

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: 25-40768-VTE

Date of Guarantee: August 11, 2025

Amount of Liability: \$226,830.00

Total: \$938.26

Guarantee No.: 000027489

Premium: \$860.00

Sales Tax: \$78.26

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:
Darwin E. Maier, a single man
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: 25-40768-VTE

Guarantee No.: 000027489

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. 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: Gene Werner and Ann Werner
Telephone No.: 509-477-5764
13. A Lis Pendens of said action was recorded on July 1, 2025 under Recording No. 7425520.
14. Contract of Sale, including the terms, covenants and provisions thereof: Seller: Darwin E Maier Purchaser: Gene Werner and Ann Werner, husband and wife Recorded: May 2, 1978 Recording No.: 7805020348 in the [official records](#) Excise Tax Receipt No.: 180442

Note: No release or Fulfillment Deed of record found.

WA Litigation Guarantee

15. 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.

16. 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 Opportunity as recorded in Volume "K" of Plats, Page(s) 20, and any amendments thereto.

End of Special Exception

WA Litigation Guarantee

Order Number: 25-40768-VTE

Guarantee No.: 000027489

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: Lot 15 in Block 166 of Opportunity
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 May 2, 1978, under Recording No. 7805020348 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

McKenna, Herman, Toreson
122 North University
Spokane, WA 99206

Jerry Trunkenbolz-Attorney
12019 East Sprague
Spokane, 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

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EXHIBIT A

Order Number: 25-40768-VTE

Guarantee No.: 000027489

PROPERTY DESCRIPTION:

Lot 15 in Block 166 of Opportunity, according to the plat thereof recorded in Volume "K" of Plats, Page(s) 20, records of Spokane County, Washington.

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



PIONEER NATIONAL TITLE INSURANCE

A TICOR COMPANY

Filed for Record at Request of

TO
McKanna, Herman, Toreson
Attorneys at Law
North 122 University
Spokane, Washington 99206

C-123314

THIS SPACE RESERVED FOR RECORDER'S USE

7805020348

FILED OR RECORDED

REQUEST OF PIONEER NATIONAL TITLE

MAY 2 4 42 PM '78

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

L. YOUNG

B.00

FORM L-62R

Deed and Purchaser's Assignment of Real Estate Contract

THE GRANTOR DARWIN E. MAIER, a single man
for value received does hereby convey and quit claim to GENE WERNER and
ANN WERNER, husband and wife, the grantee,
the following described real estate, situated in the County of Spokane
State of Washington including any interest therein which grantor may hereafter acquire:

LOTS 15 AND 16, BLOCK 166, OPPORTUNITY ACCORDING TO PLAT RECORDED
IN VOLUME "K" OF PLATS, PAGE 20, IN SPOKANE COUNTY, WASHINGTON;

and do hereby assign, transfer and set over to the grantee that certain real estate contract dated the 15th day of
December, 1976 between Phillip B. Herres and Lorelei M. Herres, husband and wife
as seller and Darwin E. Maier, a single man
as purchaser for the sale and purchase of the above described real estate. The grantee hereby assumes and agrees to
fulfill the conditions of said real estate contract.

Dated this 25th
1% Excise Tax on Real Estate
Sale, Amt. Pd \$ 217.65
Date 5-3-78 No. 180442
DON W. BROWN, Co. Treas.
BS

day of April, 1978

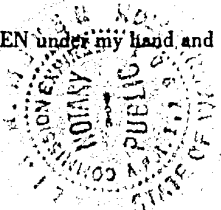
Darwin E. Maier

(SEAL)

STATE OF WASHINGTON, } ss.
County of Spokane

On this day personally appeared before me Darwin E. Maier, a single man
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 25th day of April, 1978



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

8708190178

OFF. VOL. 920 PAGE 361

Excise Tax Paid on 8700011313

Sole Amt. Pd. *None*

D.E. "SKIP" CHILBERG

Spokane County Treas

8/19/87

RECORDING RECORDATION

REQUEST OF TRANSAMERICA TITLE

AUG 19 9 18 AM '87

WILLIAM E. DONAHUE
AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY

SNELL

RECORDED AT THE REQUEST OF:

JERRY L. TRUNKENBOLZ
Attorney at Law
East 12019 Sprague
Spokane, WA 99206

138240
80-137429

PURCHASER'S ASSIGNMENT OF CONTRACT AND DEED
AND ASSIGNMENT OF MEMORANDUM OF AGREEMENT

THE GRANTOR MEADOWHILL CORPORATION, a Washington corporation, for value received, does hereby convey and quit claim to DARWIN E. MAIER, a married man as his sole and separate property, the Grantee, the following described real estate, situated in Spokane County, State of Washington, together with all after acquired title of the Grantor therein:

Parcel 1: Lot 4 EXCEPT the West 35 feet thereof; and all of Lot 3 in Tract 166 of OPPORTUNITY, as per plat thereof recorded in Volume "K" of Plats, page 20; Situate in the County of Spokane, State of Washington.

Parcel 2: Lots 5 and 6; and the West 35 feet of Lot 4 in Block 166 of OPPORTUNITY, as per plat thereof recorded in Volume "K" of Plats, page 20; Situate in the County of Spokane, State of Washington.

Parcel 3: Lots 15 and 16 in Block 166 of OPPORTUNITY, as per plat thereof recorded in Volume "K" of plats, pages 20-23; Situate in the County of Spokane, State of Washington.

** This Assignment shall also serve to assign all of Grantor's rights to Grantee in that certain Memorandum Agreement dated October 30, 1979, recorded March 8, 1984, under Recording No. 8403080207 and to terminate all of Grantor's interest in that document between Grantor and Grantee entitled Assignment of Contract and Option, dated January 31, 19086, recorded February 4, 1986, under Recording No. 8602040145.

** Excise tax was previously paid on May 2, 1978 on Affidavit No. 180442-No additional consideration is being paid for this Assignment, as it is in the nature of a full release of security to a loan. and does hereby assign, transfer and set over to the Grantee that certain real estate contract dated the 15th day of December, 1976

Purchaser's Assignment of Contract & Deed
and Assignment of Memorandum of Agreement
Meadowhill to Maier
Page Two

between PHILLIP B. HERES and LORELEI HERES, husband and wife, as seller and DARWIN E. MAIER, as single man, as purchaser, for the sale and purchase of the above described real estate. The Grantee hereby assumes and agrees to fulfill the conditions of said real estate contract. Said Seller's interest being previously assigned to THE 400 FARR APARTMENTS, a Washington Limited Partnership, on February 9, 1978 under Recording No. 7802090172.

DATED this 31ST day of July, 1987.

MEADOWHILL CORPORATION

BY: Robert A. Bonucci, President

BY: James A. Bonucci

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this 31ST day of July, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ROBERT A. BONUCCI and JAMES A. BONUCCI, to me known to be the President and Secretary, respectively, of MEADOWHILL CORPORATION, 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 they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

[Signature]
Notary Public in and for the State
of Washington, residing at Spokane
My Commission Expires: 7/1/88

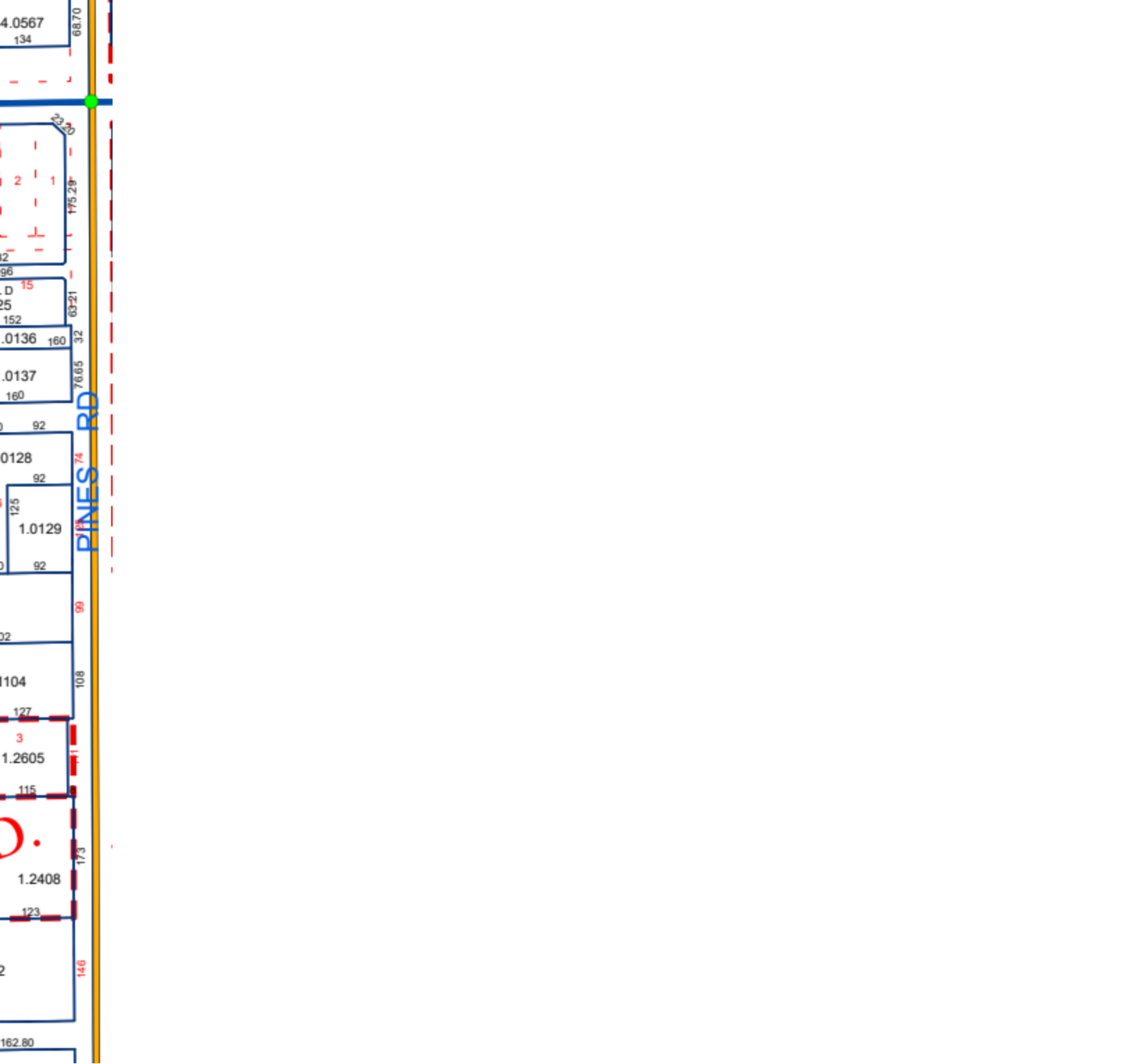
[Signature]



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.

The image is a detailed plat map of a portion of the City of Weldon, North Carolina. The map shows a grid of lots, with street names and lot numbers clearly marked. The streets shown include Union Street, Robie Road, 1st Avenue, 3rd Avenue, and 4th Avenue. The map is overlaid with large red text that reads "ADDITION", "PORTUNITY", "1ST ADD TO WELDON SUBD.", and "WELDON SUBD.". The map also shows lot numbers, dimensions, and street names in blue text. Specific lots are highlighted with yellow backgrounds, such as lot 1.0218 and lot 1.0220. The map is a technical drawing of a land plat, showing the boundaries and dimensions of various lots and streets.



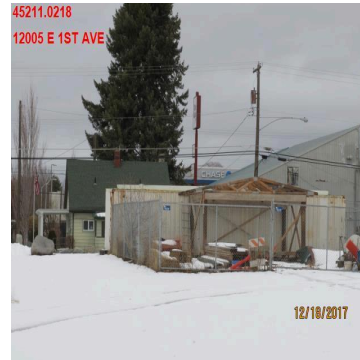
Parcel Information



Parcel Number: 45211.0218
Site Address: 12005 E 1ST AVE

Data As Of: 8/19/2025

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	12005 E 1ST AVE	SPOKANE	45366	Square Feet	91 Vacant Land	2025	0144	Active

Assessor Description
OPPORTUNITY L15 B166

Appraisal

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
91 Vacant Land	122	545810	4581M	Restaurant/Fast Food	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	317,560	317,560	317,560	0	0	0
2025	226,830	226,830	226,830	0	0	0
2024	226,830	226,830	226,830	0	0	0
2023	181,460	181,460	181,460	0	0	0
2022	181,460	181,460	181,460	0	0	0

Characteristics

* - Room counts reflect above grade rooms only.

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

Sales

Sale Date	Sale Price	Sale Instrument	Excise Number	Parcel
09/21/1992	0.00	RESIDENTIAL		45211.0218

Sale Date	Sale Price	Sale Instrument	Excise Number	Parcel
04/25/1978	217,167.00	MULTIPLE COMMERCIAL SALE		45211.0218
12/15/1976	240,000.00	MULTIPLE COMMERCIAL SALE		45211.0218
02/21/1975	165,000.00	COMMERCIAL SALE		45211.0218

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).