4 OF SW1/4 SEC 34 DAF: BEG AT SW COR SEC 34 TH N00DEG49MIN13SECV 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 N00DEG00MIN30SECV 482.60FT TH S89DEG58MIN39SECV 771.52FT TO C/L SD RD TH S00DEG00MIN30SECE ALG C/L 231.77FT TO TPOB EXC MADISON RD	Personal Prop. Value: \$0 Improvement Value: \$0	\$48,904.47
TCA: 1400	Use Code: 11 Single Unit	Size: 5.40	Unit of Measure: Acre(s)	Land Value: \$175,800	
Taxpayer Owner				Personal Prop. Value: \$0 Improvement Value: \$0	\$794,400



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Party	Property Account Information					Amount
Taxpayer Owner	FIRMAGE, WILLIAM FIRMAGE, WILLIAM	47193.9101	Legal: 19-27-44 TR "B" OF RECORDED SURVEY AUDITORS# 4459900 BK 91 PG 44 ALSO KNOWN AS W1/2 OF E1/2 OF SW1/4 EXC RD			\$16,175.80
TCA: 1200	Use Code: 91 Vacant Land	Size: 10.03	Situs: 8110 E GREENBLUFF RD	Unit of Measure: Acre(s)	Land Value: \$206,240	Personal Prop. Value: \$0 Improvement Value: \$22,300
Taxpayer Owner	GENESIS 12 LLC GENESIS 12 LLC	47331.9001	Legal: 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 NELY 40FT TO E LN OF SEC TH S TO BEG			\$161.72
TCA: 1280	Use Code: 91 Vacant Land	Size: 0.12	Situs: Unassigned Address	Unit of Measure: Acre(s)	Land Value: \$1,680	Personal Prop. Value: \$0 Improvement Value: \$0

SPOKANE COUNTY



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Party	Property Account Information	Amount
Taxpayer Owner	49196.9126 Legal: 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 SECTIONS 19 AND 30, 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 CERTAIN RECORD OF SURVEY IN 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, ALONG THE SOUTH 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 SAID 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; THENCE S89°20'53"E, ALONG 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 701.25FT; THENCE S56°08'35"E, A DISTANCE OF 660.79FT TO THE 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 1402.50FT, AND A 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, 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 BEARS S62°09'59"W, AN ARC DISTANCE OF 567.55FT; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF THE ELK-MILAN COUNTY ROAD, AND RUN THENCE N00°48'33"E, A DISTANCE OF 423.48FT; THENCE 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)	\$168.51
TCA: 3568	Use Code: 88 Designated Forest Lnd Size: 21.27 Situs: 0 N MILAN ELK RD	Land Value: \$175,540 Improvement Value: \$0 Personal Prop. Value: \$0



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Spokane County

Party		Property Account Information				Amount
Taxpayer Owner	WOOD, PAUL & JANET	55021.0301				\$16,452.82
	WOOD, PAUL W & JANET L	Legal: SABRINA ADD LT 1 B1				
		Situs: 24424 E RAILROAD AVE				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	55142.2501				\$18,873.21
	SHEASBY, ROBERT H SR & AMY M	Legal: MEADOWWOOD-THE MEADOWS 1ST ADDITION P.U.D. LT 1 BLK 3				
		Situs: 23613 E MAXWELL DR				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	55173.1216				\$13,399.03
	MITCHELL, K I	Legal: GUTHRIES VLY VW 5TH L16 B2				
		Situs: 19023 E VALLEYWAY AVE				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	55183.9001				\$27,808.39
	WERNER, ANN	Legal: 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 671.20FT				
		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				Personal Prop. Value: \$0
TCA: 0144	Use Code: 51 Wholesale	Situs: 17801 E SPRAGUE AVE	Unit of Measure: Square Feet	Land Value: \$389,700	Improvement Value: \$176,900	
Taxpayer Owner	UNITED COMPANIES LENDING CORP	55201.9099				\$147.12
	UNITED COMPANIES LENDING CORP	Legal: 45-25-20 PTN NE1/4 DAF: W 18.52FT E1/2 NW1/4 NE1/4 EXC RD & EXC S 324.01FT				
		Situs: 0 ADDRESS UNKNOWN				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	56031.0705				\$15,591.92
	MAGHAN, WILLIAM J III/ DOUGLAS R	Legal: SUB L1-4-5-6 & SHORE LD W OF&ADJ L5 B6				
		Situs: 13917 N EAST NEWMAN LAKE DR				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	
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Party	Property Account Information				Amount
Taxpayer Owner	RASMUSSEN, ROBIN F RASMUSSEN, ROBIN F	56031.9057	Legal:	03-26-45 PTN OF GOV LT 4 DAF; BEG AT INT OF S LN OF GOV L T 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	\$9,071.25
TCA: 2240	Use Code: 18 Other Residential	Size: 2.47	Unit of Measure: Acre(s)	Land Value: \$106,760	Personal Prop. Value: \$0 Improvement Value: \$134,700
Taxpayer Owner	ANDERSON, ROBERT & SHELLEY ANDERSON, ROBERT & SHELLEY	56033.0176	Legal:	INTERLAKEN SOUTH SUB LT 1 TRACT K EXC PTN LYG WLY OF LN DAF; BEG AT A PT LYG S51DEG 42MIN W104.52FT FROM NLY COR OF SD TRACT TH S16DEG 45MIN E TO SELY LN OF SD TRACT AND TERM PT OF LN D ESC EXC PTN DAF; BEG AT NLY COR OF TRACT K TH S41DEG 42MIN W104.52FT ALG NWLY LN TH S16DEG 45MIN E72.7FT 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 M/L TO SELY LN OF SD TRACT 30.2FT M/L TO SELY COR THEREOF TH N24DEG 28MIN W ALG ELY LN OF TRACT K TO POB (UNDIVIDED ONE-THIRD INTEREST, LINKED TO 56033.0177, 56033.0178)	\$1,436.35
TCA: 2240	Use Code: 91 Vacant Land	Size: 5312	Unit of Measure: Square Feet	Land Value: \$28,900	Personal Prop. Value: \$0 Improvement Value: \$0
Taxpayer Owner	DAHL, W JAMES DAHL, W J	56183.9027	Legal:	18-26-45 N409.65FT OF SE1/4 OF SW1/4 LYG WLY OF JUDKIN S RD	\$10,041.88
TCA: 2200	Use Code: 11 Single Unit	Size: 7.60	Unit of Measure: Acre(s)	Land Value: \$108,400	Personal Prop. Value: \$0 Improvement Value: \$219,600
Taxpayer Owner	WILSON, KARL C WILSON, KARL C	56184.9040	Legal:	18-26-45 W425FT OF S1084FT OF SE1/4	\$10,718.81
TCA: 2200	Use Code: 18 Other Residential	Size: 10.58	Unit of Measure: Acre(s)	Land Value: \$119,160	Personal Prop. Value: \$0 Improvement Value: \$143,600

SPOKANE COUNTY



SPOKANE COUNTY

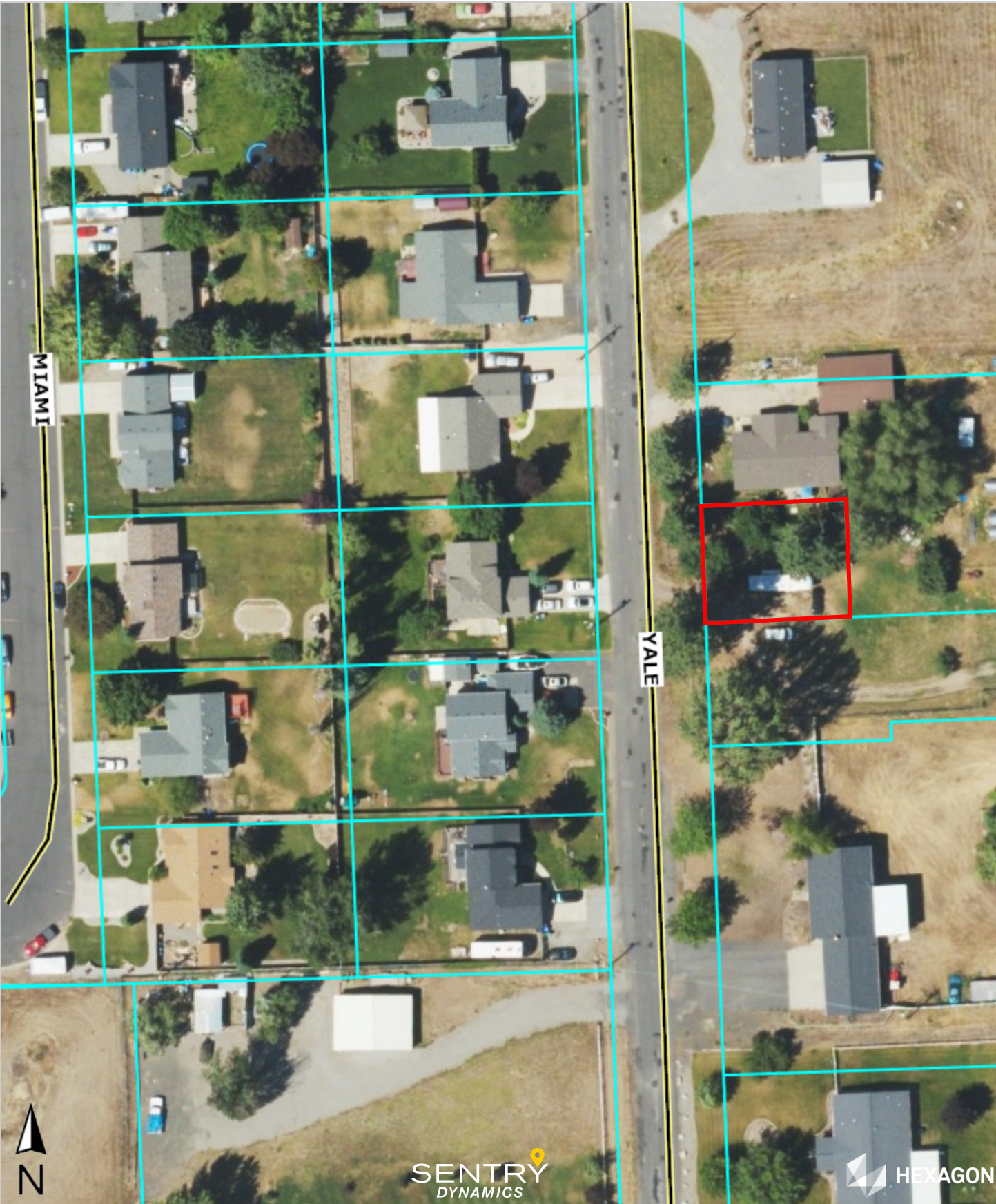
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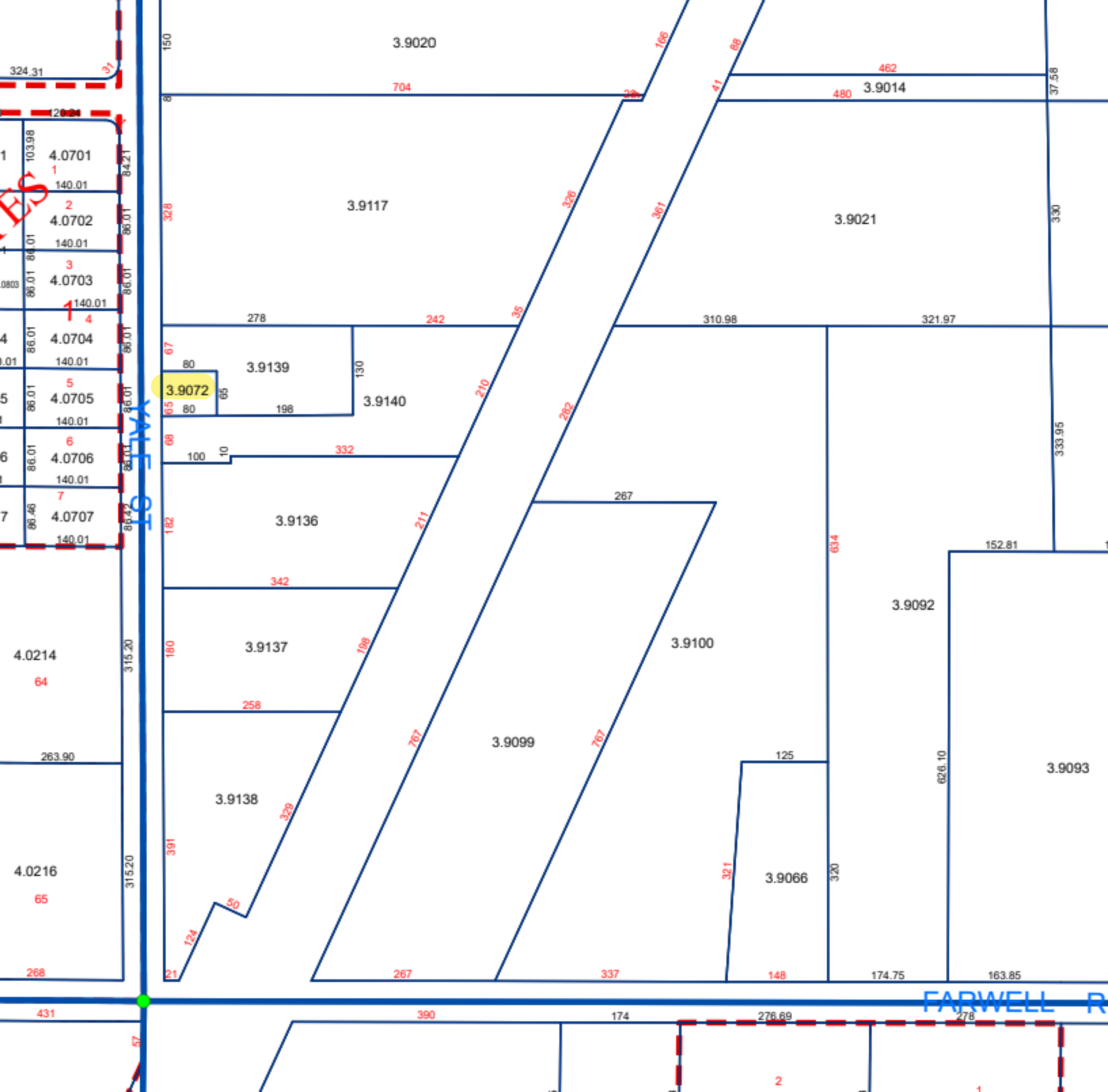
Party		Property Account Information			Amount
Taxpayer Owner	HIGGINS, THERESA & KENT JR	56352.9275			\$5,184.42
	HIGGINS, THERESA & KENT JR	Legal: 35-26-45 THE W 111FT OF THE E 444 FT OF S 212 FT OF NE 1/4 OF SW 1/4 OF NW 1/4, EXC RD. Situs: 0 UNASSIGNED ADDRESS Size: 0.49	Unit of Measure: Acre(s)	Land Value: \$85,000 Personal Prop. Value: \$0 Improvement Value: \$0	
TCA: 2120	Use Code: 91 Vacant Land				
Grand Total of Amounts in this Report					\$955,841.06

(End of Report)



 **VISTA**
TITLE & ESCROW

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



520

3.9108

650

3.901

195.09

626.21

184.05

D

Parcel Information



Parcel Number: 36023.9072
Site Address: 12918 N Yale Rd

Data As Of: 8/14/2025

Parcel Image



Owner Name: FELDHUSEN, EDWARD B
Address: 12928 N YALE RD, MEAD, WA, 99021

Taxpayer Name: FELDHUSEN, EDWARD B
Address: 12928 N YALE RD, MEAD, WA, 99021

Site Address

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	12918 N Yale Rd	Mead	0.16	Acre(s)	18 Other Residential	2025	1280	Active

Assessor Description

02 26 43 S65FT OF N460FT OF E110FT OF W140FT OF SW1/4 OFSW1/4

Appraisal

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
18 Other Residential	146	733620	MIDWY	RNGE MIDWAY & DAY/MT RO	Jerry	(509) 477-5945

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 2028 and May of 2029.

Assessed Value

Tax Year	Taxable	Market Total	Land	Dwelling/Structure	Current Use Land	Personal Prop.
2026	85,000	85,000	85,000	0	0	0
2025	85,000	85,000	85,000	0	0	0
2024	85,000	85,000	85,000	0	0	0
2023	75,000	75,000	75,000	0	0	0
2022	75,000	75,000	75,000	0	0	0

Characteristics

* - Room counts reflect above grade rooms only.

Land Number	Soil ID	Frontage	Depth	Lot(s)
1	TO05	0	0	1

Sales

Sale Date	Sale Price	Sale Instrument	Excise Number	Parcel
02/23/2024	0.00	Quit Claim Deed	202401754	36023.9072

Sale Date	Sale Price	Sale Instrument	Excise Number	Parcel
10/21/2019	255,000.00	Statutory Warranty Deed	201916014	36023.9072
10/14/2019	0.00	Quit Claim Deed	201916013	36023.9072
04/30/2018	0.00	Quit Claim Deed	201805929	36023.9072
03/29/1979	28,000.00	MULTIPLE RESIDENTIAL SALE		36023.9072
03/25/1977	26,140.00	MULTIPLE RESIDENTIAL SALE		36023.9072

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).