WA LITIGATION GUARANTEE

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

Guarantee No.: G-6328-000027487 **Liability:** $ 285,200.00 **Fee:** $ 960.00

Order No.: 25-40767-VTE **Dated:** August 11, 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

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

GUARANTEE CONDITIONS AND STIPULATIONS

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

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: 25-40767-VTE
Date of Guarantee: August 11, 2025
Amount of Liability: $285,200.00
Total: $1047.36

Guarantee No.: 000027487
Premium: $960.00
Sales Tax: $87.36

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:
   Ann Werner, 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: 25-40767-VTE Guarantee No.: 000027487

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 spokane Valley.

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. 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.

13. Deed and the terms and conditions thereof:
    Recorded: January 27, 1987
    Recording No.: 8701270278 in the official records

14. 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 White Addition in the official records as recorded in Volume 2 of Plats, Page(s) 25, and any amendments thereto.

15. 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: Ann Werner
Telephone No.: 509-477-5764

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

End of Special Exception

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: The South Half of Lot 11 in Block 2 of White Addition

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 September 21, 1992, under Recording No. 9209210399 in the official records .

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

7. 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:

   Ann Werner
   11415 E 17th Ave
   Spokane Valley, WA 99206

8. 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: 25-40767-VTE Guarantee No.: 000027487

PROPERTY DESCRIPTION:

The South Half of Lot 11 in Block 2 of White Addition, according to the plat thereof recorded in Volume 2 of Plats, Page(s) 25, records of Spokane County, Washington.

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

Affects Parcel Number: 45141.0837

Transamerica
Title Insurance Services

Transamerica
Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:

OFF. VOL. 414 PAGE 112

FILED OR RECORDED
REQUEST OF Waldo & O'Neill

Nov 2 3 07 PM '78

VERNON W. GILLAND, AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY

3.00

POSTON
720 N. Argonne 99206

FILED FOR RECORD AT REQUEST OF

781102024?

WHEN RECORDED RETURN TO

Name.....

Address.....

City, State, Zip.....

Statutory Warranty Deed

THE GRANTOR DENVER E. MUSGRAVE and BARBARA M. MUSGRAVE, husband and wife

for and in consideration of Ten dollars ($10.00) and other valuable consideration

in hand paid, conveys and warrants to GENE W. WERNER and ANN WERNER, husband and wife

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

The South half of Lot 11, Block 2, WHITE ADDITION, according to plat recorded in Volume 2 of Plats, page 25, in Spokane County, Washington.

SUBJECT TO: Easements, conditions and covenants of record.

1% Excise Tax on Real Estate
Sale, Amt. Pd $ None
Date 11-2-78 No. 194023
DON W. BROWN, Co. Treas.
By M R Taylor

Dated October, 19 78

Denver E. Musgrave
X Barbara M. Musgrave

STATE OF WASHINGTON
COUNTY OF Spokane } ss.

On this day personally appeared before me DENVER E. MUSGRAVE & BARBARA M to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of October, 19 78.

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

My commission expires: 3/15/80

STATE OF WASHINGTON
COUNTY OF ..... } ss.

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.....

and.....

to me known to be the .....President and.....Secretary, respectively, of.....

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that ..... authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

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

Form No. W-960 Rev. 4-76

Transamerica
Title Insurance Services

Transamerica
Title Insurance Company

9209210399

FILED FOR RECORD AT REQUEST OF

THIS SPACE PROVIDED FOR RECORDER'S USE:

REQUEST OF

SEP 21 3 37 PM '92

WILLIAM E. DONAHUE
AUDITOR
SPOKANE COUNTY WASH.
DEPUTY

7.00

VOL. 1338 PAGE 661

WHEN RECORDED RETURN TO

Name CRARY & CLARK, P.S.

Address E. 9417 Trent Ave.

City, State, Zip Spokane, WA 99206

LPB-12

Quit Claim Deed

THE GRANTOR GENE W. WERNER

for and in consideration of LOVE & AFFECTION

conveys and quit claims to ANN WERNER

the following described real estate, situated in the County of SPOKANE State of Washington, together with all after acquired title of the grantor(s) therein.

South 1/2 of Lot 11, Block 2 White Addition
Parcel Number 45141.0837

9200015090

E. 14819 Broadway
Parcel # 45141.0837

Excise Tax Paid on
Sale Amt. Pd. 7.00 fee
D.E. "SKIP" CHILBERG
Spokane County Treas
By 9/21/92

Dated September 21, 19 92

Eugene W. Werner
Gene W. Werner (Individual) by Ann Werner POA

(Individual)

By (President)

By (Secretary)

STATE OF WASHINGTON
COUNTY OF Spokane } ss.

On this day personally appeared before me Gene W. Werner by Ann Werner 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 21 day of September, 19 92

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

My appointment expires:

STATE OF WASHINGTON
COUNTY OF } ss.

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

and

to me known to be the President and Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

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

My appointment expires:

Form No. W-748

REC. VOL. 875 PAGE 158

Transamerica Title Services

Transamerica Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:

RECORDED AT REQUEST OF Co. Eng

JAN 27 4 31 PM '87

WILLIAM E. DONAHUE AUDITOR SPOKANE COUNTY, WASH. DEPUTY SNELL

XXX

Interoffice

FILED FOR RECORD AT REQUEST OF
CRP # 2199 Broadway Ave.
Parcel # 85
Eng. Sta. 199+19.98 to
Eng. Sta. 199+37.48
E. 14819 Broadway Ave.
14541-0837

8701270278

WHEN RECORDED RETURN TO

Name .....

Address .....

City, State, Zip .....

Statutory Warranty Deed

THE GRANTOR Gene W. and Ann Werner

for and in consideration of One and no/100 Dollars

in hand paid, conveys and warrants to Spokane County, a political subdivision of the State of Washington

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

That portion of Parcel "A" lying Southeasterly of a line, the ends of said line being tangent with a point on the East line of Parcel "A", 15 feet North of the Southeast corner of Parcel "A", and/also tangent with a point on the South line of Parcel "A", 17.5 feet West of said Southeast corner.

PARCEL "A":

The South half (S 1/2) of Lot 11 in Block 2 of WHITE ADDITION, as per plat thereof recorded in Volume "2" of Plats, Page 25; AND EXCEPT County Roads.

8700001244

Excise Tax Paid on
Sale Amt. Pd. Ø
D.E. "SKIP" CHILBERG
Spokane County Treas
By RVS 1.27.87

Dated June 23, 19 86

Ann Werner
Gene Werner

STATE OF WASHINGTON } ss.
COUNTY OF SPOKANE

On this day personally appeared before me Gene W. and Ann Werner to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23rd. day of June, 19 86

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

STATE OF WASHINGTON } ss.
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 .....

and .....

to me known to be the ..... President and ..... Secretary, respectively, of ..... the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that ..... authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

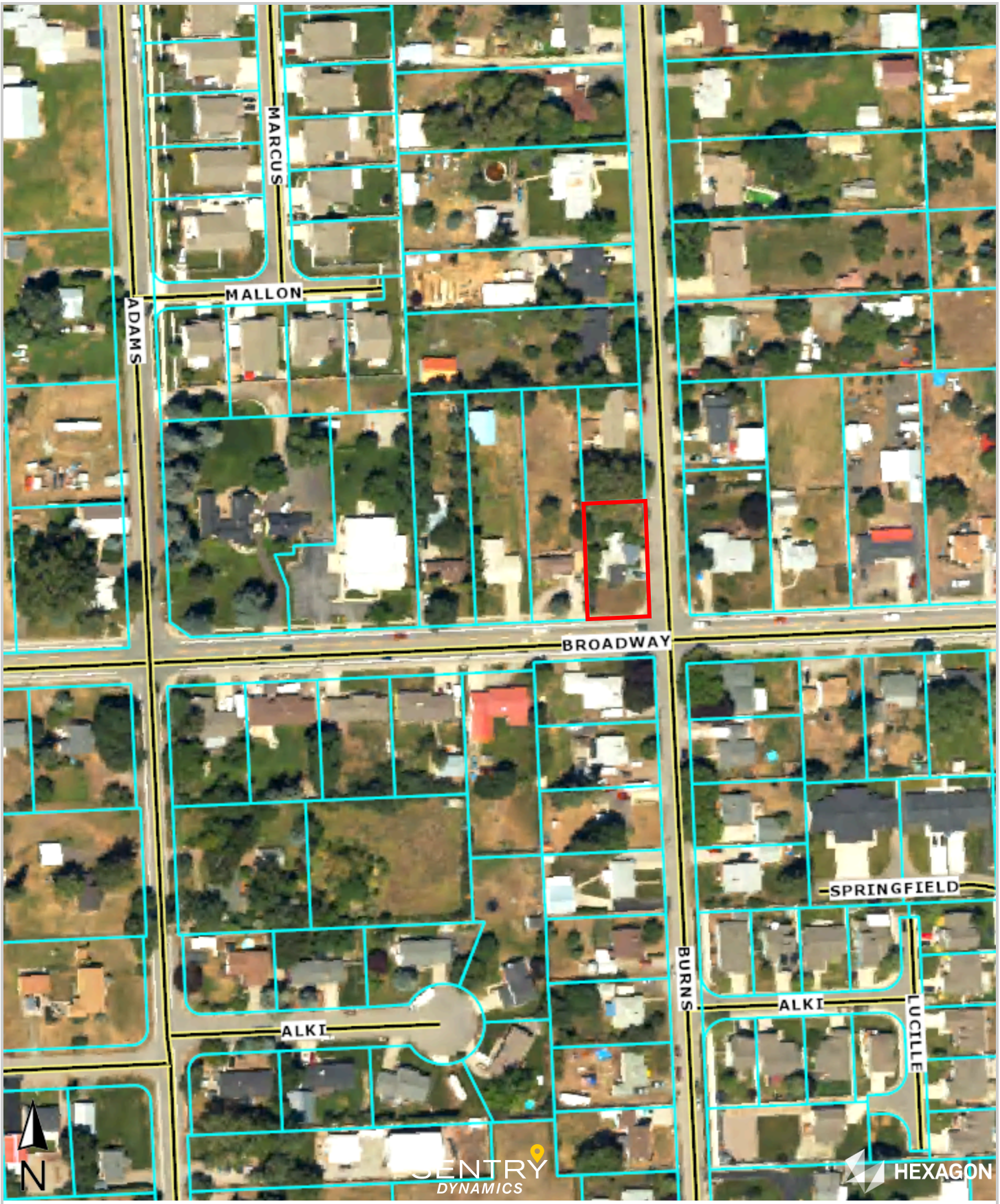
Witness my hand and official seal hereto affixed the day and year first above written.

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

Broadway Avenue/CRP 2199

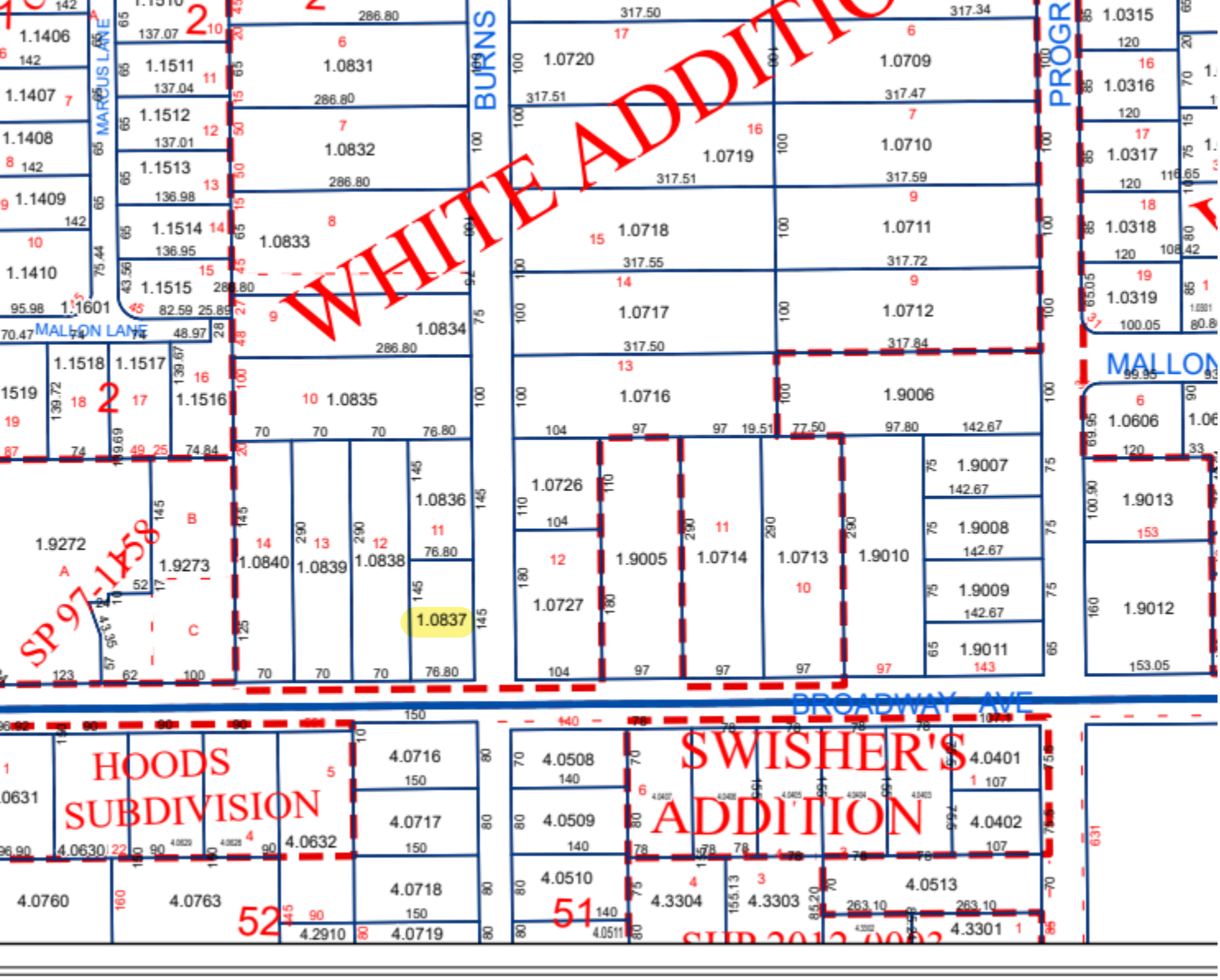
Parcel 85

Form 10-Wash. Rev. Lic.



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.


WHITE ADDITION
MALLON LANE
MARCUS LANE
BURNS
PROGR
MALLON
BROADWAY AVE
SP 97-1458
HOODS SUBDIVISION
SWISHER'S ADDITION
1.1406
1.1407
1.1408
1.1409
1.1410
1.1601
1.1511
1.1512
1.1513
1.1514
1.1515
1.1518
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1.9010
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1.0714
1.0713
4.0716
4.0717
4.0718
4.0719
4.0508
4.0509
4.0510
4.0401
4.0402
4.0513
4.3304
4.3303
4.3301
4.0760
4.0763
4.0632
4.0630
4.2910
52
51

Plat
2-Plats
2.5
C.V. Payne
Plat No. 1199
E Paine
15.00

FINAL PLAT OF
WHITE ADDITION
SPOKANE COUNTY, WASHINGTON
LOCATED IN NE¼, SEC. 14-T25N-R44EWM
SEPTEMBER, 1952 SCALE: 1" = 100'

C.V. PAYNE
REGISTERED LAND SURVEYOR
SPOKANE, WASHINGTON

DEDICATION

Know all men by these presents, that LAWRENCE W. WHITE and ISABELLE L. WHITE, husband and wife, and OTHERS have platted into lots, blocks and street the land shown upon this map to be known as WHITE ADDITION in Spokane County, Washington; said land being a part of the SW¼ of the NE¼ of Section 14, Township 25 North, Range 44 East of Willamette Meridian; and they do hereby dedicate to public use forever the street and land as shown on this map.
In witness whereof, the respective owners have signed the day and year as shown.

Block	Lot(s)	Date	Husband	Wife	Block	Lot(s)	Date	Husband	Wife
2	10, 11	Sept 3, 52	Roy F. Nelson	Clara M. Nelson	1	7, 8, 9	9-4-52	Paul F. Wickel	Helen M. Wickel
1	10	Sept 4-52	Robert R. Wilkes	Doris M. Wilkes	2	12	9-4-52	Edward H. Wick	Marina M. Wick
1	11	Sept 4 (52)	E. M. Cowee	Madge Cowee	1	5, 6	9-4-52	Jack Brownson	Pattyann Brownson
1	12	Sept 4 (52)	W. D. Ratliff	Edith Ratliff	1	15, 16	9-4-52	F. R. Kinyon	Geraldine Kinyon
2	14	Sept 4 (52)	C. D. Thringer	Inez Thringer	ALL OTHER	LOTS	9-4-52	Lawrence W. White	Isabelle L. White
1	17, 18	Sept 4 (52)	E. K. Collier	Rita Collier	2	4, 5	9-5-52	Eugene R. Lindgren	Dorothy L. Lindgren
1	13, 14	Sept 4 (52)	Bruce E. Devary	Venita Devary					

ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss
COUNTY OF SPOKANE }
On the above dates before me personally appeared the respective owners, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said owners for the uses and purposes therein mentioned, and under oath, stated that they were authorized to execute said instrument.
Given under my hand and official seal the days and year above written.

T. Eugene Cameron
Notary Public in and for the State of Washington
Residing at Spokane, Washington

SURVEYOR'S CERTIFICATE

I, C. V. Payne, a Registered Land Surveyor, hereby certify that this plat represents a true copy of the official records and survey made by me in August, 1952, and that lot corners, with guard posts, block posts and monuments have been set.

C. V. Payne
Registered Land Surveyor

COUNTY TREASURER

I hereby certify that the required taxes on the hereon platted land have been paid this 9TH day of SEPT., 1952.

Spokane County Treasurer BY Chief Deputy

COUNTY ROAD ENGINEER

Examined and approved this 25 day of SEPT., 1952.

Spokane County Road Engineer

COUNTY PLANNING COMMISSION

Examined and approved this 24th day of Sept., 1952.

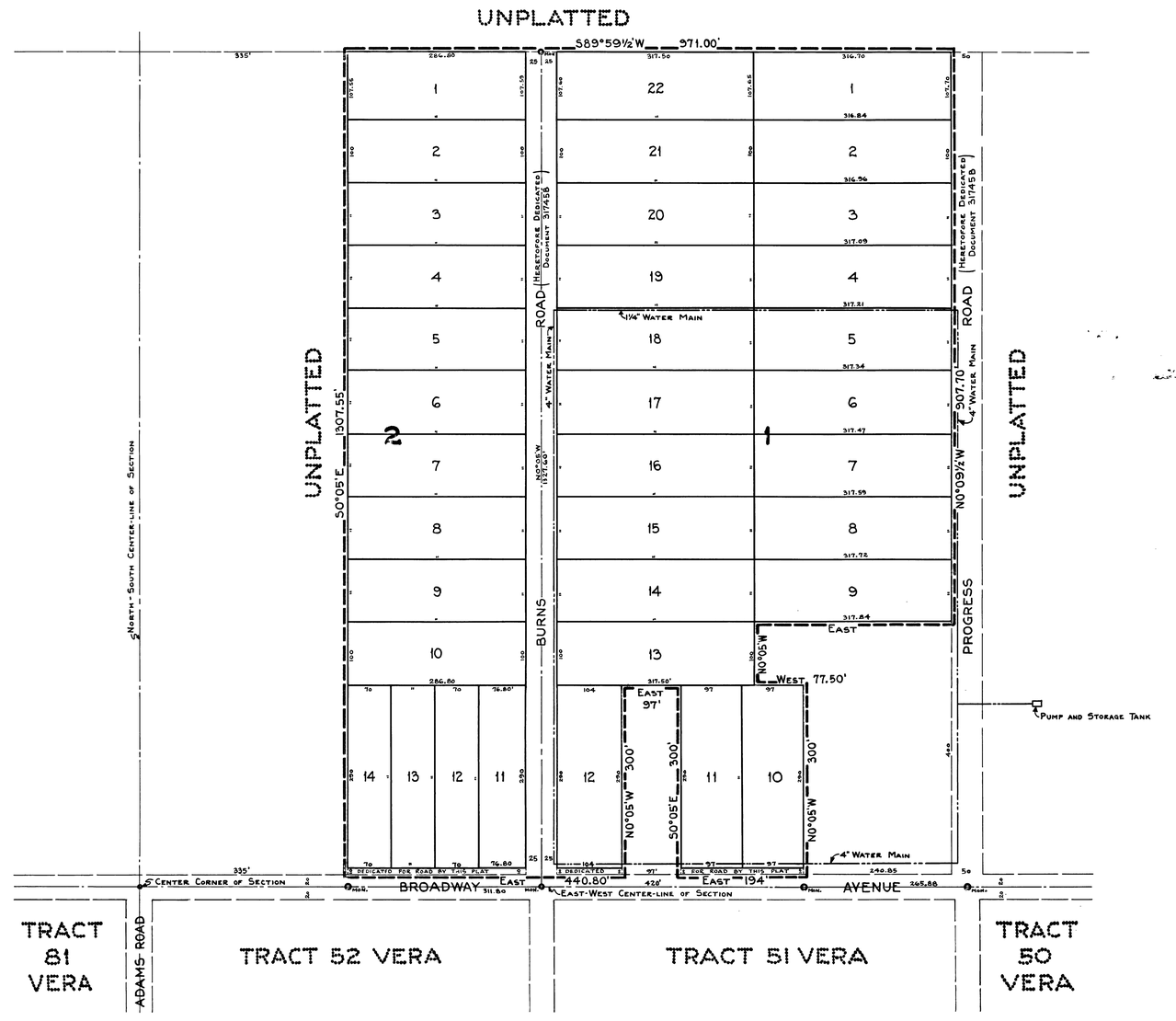
Spokane County Planning Commission Chairman

COUNTY COMMISSIONERS

Examined and approved this 25th day of Sept., 1952.

Spokane County Commissioners Chairman

Bearing	Distance	Traverse North	Traverse South	East	West
East	440.80			440.80	
N0°05'W	300.00	300.00			0.44
East	97.00			97.00	
S0°05'E	300.00		300.00	0.44	
East	194.00			194.00	
N0°05'W	300.00	300.00			0.44
West	77.50				77.50
N0°05'W	100.00	100.00			0.15
East	317.84			317.84	
N0°09½'W	907.70	907.70			2.51
S89°59½'W	971.00		0.14		971.00
S0°05'E	1307.55		1307.55	1.90	
	TOTAL	1607.70	1607.69	1051.98	1052.04



Parcel Information

Parcel Number: 45141.0837
Site Address: 14819 E BROADWAY AVE

Data As Of: 8/18/2025

Parcel Image

Owner Name: WERNER, ANN
Address: 11415 E 17TH AVE, SPOKANE VALLEY, WA, 99206

Taxpayer Name: WERNER, ANN
Address: 11415 E 17TH AVE, SPOKANE VALLEY, WA, 99206

Site Address

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	14819 E BROADWAY AVE	SPOKANE	11136	Square Feet	11 Single Unit	2025	0144	Active

Assessor Description
WHITE ADD S1/2 L11 B2

Appraisal

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
11 Single Unit	**143**	724558	VERA1	PLAT - VERADALE PARK ET	Steve	(509) 477-5904

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	292,400	292,400	85,000	207,400	0	0
2025	285,200	285,200	75,000	210,200	0	0
2024	287,600	287,600	70,000	217,600	0	0
2023	273,450	273,450	61,750	211,700	0	0
2022	219,550	219,550	42,750	176,800	0	0

Characteristics

Dwelling/ Structure	Year Built	Gross Living Area	Size	Type	House Type	Roof Material	Heat	Cool	Bedroom*	Half Bath*	Full Bath*
Dwelling	1953	1,436	NA	SF	42 Ranch 1000-1499 0 bsmt	Comp sh medium	Forced hot air	None	3	0	1
Attached Garage	0	NA	520	SF					0	0	0

*** - Room counts reflect above grade rooms only.**

Residential Sq Ft Breakdown	Sq Ft	Extension
1st Floor	1,436	R01

Land Number	Soil ID	Frontage	Depth	Lot(s)
1	R1ND	76	145	1

Sales

Sale Date	Sale Price	Sale Instrument	Excise Number	Parcel
09/21/1992	0.00	RESIDENTIAL		45141.0837
11/15/1977	33,500.00	NORMAL SALE		45141.0837
06/24/1976	28,500.00	NORMAL SALE		45141.0837
05/13/1975	24,500.00	NORMAL SALE		45141.0837

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).