



WA LITIGATION GUARANTEE

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

Guarantee No.: G-6328-000027486

Liability: \$ 1,347,760.00

Fee: \$ 3,060.00

Order No.: 25-40766-VTE

Dated: August 8, 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: 25-40766-VTE

Date of Guarantee: August 8, 2025

Amount of Liability: \$1,347,760.00

Total: \$3338.46

Guarantee No.: 000027486

Premium: \$3,060.00

Sales Tax: \$278.46

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:
Suzanne S. Clark, 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: 25-40766-VTE

Guarantee No.: 000027486

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. (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 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. Contract of Sale, including the terms, covenants and provisions thereof:
Seller: Clara Grace Kalochristianikas aka Clara Grace Kallas
Purchaser: Elva T. Salt
Recorded: October 12, 1973
Recording No.: 7310120079 in the [official records](#)
Excise Tax Receipt No.:

Amendment and/or modification by instrument:
Recorded: April 13, 1987
Recording No.: 8704130191 in the [official records](#)
13. Lien:
Claimed By: Spokane County Environmental Services
Against: Suzanne Clark
Amount: \$4,080.38
Recorded: March 28, 2019

WA Litigation Guarantee

Recording No.: 6792661 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: Suzanne Clark
Telephone No.: 509-477-5764
15. A Lis Pendens of said action was recorded on July 1, 2025 under Recording No. 7425520.
16. 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.

17. Agreement and the terms and conditions thereof:
Between: Vera Electric Water Company, a corporation
and: D.K. McDonald, A.C. Jamison, Andrew Good and Vera Land Company, a corporation
Dated: April 25, 1908
Recorded: April 25, 1908 in Book "H" of Contracts, page 292
Recording No.: 200528 {recording_info_1}
Purpose: Providing for construction of ditches, flumes, pipelines, etc., erecting poles and distribution lines, with right of ingress and egress to maintain said pipes, lines, etc., and providing for lien for unpaid charges for such services.
18. Easement and the terms and conditions thereof:
Purpose: Sewer
Recorded: August 5, 2008
Recording No.: 5704602 in the [official records](#)
19. 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 Vera as recorded in Volume "O" of Plats, Page(s) 30, and any amendments thereto.

End of Special Exception

WA Litigation Guarantee

Order Number: 25-40766-VTE

Guarantee No.: 000027486

INFORMATIONAL NOTES

1. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format and content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorded or additional fees being charged, subject to the Auditor's discretion.
2. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the Land and Vista Title expressly disclaims any liability which may result from reliance upon it.
3. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Ptn of Tract 19, Vera

4. 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.
5. 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:

Suzanne Clark
1016 Van Giesen St
Richland, WA 99352-2964

Suzanne Clark
15820 E Broadway Ave
Veradale, WA 99037

Clara Grace Kallas
9914 East 8th Ave
Spokane, WA 99206

Elva T. Salt
10515 E Springfield
Spokane, WA 99206

Spokane County Environmental Services
1026 W Broadway Ave
Spokane, WA 99260

6. 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

WA Litigation Guarantee

EXHIBIT A

Order Number: 25-40766-VTE

Guarantee No.: 000027486

PROPERTY DESCRIPTION:

The East half of Tract 19 of VERA, as per-plat thereof recorded in Volume "O" of Plats, page 30; EXCEPT the North 5 feet thereof for road; situate in the County of Spokane, State of Washington.

8704130191

Filed for Record at Request of

When recorded return to

NAME Elva J. Salt
ADDRESS E10515 Sprengfeld
CITY, STATE, ZIP Spokane, Wn. 99206

THIS SPACE PROVIDED FOR RECORDER'S USE

FILED FOR RECORD

REQUEST OF

APR 13 10 42 AM '87

WILLIAM E. DONAHUE \$5.00
AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY SNELL

QUIT CLAIM DEED

THE GRANTOR Elva J. Salt

for and in consideration of for love and affection from Mother
conveys and quit claims to to daughter
Suzanne L. Clark
the following described real estate, situated in the County of
State of Washington, together with all after acquired title of the grantor(s) therein:

Unit E 1/2 EXC N 5 FT-1319

13543 - 0310

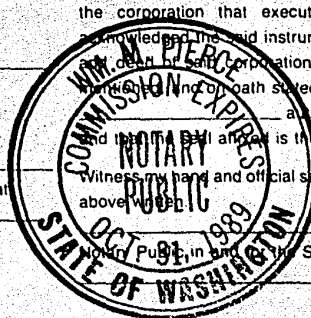
Excise Tax Paid on 8700004587
Sale Amt. Pd. \$
D.E. "SKIP" CHILBERG
Spokane County Treas.
By RVS 4.13.87

Dated April 13, 19 87
Elva J. Salt By _____
(INDIVIDUAL) (PRESIDENT)
By _____
(INDIVIDUAL) (SECRETARY)

STATE OF WASHINGTON }
COUNTY OF }
On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that _____
SAE
signed the same as HER
free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13TH day of APRIL, 1987.
Wm. M. Pierce
Notary Public in and for the State of Washington, residing at SPOKANE



Escrow No.

SALE AGREEMENT

THIS AGREEMENT made and entered into this 10th day of October, 1973,

by and between CLARA GRACE KALOCHRISTIANIKAS a/k/a CLARA GRACE KALLAS,
as vendors,
and ELVA T. SALT
as purchaser,
witnesseth:

That the vendors agree to sell to the purchaser and the purchaser agrees to purchase of the vendors upon the terms and conditions hereinafter set forth, the following described real estate situate in Spokane County, State of Washington, to-wit:

The East half of Tract 19 of VERA, as per plat thereof recorded in Volume "O" of Plats, page 30; EXCEPT the North 5 feet thereof for road; situate in the County of Spokane, State of Washington.

The purchase price is \$25,000.00, which the purchaser agrees to pay as follows: \$200.00 as earnest money which has heretofore been receipted for; \$11,800.00 on or before October 15, 1973, and in any event before the purchaser is entitled to possession; \$13,000.00, together with interest at the rate of 7% per annum from October 15, 1973 until paid, to be paid at the rate of \$150.95 or more per month, including interest, on the 1st day of each month commencing November 1, 1973. All payments shall be applied first to interest on the declining balance and next to principal. Prepayment may be made at any time and in any amount without penalty.

Certified mail, return receipt requested, may be used in lieu of registered mail.

1% Excise Tax on Real Estate
Sale, Amt. Pd \$ 250.00
Date 10/12/73 No. 90698
MERTON L. HOWARD, Co. Treas.
By *M. Rath*

FILED OR RECORDED
REQUEST OF Randall &
Danskin
Oct 12 9 42 AM '73
VERNON OHLAND, AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY *M. Rath* 3.00

Req 440 Lincoln Bldg

The purchaser agrees to keep the premises in good repair and to pay all taxes and assessments on said property before the same shall become delinquent and to keep the buildings on said premises continuously insured for not less than \$ 10,000 - in a standard fire insurance company, with loss, if any, payable to the parties in interest as their interests may appear, and to pay the premiums on all such insurance before delinquency; also

The purchaser shall have possession of said property Oct. 15, 1973 and shall continue in such possession so long as the terms of this agreement are fully complied with.

Should the purchaser fail to make the payments or to keep and perform any of the covenants and agreements herein mentioned, the same shall constitute a forfeiture of this agreement and thereupon the vendors, at option, may declare such forfeiture by written notice to the purchaser, and at the expiration of thirty days, the terms of this agreement meanwhile not having been complied with, the vendors may enter into said premises and take possession of them, and this agreement shall be at an end and null and void, and the purchaser shall forfeit to the vendors as liquidated damages all payments made hereunder, and immediately surrender possession of said premises, but the failure of the vendors to declare a forfeiture at any time upon violation of any of the terms of this contract by the purchaser shall be deemed only an indulgence by the vendors for that particular time and shall not be construed to be a waiver of any rights of the vendors specified herein. In the event of the declaration of a forfeiture the Purchaser shall pay a reasonable sum for the preparation and service of said notice, and the sum of \$25.00 shall be deemed a reasonable sum, and the escrow agent shall add the same to the unpaid balance of the contract upon delivery to the escrow agent of proof of the giving of such notice, and the same shall become immediately due and payable. Any notice, demand or communication to be given by either party to this contract to the other party shall be in writing and transmitted to the other party by registered mail addressed to the vendors at East 9914 - 8th Avenue, Spokane, WA 99206

and to the purchaser at E. 10515 Springfield, Spokane, WA 99206

provided that either party may change his place of address by notice to the other party given as herein provided. The mailing and registering of any such notice, demand or communication as herein provided shall be a sufficient service thereof; and service in any other manner shall be sufficient only if receipt thereof be acknowledged in writing by the party who is served.

The purchaser hereunder assumes all risk of loss or damage from any and all causes to the whole or any part of the property covered hereby, and such loss or damage shall not affect any of the obligations of the purchaser under this contract.

The vendors agree to furnish title insurance policy certified to the date hereof, showing title in vendors free from incumbrance, except reservations, restrictions and easements of record;

; it being understood, however, that for the purpose of this instrument, the following shall not be considered as incumbrances: Reservations contained in any of the forms of patent or deed commonly used by the United States of America, the State in which the property is located, the Northern Pacific Railroad Company or the Northern Pacific Railway Company; building restrictions common to the platted tract in which the property is situate; easements for private driveways in city limits or public roads actually in use as such; easements for telephone, sewer, gas water or electric service; contracts common to the tract in which the property is situate with reference to supplying water and electricity to the premises and the operation of irrigation and electric systems.

The vendors have made a good and sufficient deed conveying said premises to the purchaser free and clear of all liens and incumbrances, except reservations, restrictions and easements of record.

It is agreed that said deed, together with a copy of this agreement, shall be placed in escrow with the MAN OFFICE OLD NAT'L BANK SPOKANE, which is hereby appointed escrow agent hereunder. Said escrow agent is hereby authorized to receive monies under the terms of this agreement and to issue the vendors' receipts therefor, and when the terms of this agreement are fully complied with, to deliver said deed and escrow papers to the purchaser. Each of the parties hereto agree to pay one-half of the escrow fee charged by the Escrow Agent.

Time is the essence of this agreement.

Clara Grace Kalochristianikas
Clara Grace Kallas
Vendors.

Eva J. Selt

Sale Agreement

Purchasers.

Vendors.

FROM THE
LAW OFFICES
of
KANDALL & DESSON
440 Lincoln Building
Spokane, Washington 99201

STATE OF WASHINGTON)
County of Spokane) ss.

On this day personally appeared before me CLARA GRACE KALOCHRISTIANIKAS, a/k/a CLARA GRACE KALLAS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of October, 1973.

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

Indexed
Recorded
Compared
Paged



Pioneer National Title Insurance Company
WASHINGTON TITLE DIVISION

Filed for Record at Request of

Vol. 177 PAGE 484
REVENUE STAMPS

THIS SPACE RESERVED FOR RECORDER'S USE

7310120078

FILED OR RECORDED

REQUEST OF Randall & Danskin

Oct 12 9 42 AM '73

VERNON GILLAND, AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY *[Signature]*

2.00

R q 440 Lincoln Bldg 99201

Quit Claim Deed

FORM L 56 R

THE GRANTOR, CHARLES A. SALT, whose wife is ELVA T. SALT

for and in consideration of One Dollar and other valuable consideration

conveys and quit claims to ELVA T. SALT

the following described real estate, situated in the County of Spokane

State of Washington including any interest therein which grantor may hereafter acquire:

The East Half of Tract 19 of VERA, as per plat thereof recorded in Volume "O" of Plats, page 30; EXCEPT the North 5 feet thereof for road; situate in the County of Spokane, State of Washington.

1% Excise Tax on Real Estate

Sale, Amt. Pd. *[Signature]*

Date *10/12/73* No. 90699

MERTON L. HOWARD, Co. Treas.

By *[Signature]*

Dated this

14th

day of October, 1973

Charles A. Salt (SEAL)

STATE OF WASHINGTON, } ss.
County of Spokane

On this day personally appeared before me CHARLES A. SALT

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

14th

day of October, 1973

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



PLEASE RETURN TO Spokane County Environmental Services

**CERTIFICATION OF DELINQUENT SEWERAGE CHARGES
INTEREST AND PENALTIES**

TO: SPOKANE COUNTY AUDITOR'S OFFICE

FROM: Kevin R. Cooke, Spokane County Environmental Services Director


Pursuant to Spokane County Code 8.03.9040 (Payment-Delinquency-Lien), Spokane County shall have a lien with the Spokane County Auditor for all delinquent rates, fees and/or charges when such charges have been delinquent for 60 days, together with interest fixed by resolution at eight percent (8%) per annum from the date due until paid. Penalties of not more than ten percent (10%) of the amount due may be imposed in the case of failure to pay the charges at time fixed by Resolution of the Board of County Commissioners.

Additionally, the county department as established in Revised Code of Washington 36.94.120 provides that Spokane County Environmental Services shall certify periodically the delinquencies to the Spokane County Auditor at which time the lien shall attach.

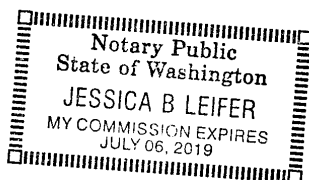
Based upon the above-cited statutory language, I, Maureen Adès, Billing Manager, do hereby certify that:

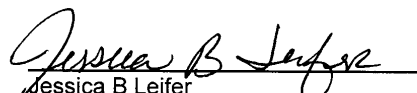
Parcel Number 45133.0310 more particularly described as VERA E1/2 EXC N5FT B19 is delinquent in the payment of sewer charges as of January 16, 2019, in the amount of \$4080.38, which includes penalties and interest.

Dated: March 6, 2019.


Maureen Adès

SUBSCRIBED and SWORN before me on March 6, 2019.




Jessica B Leifer
Notary Public in and for
the State of Washington,
residing in Spokane County.

My Commission Expires on: 07/06/19

Address
15820 E BROADWAY AVE

Assessed Owner
CLARK, SUZANNE

Account
050717/123066



After Recording Return To:
Spokane County Engineer's Office
Attn.: Right of Way Department
1026 West Broadway Avenue
Spokane, WA 99260-0170

Document Title: Easement
Grantor: Clark, Suzanne S.
Grantee: Government, County of Spokane
Legal Description: SW 1/4 of Section 13, Township 25 North, Range 44 East, W.M., Spokane County, WA.
Additional Legal Description: See Page 1
Assessor's Tax Parcel Number: 45133.0310

U-082

SPOKANE COUNTY DIVISION OF UTILITIES
Spokane County, Washington

SEWER EASEMENT

IN THE MATTER OF WHITE BIRCH SANITARY SEWER PROJECT NO. 082

KNOW ALL MEN BY THESE PRESENTS, that the Grantor Suzanne S. Clark for and in consideration of Mutual Benefits, grants to Spokane County, a political subdivision of the State of Washington, its successors and assigns, a **perpetual exclusive easement** over, under, upon and across the hereinafter described real estate, situated in the County of Spokane, State of Washington:

AFFECTS ASSESSORS PARCEL NO.45133.0310

The South 20.00 feet of Parcel "A", described as follows:

Parcel "A":

The East Half (E 1/2) of Tract 19 of VERA, as per plat thereof recorded in Volume "O" of Plats, Page 30;

EXCEPT the North 5 feet thereof for road.

Located in the Southwest Quarter (SW1/4) of Section 13, Township 25 North, Range 44 East, W.M., Spokane County, Washington.



The **perpetual exclusive easement** granted to Spokane County, its successors and assigns is for the sole purpose of constructing, installing, operating, maintaining, repairing, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. It is expressly understood and agreed that Spokane County or its successors and assigns shall have the right of ingress and egress from the property described above for the purposes expressly stated herein.

R. E. Excise Tax Exempt

Date Aug 5 2008
Spokane County Treas.
[Signature]

Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, replacing, removing, and all other uses or purposes which are or may be related to a sewer system.

The Grantor reserves the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided the Grantor shall not erect or construct any building or other structure or drill on the easement or diminish or substantially add to the ground cover over the easement.

The easement described hereinabove is to and shall run with the land and shall be binding on the parties referenced herein, their heirs, successors and assigns.

In the event the aforementioned easement ceases to be used for the express purposes referenced herein, it shall automatically become null and void and will cease to be an encumbrance upon the above referenced real property.

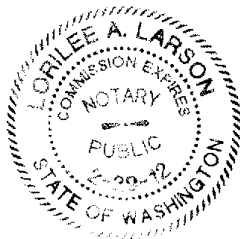
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of July, 2008.

By: Suzanne S. Clark
Suzanne S. Clark

STATE OF WASHINGTON)
COUNTY OF Benton) ss

I certify that I know or have satisfactory evidence that Suzanne S. Clark is the individual who appeared before me, and said individual acknowledged that she signed this instrument, and acknowledged it as her free and voluntary act, for the uses and purposes mentioned in the instrument.

Dated this 23rd day of July, 2008.



Lorilee A. Larson
NOTARY PUBLIC
In and for the State of Washington,
residing at Richland, WA
My appointment expires: 02-29-2012

rofway/projects utilities/white birch sewer project/parcel files /Clark/sewer easement /jkm

419775C

Kal
Index
Recorded
Compared
Paged
Kal

FILED OR RECORDED
REQUEST OF

Agreement as to Status of Community Property

Mrs J G Kallas

1969 APR 10 AM 11 04

After Death of One of the Spouses

VERNON W. OHLAND, AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY 2.00

Know All Men by These Presents:

Req E 15820 Broadway
Veradale, Wa

That this agreement, made and entered into this 11 day of April, 1968,
by and between John George Kalochristianikas (Kallas)
and Clara Grace Kalochristianikas (Kallas), husband and wife,
of Veradale, Spokane County, State of Washington, WITNESSETH:

That, in consideration of the love and affection that each of said parties has for the other, and in consideration of the mutual benefits to be derived by the parties hereto, it is hereby agreed, covenanted, and promised:

I.

That all property of whatsoever nature or description whether real, personal or mixed and where-soever situated now owned or hereafter acquired by them or either of them shall be considered and is hereby declared to be community property.

II.

That upon the death of either of the aforementioned parties title to all community property as herein defined shall immediately vest in fee simple in the survivor of them.

IN WITNESS WHEREOF, the said John George Kalochristianikas (Kallas)
and Clara Grace Kalochristianikas (Kallas) have hereunto set their hands
and seals this 11 day of April, 1968.

John George Kalochristianikas (Kallas) (SEAL)
Clara Grace Kalochristianikas (Kallas) (SEAL)

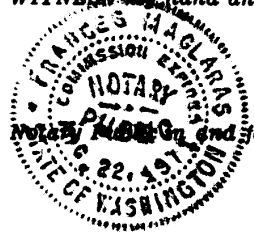
STATE OF WASHINGTON,

County of Grant } SS.

This is to certify that on this 11 day of April, 1968, before me
Francis Maglaras a Notary Public in and for the State of Washington

duly commissioned and sworn, personally came John George Kalochristianikas (Kallas)
and Clara Grace Kalochristianikas (Kallas) husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.



Francis Maglaras
for the State of Washington residing at Lehrer

Parcel Information



Parcel Number: 45133.0310

Site Address: 15820 E BROADWAY AVE

Data As Of: 8/18/2025

Parcel Image



Owner Name: CLARK, SUZANNE S

Address: 1016 VAN GIESEN ST, RICHLAND, WA, 99352-2964

Taxpayer Name: CLARK, SUZANNE S

Address: 1016 VAN GIESEN ST, RICHLAND, WA, 99352-2964

Site Address

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	15820 E BROADWAY AVE	VERADALE	207348	Square Feet	91 Vacant Land	2025	0144	Active

Assessor Description

VERA E1/2 EXC N5FT B19

Appraisal

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
91 Vacant Land	122	545310	4531M	General Retail	Megan	(509) 477-5923

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 2030 and May of 2031.

Assessed Value

Tax Year	Taxable	Market Total	Land	Dwelling/Structure	Current Use Land	Personal Prop.
2026	1,451,440	1,451,440	1,451,440	0	0	0
2025	1,347,760	1,347,760	1,347,760	0	0	0
2024	1,347,760	1,347,760	1,347,760	0	0	0
2023	1,244,090	1,244,090	1,244,090	0	0	0
2022	1,244,090	1,244,090	1,244,090	0	0	0

Characteristics

* - Room counts reflect above grade rooms only.

Land Number	Soil ID	Frontage	Depth	Lot(s)
1	CO34	320	640	0

Sales

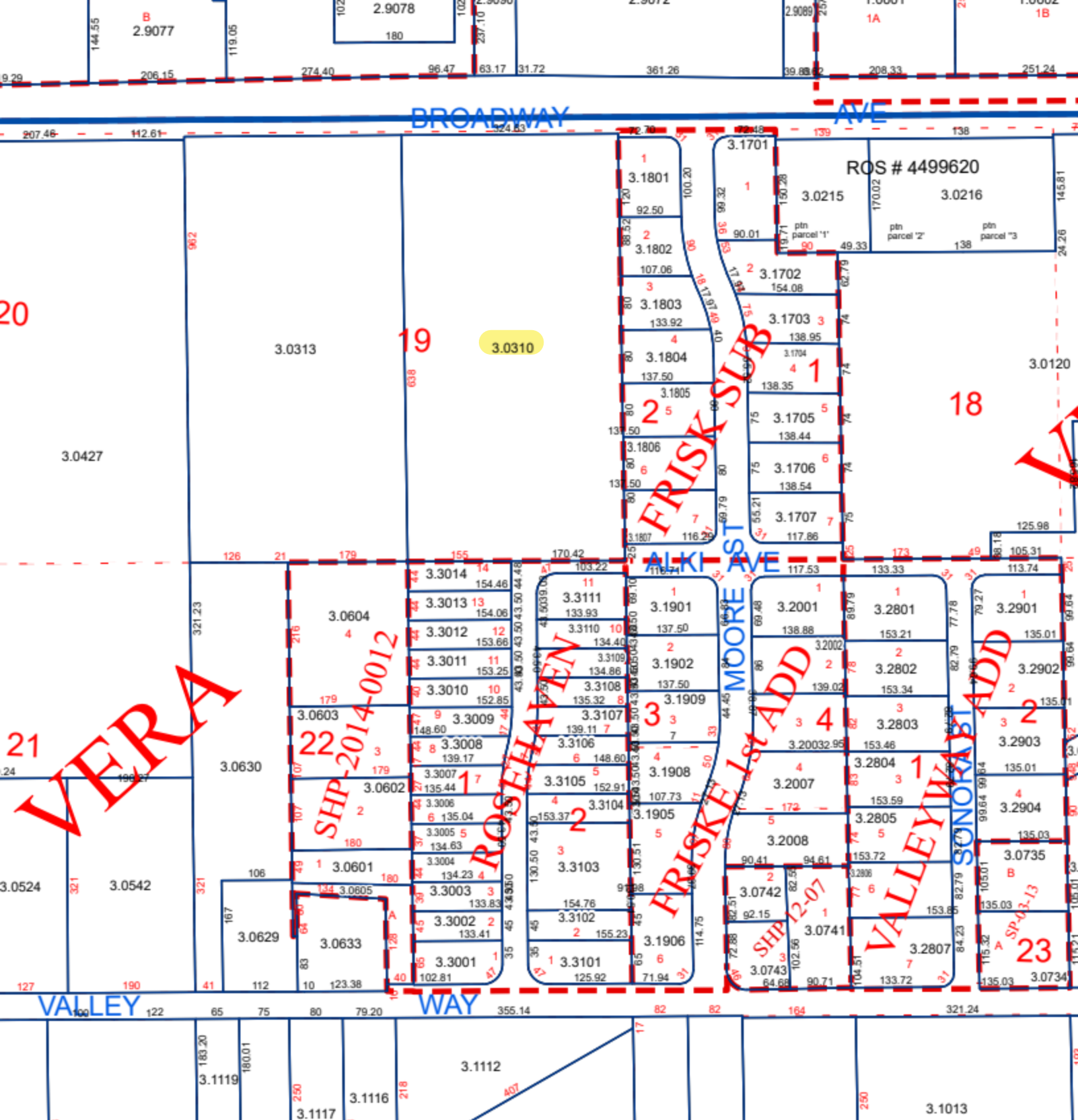
Property Taxes

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

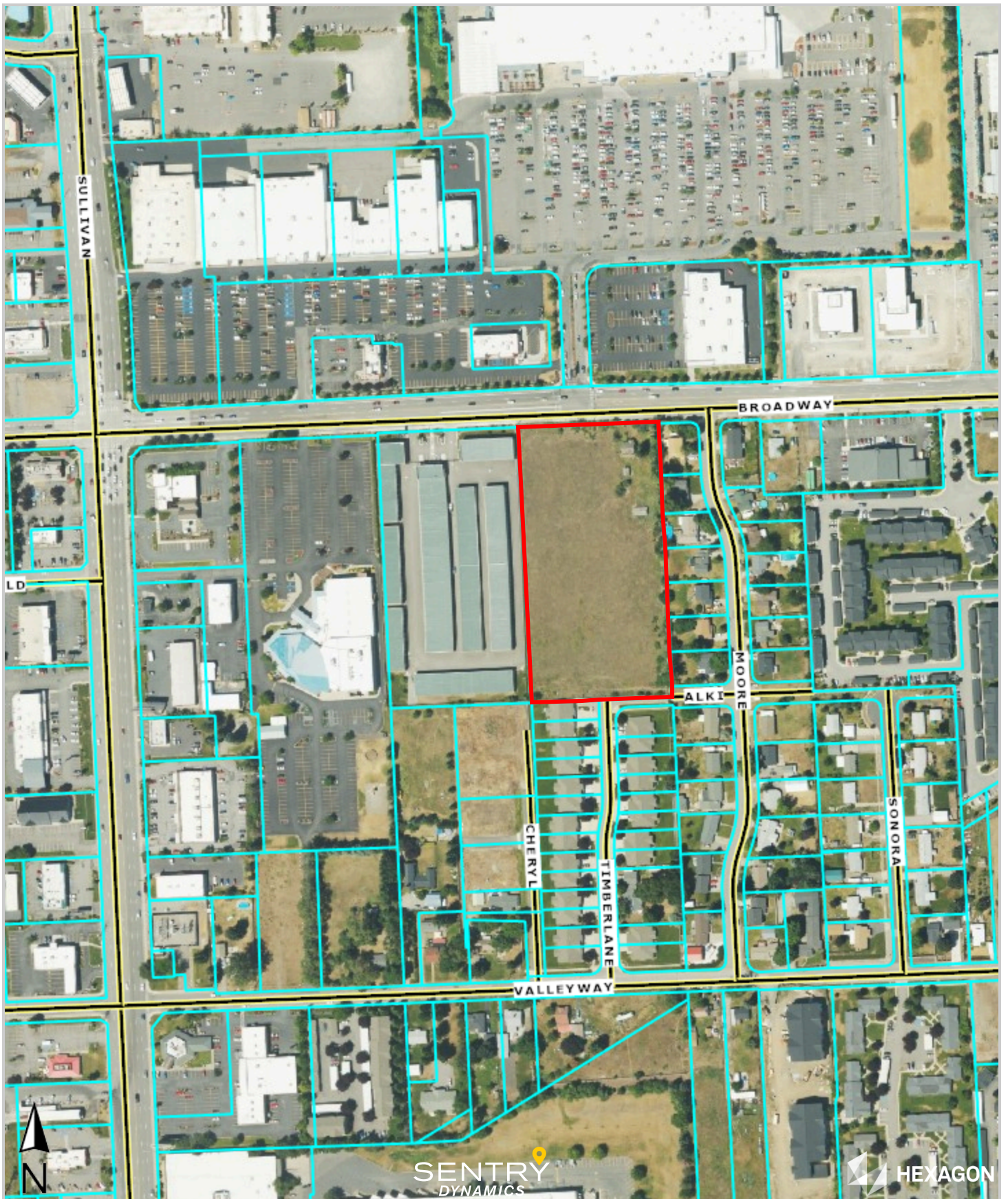
Disclaimer

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).







 **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.