



WA LITIGATION GUARANTEE

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

Guarantee No.: G-6328-000027518

Liability: \$ 100.00

Fee: \$ 400.00

Order No.: 25-40795-VTE

Dated: August 15, 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: 25-40795-VTE

Date of Guarantee: August 15, 2025

Amount of Liability: \$100.00

Total: \$436.40

Guarantee No.: 000027518

Premium: \$400.00

Sales Tax: \$36.40

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:
Robert A. Campbell and Barbara M. Campbell, husband and wife
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: 25-40795-VTE

Guarantee No.: 000027518

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. 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: Robert A. Campbell and Barbara M. Campbell and United Companies Lending Corporation
Telephone No.: 509-477-5764
13. A Lis Pendens of said action was recorded on July 1, 2025 under Recording No. 7425520.
14. Deed and the terms and conditions thereof:
Recorded: April 8, 1924
Recording No.: 749240 in the [official records](#)
15. Easement and the terms and conditions thereof:
Grantee: The Washington Water Power Company

WA Litigation Guarantee

Purpose: Right of Way

Recorded: May 25, 1950

Recording No.: 956885A in the [official records](#)

16. Right of Way Agreement and the terms and conditions thereof:

Recorded: February 14, 1961

Recording No.: 764259B in the [official records](#)

End of Special Exception

WA Litigation Guarantee

Order Number: 25-40795-VTE

Guarantee No.: 000027518

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 the NE1/4 in 20-2-45

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. 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 July 21, 1989, under Recording No. 8907210174.

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

6. 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.
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:

United Companies Lending Corp.
5105 DTC Parkway
Englewood, CO 80111

Richard F. Sperling-Attorney
12211 E Broadway
Spokane, WA 99206

Bernard W McNallen
12401 E Trent
Spokane, WA 99216

Ken & Maxine Dotson
8603 North Division, Suite A
Spokane, WA 99208

Kevin Uphus
PO Box 1422
Veradale, WA 99037

Kevin Uphus
20010 E Sprague Ave

WA Litigation Guarantee

Spokane, WA 99016

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

WA Litigation Guarantee

EXHIBIT A

Order Number: 25-40795-VTE

Guarantee No.: 000027518

PROPERTY DESCRIPTION:

Portion of the Northeast Quarter the West 18.52 feet of the East half of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 20, Township 25 North, Range 45 East, W.M., records of Spokane County, Washington.

EXCEPT the North 30 feet thereof;

Situate in the County of Spokane, State of Washington.

Affects Parcel Number: 55201.9099

Filed for Record at Request of

TO Richard F. Sperling, Attorney
E. 12211 Broadway
Spokane, Washington 99206

~~RECORDED~~
REQUEST OF TICOR TITLE

JUL 21 11 29 AM '89

WILLIAM F. DONAHUE, \$5.00
AUDITOR
SPOKANE COUNTY, WASH
PROPERTY

SAMSON

TITLE ORDER NO. C.189879
escrow #677

STATUTORY WARRANTY DEED

THE GRANTOR JUDITH L. WINN and RICHARD WINN, wife and husband,
for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration
in hand paid, conveys and warrants to ROBERT A. CAMPBELL and BARBARA M. CAMPBELL,
husband and wife,
the following described real estate, situated in the County of Spokane, State of
Washington:

PARCEL A:

The West 100 feet of the North 187 feet of the East half of the North-
west quarter of the Northeast quarter of the Northeast quarter of
Section 20, Township 25 North, Range 45 East, W.M., in Spokane
County, Washington.

EXCEPT the North 30 feet thereof.

PARCEL B:

The West 100 feet of the East half of the Northwest quarter of the
Northeast quarter of the Northeast quarter of Section 20, Township
25 North, Range 45 East, W.M., in Spokane County, Washington,
EXCEPT the North 187 feet thereof.

SUBJECT TO: Easements, restrictions and reservations of record.

Excise Tax Paid on 8900009362
Sale Amt. Pd. 994.50
D.E. "SKIP" CHILBERG
Spokane County Treas

7/21/89

Dated this 18th day of July, 19 89

Judith L. Winn (Seal)
Richard Winn (Seal)

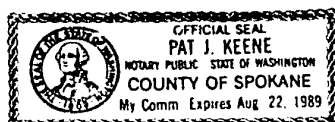
STATE OF WASHINGTON.

County of Spokane

ss.

On this day personally appeared before me Judith L. and Richard Winn
to me known to be the individual S 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 17th day of July, 19 89.



Notary Public in and for the State of Washington.

residing at Spokane

TRANSAMERICA
TITLE INSURANCE COMPANY

FILED FOR RECORD AT REQUEST OF

RECORDED
FILED
THIS SPACE PROVIDED FOR RECORDER'S USE:
MAY 31 10 54 AM '95
WILLIAM
AUDITOR
SPOKANE, COUNT. WASH.

SPOKANE COUNTY
TITLE COMPANY

S-7843

9505310148

WHEN RECORDED RETURN TO

Name Bernard W. McNallen

Address 12401 E Trent

City, State, Zip Spokane, Wa. 99216

VOL. 1733 PAGE 267

Statutory Warranty Deed

THE GRANTOR ROBERT A. CAMPBELL and BARBARA M. CAMPBELL, husband and wife:

for and in consideration of TEN DOLLARS and other valuable consideration

in hand paid, conveys and warrants to DAVID W. LFE, a single person,

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

The West 82.48 feet of the East Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 20, Township 25 North, Range 45 East of the Willamette Meridian;
EXCEPT the North 30 feet thereof;
Situate in the County of Spokane, State of Washington.

SUBJECT TO: Easements, Covenants, Conditions and Restrictions of Record.

SUBJECT TO: Future assessments by Spokane County Aquifer Protection District.

SUBJECT TO: Future assessments by Consolidated Irrigation Dist. #19.

Excise Tax Paid on 95006716
Sale Amt. Pd. 2314.00
Spokane County Treas.
By May 31/95

Dated May 26

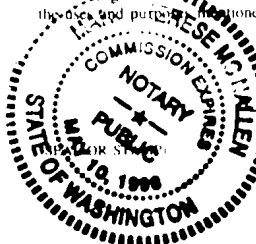
Robert A. Campbell

Barbara M. Campbell

STATE OF WASHINGTON

COUNTY OF Spokane

I certify that I know or have satisfactory evidence that Robert A. Campbell and Barbara M. Campbell is 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 the instrument



5/26/95

Date

Signature

Notary Public

Title

5/10/99

My appointment expires

STATE OF WASHINGTON

COUNTY OF

I certify that I know or have satisfactory evidence that _____ is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was (were) authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Date

Signature

Title

My appointment expires



4375734
Page: 1 of 2
06/04/1999 08:45A
Spokane Co, WA

After Recording Mail To:
T.D. SERVICE COMPANY
737 ARNOLD DRIVE, SUITE C
MARTINEZ, CA 94553-6526

13200585.
Loan #: FC2917/38890400027
TD #: 6006

TRUSTEE'S DEED

The GRANTOR, T.D. ESCROW SERVICES INC., DBA T.D. SERVICE COMPANY as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to the GRANTEE, UNITED COMPANIES LENDING CORPORATION

that real property situated in the County of SPOKANE, State of Washington, described as follows: (TAX PARCEL #: 55201.9097)

THE WEST 82.48 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST OF THE WILLAMETTE MERIDIAN. EXCEPT THE NORTH 30 FEET THEREOF:
SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

RECITALS:

- This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between DAVID W. LEE, A SINGLE PERSON as GRANTOR, to SPOKANE COUNTY TITLE COMPANY as TRUSTEE, and INVESTORS MORTGAGE COMPANY LIMITED PARTNERSHIP, as BENEFICIARY, dated 05/26/1995 and recorded 05/31/1995, as number 9505310149 records of SPOKANE County, Washington. 1733/268
- Said Deed of Trust was executed to secure, together with other undertakings, the payment of promissory note(s) in the sum of \$ 104,000.00 with interest thereon, according to the terms thereof, in favor of INVESTORS MORTGAGE COMPANY LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
- The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
- Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the 30 day advance Notice of Default was transmitted to the Grantor or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
- UNITED COMPANIES LENDING CORPORATION being the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the law of said Deed of Trust.

06/04/1999 CRG

\$2.00 990008138



4375734
 Page: 2 of 2
 06/04/1999 08:45A
 Spokane Co. WA

6006

6. The defaults specified in the Notice of Default not having been cured, the Trustee, according to the terms of said Deed of Trust, executed, and on 02/26/1999, recorded in the office of the auditor of SPOKANE County, Washington, a Notice of Trustee's Sale of said property as Number 4334984.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as BROADWAY ST. ENTRANCE, SPOKANE COUNTY COURTHOUSE, SPOKANE, a public place, at 10 : 00 AM and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; and further, included with this notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in statutory form to which copies of the Grantor's Note and Deed of Trust were attached.
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.
9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's sale and said obligation secured by said Deed of Trust remaining unpaid on MAY 28, 1999, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property herein described for the sum of \$ 92,940.61 (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).

DATED: MAY 28, 1999

T.D. ESCROW SERVICES INC.,
 DBA T.D. SERVICE COMPANY
 Successor Trustee

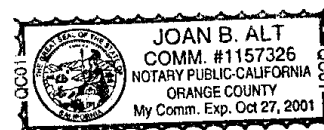
By: [Signature]
 Vicki Hopkins, Assistant Secretary
 1750 E. 4th Street, #800
 Santa Ana, CA 92705
 (800) 843-0260

STATE OF CALIFORNIA } SS
 COUNTY OF ORANGE

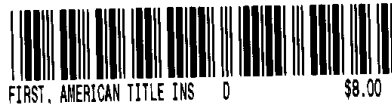
On May 28, 1999, before me, Joan B. Alt
 personally appeared Vicki Hopkins, Asst. Secretary
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



AFTER RECORDING MAIL TO:



4424391
Page: 1 of 1
10/26/1999 08:42A
Spokane Co, WA

Ken Dotson and Maxine Dotson

Address 8603 NORTH DIVISION, SUITE A, SPOKANE, WA 99208

Filed for Record at Request of
FIRST AMERICAN TITLE COMPANY/Washington
Escrow Number: **00012300**



First American Title
Insurance Company

140917-KS

BARGAIN AND SALE DEED

Grantor(s): **United Companies Lending Corporation**

Grantee(s): **Ken Dotson and Maxine Dotson**

Abbreviated Legal: **SECTION 20 TOWNSHIP 25 RANGE 45 PTN NE QUARTER NW QUARTER**

Additional Legal(s) on page: **1**

Assessor's Tax Parcel Number(s): **55201.9097**

THE GRANTOR United Companies Lending Corporation for and in consideration of Ten Dollars and other valuable consideration, in hand paid, bargains, sells, and conveys to **Ken Dotson and Maxine Dotson, husband and wife** the following described real estate, situated in the County of **SPOKANE**, State of Washington: **and as partial completion of a IRC 1031 Tax Deferred Exchange

The West 82.48 feet of the East half of the Northwest quarter of the Northeast quarter of the Northeast quarter of SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., in Spokane County, Washington.

EXCEPT the North 30 feet thereof.

Assessor's Property Tax Parcel/Account Number(s): **55201.9097**

The Grantor for **themselves** and for **their** successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, **they** will forever warrant and defend the said described real estate, *but not otherwise. KLB*

Dated this *14th* day of **October, 1999.**

United Companies Lending Corporation

United Companies Lending Corporation

By: Integrated Asset Services, Inc.

By: As Attorney in Fact

By: *Kathryn L. Berthiaume, V.P.*

Kathryn L. Berthiaume, V.P.

STATE OF *Colorado*
COUNTY OF *Magalloway* } ss

I certify that I know or have satisfactory evidence that *Kathryn L. Berthiaume* is/are the persons who appeared before me, and said persons acknowledged that *he/she/they* signed this instrument, on oath stated that *he/she/they* authorized to execute the instrument and acknowledged it as the *V.P.* of **United Companies Lending Corporation** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

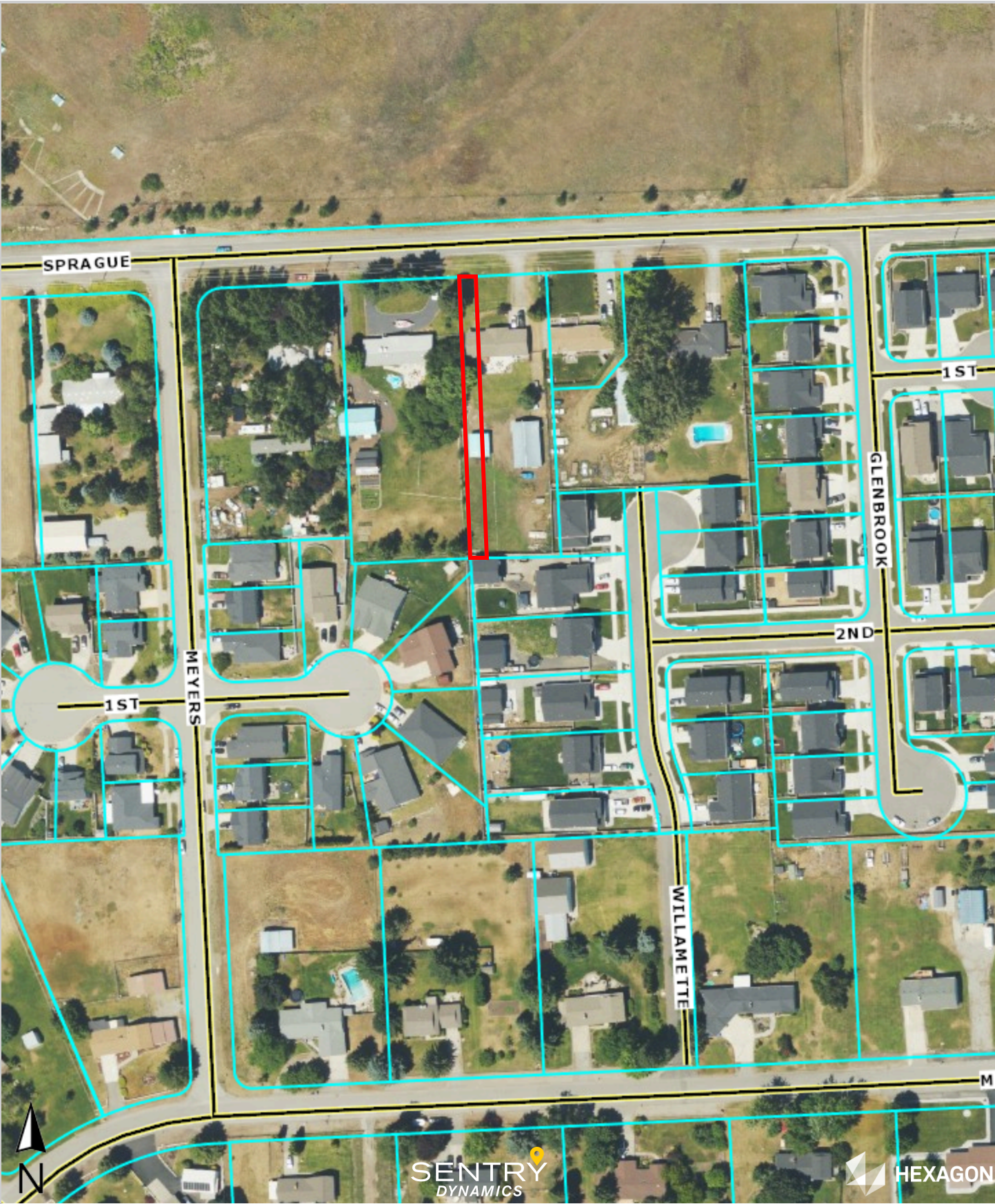
Dated: *14th* **October 1999**



Notary Public in and for the State of *Colorado*
Residing at *5105 NTC Pkwy, Ste 310*
My appointment expires: *4-01-2002* *Englewood, Co*
LPB-15(c) 11/96

10/22/1999 MCD

\$1,849.42 930016296



 **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.

21.62



SPOKANE COUNTY

Seg/Merge Summary

Seg/Merge Information:			
Seg/Merge No.:	20180233	Initiation Date:	6/14/2018
Document Number:		Completion Date:	6/14/2018
Seg/Merge Type:	Segregation	Effective Date:	1/1/2018
Record Status:	Parcel Creation Complete	Status Last Changed Date:	6/14/2018
Process Status:	Completed	Parent Value Total:	\$296,970
Remarks:	GIS: 126 APPR; 131 TCA; 1400 NBHD'S; 435400/425535 PAR; 55201.9097, 55201.9098 CH; 55201.9099, 55201.9100, 55201.9101 NOTE: OLD DEEDS & QUIETING TITLE ACTION ADJUSTED PARCELS, APPR TO SET NBHD'S AND SET A TAXABLE VALUE FOR REMAINING PORTION. REVIEW & POST	Size Total:	3.66
		Parent Year:	2019
		Child Year:	2019

Spokane County Assessor

*Real Property Segregation Division
1116 West Broadway Avenue
Phone: (509) 477-3698
Fax: (509) 477-2093*

ACO #: 20180233

Date:	6/12/2018	SEGMAP:	126	File #:	Asmt. Yr:	2018
No. of Parents:	2	NBHD:	435400/425535	Fire Ac:	<input type="checkbox"/>	<input checked="" type="checkbox"/> Sum/Water
					<input type="checkbox"/>	

[illegible]

Parent Property Account(s):

Property Acct. No.: 55201.9097 Alt. Prop. No.: Loc. Prop. Acct.:
TCA: 1400 Situs Address: 20010 E SPRAGUE AVE
Legal Description: 20-25-45 W101FT OF E1/2 OF NW1/4 OF NE1/4 OF NE1/4 EXC RD
Property Use:

Continued: N Continued Size:

Parties:

Values:

Role	Name & Address	Value Name	Amount
Owner	DOTSON, KEN & MAXINE PO BOX 896 GREENACRES WA 99016	Taxable Value Regular	\$0
		Market Total	\$0
Taxpayer	DOTSON, KEN & MAXINE PO BOX 896 GREENACRES WA 99016-0896	Assessed Value	\$0

Property Characteristics:

Special Assessment Districts

Tax Year	Characteristic	Value
2019	Use Code	11 Single Unit
	Unit of Measure	Acre(s)
	Size	1.49
	Subdivided	PLAT
	SW - Unincorporated	Unincorporated
	Field Book Number	00265A RGE

Exemptions:

AQUIFER
IRRIGATION DIST 19
STORMWATER
WEED
CONSERVATION

Parent Property Account(s):

Property Acct. No.:	55201.9098	Alt. Prop. No.:		Loc. Prop. Acct.:	
TCA:	1400	Situs Address:	0	ADDRESS UNKNOWN	
Legal Description:	20-25-45 S383FT OF E1/2 OF NW1/4 OF NE1/4 OF NE1/4 EXC W100FT				
Property Use:					

Continued: N Continued Size:

Parties:

Values:

Role	Name & Address	Value Name	Amount
Owner	BIG SKY HOMES & DEVELOPMENT LLC PO BOX 147 GREENACRES WA 99016-	Taxable Value Regular	\$0
		Market Total	\$0
Taxpayer	BIG SKY HOMES & DEVELOPMENT LLC C/O TRAVIS PASKE PO BOX 147 GREENACRES WA 99016-	Assessed Value	\$0

Property Characteristics:

Tax Year	Characteristic	Value	Special Assessment Districts
2019	Use Code	91 Vacant Land	IRRIGATION DIST 19
	Unit of Measure	Acre(s)	WEED
	Size	2.17	CONSERVATION
	Subdivided	PLAT	
	SW - Unincorporated	Unincorporated	
	Field Book Number	00265A RGE	

Exemptions:

Property Acct. No.: 55201.9101 Alt. Prop. No.: Loc. Prop. Acct.:
TCA: 1400 Situs Address: UNKNOWN FIRST AVE Exemption Indicator: N
Taxable: Y Status: Completed Property Use Indicator: N
Legal Description: 45-25-20 PTN NE1/4 DAF: S 383FT E1/2 NW1/4 NE1/4 EXC W 100FT, TOG/W W17.52FT W 100FT S 383FT E1/2
NW/14 NE1/4 NE1/4 ALSO TOG/W BEG NE COR LT 5 BLK 2 MICA VIEW MEADOWS, TH S00°48'37E ALG E LN SD
PLAT Located-On Indicator: N
324.01FT N LN MICAVIEW 1ST, TH N89°49'39E ALG SD LN 99.42FT TO THE W LN OF E 17.52FT W 100FT E1/2 SD
QUARTER, TH N00°18'10W ALG SD LN 320.71FT, TH N88°20'04W 102.35FT POB.

Parties:

Values:

Role	Name & Address	Value Name	Amount
Owner	BIG SKY HOMES & DEVELOPMENT LLC PO BOX 147 SPOKANE VALLEY WA 99016	Taxable Value Regular	\$135,000
		Market Total	\$135,000
Taxpayer	BIG SKY HOMES & DEVELOPMENT LLC PO BOX 147 SPOKANE VALLEY WA 99016	Assessed Value	\$135,000

Property Characteristics:

Tax Year	Characteristic	Value
2019	Use Code	91 Vacant Land
	Unit of Measure	Square Feet
	Size	127262
	SW - Unincorporated	SW - Unincorporated

Exemptions:

(End of Report)

Child Property Account(s):

Property Acct. No.:	55201.9099	Alt. Prop. No.:		Loc. Prop. Acct.:	
TCA:	1400	Situs Address:	0 ADDRESS UNKNOWN	Exemption Indicator:	N
Taxable:	Y	Status:	Completed	Property Use Indicator:	N
Legal Description:	45-25-20 PTN NE1/4 DAF: W 18.52FT E1/2 NW 1/4 NE1/4 EXC RD & EXC S 324.01FT				
Parties:	Values:				

Role	Name & Address	Value Name	Amount
Owner	UNITED COMPANIES LENDING CORP 5105 DTC PKWY ENGLEWOOD CO 80111	Taxable Value Regular	\$5,700
		Market Total	\$5,700
Taxpayer	UNITED COMPANIES LENDING CORP 5105 DTC PKWY ENGLEWOOD CO 80111	Assessed Value	\$5,700

Property Characteristics:

Tax Year	Characteristic	Value
2019	Use Code	91 Vacant Land
	Unit of Measure	Square Feet
	Size	5389
	SW - Unincorporated	SW - Unincorporated

Exemptions:

Property Acct. No.: 55201.9100

TCA: 1400

Taxable: Y

Legal Description: 45-25-20 PTN NE1/4 DAF: W 82.48 FT E 1/2 NW1/4 NE1/4 EXC: PTN DAF: BEG NE COR LT 5 BLK 2 MICA VIEW MEADOWS, TH S00°48'37E AGL E LN SD PLAT 324.01FT N LN MICA VIEW 1ST , TH N89°49'39E ALG SD LN 99.42FT W LN E 17.52FT W 100FT E 1/2 SD QUARTER, TH N00°18'10W ALG SD LN 320.71FT, TH N88°20'04W 102.35 POB.

Alt. Prop. No.:

Situs Address: 20010 E SPRAGUE AVE

Status: Completed

Loc. Prop. Acct.:

Exemption Indicator: N

Property Use Indicator: N

Located-On Indicator: N

Parties:

Role	Name & Address
Owner	DOTSON, KEN & MAXINE PO BOX 896 GREENACRES WA 99016
Taxpayer	DOTSON, KEN & MAXINE PO BOX 896 GREENACRES WA 99016

Values:

Value Name	Amount
Taxable Value Regular	\$156,270
Market Total	\$156,270
Assessed Value	\$156,270

Property Characteristics:

Tax Year	Characteristic	Value
2019	Use Code	11 Single Unit
	Unit of Measure	Square Feet
	Size	26779
	SW - Unincorporated	SW - Unincorporated

Exemptions:



Spokane County Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone: (509) 477.3698
Fax: (509) 477-2093
Email: ASSRSEG@Spokanecounty.org

Segregation Request Summary

Seg Number	20180233	Seg Category	Sale/Development
Seg Status	Pending	Seg Type	Segregation
Seg Status Reason	Segregation Request is in pending status because missing requirements: Multi-owner, Deed documents.		

Applicant Information

Applicant Is	Agent	Deputy ID	NWHITCOMB
Name	GORDON, JON		
Address	2528 N SULLIVAN, SPOKANE VALLEY, WA, 99216		
Phone	(000) 000-0000	Work Phone	Fax
Email			

Segregation Information Checks

Pending Segs	YES	Taxes Owed	NO	TCA Multiple	NO
Multiple Owners	YES	Res Impr	NO	Pending Excises	YES
Related Prop	NO	Comm Impr	NO		
Annexations	NO	Exemptions	NO		

Parcel Information

Number of Existing Parcels:	2	Current Parcels	55201.9097
Number of New Parcels	0		55201.9098
Segregation Notes	reactivated old segregation		

If Segregation Request is in Pending status, missing requirements must be met within 30 days or the Segregation Request will be terminated from the Assessors Database!!!



Spokane County Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone: (509) 477.3698
Fax: (509) 477-2093
Email: ASSRSEG@Spokanecounty.org

Segregation Request Summary

Seg Number	20160362	Seg Category	Sale/Development
Seg Status	Pending	Seg Type	Boundary Line Adjustment
Seg Status Reason	Segregation Request is in pending status because missing requirements: Taxes Owed, Multi-owner, Deed documents.		

Applicant Information

Applicant Is	Agent	Deputy ID	NWHITCOMB
Name	GORDON, JON		
Address	2528 N SULLIVAN, SPOKANE VALLEY, WA, 99216		
Phone	(509) 477-5933	Work Phone	Fax
Email	NWHITCOMB@SPOKANECOUNTY.ORG		

Segregation Information Checks

Pending Segs	NO	Taxes Owed	YES	TCA Multiple	NO
Multiple Owners	YES	Res Impr	NO	Pending Excises	YES
Related Prop	NO	Comm Impr	NO		
Annexations	NO	Exemptions	NO		

Parcel Information

Number of Existing Parcels:	2	Current Parcels	55201.9097
Number of New Parcels	2		55201.9098
Segregation Notes	ce-113--16 a-b TAXES NEED TO BE PAID & DEEDS NEED TO BE RECORDED		

If Segregation Request is in Pending status, missing requirements must be met within 30 days or the Segregation Request will be terminated from the Assessors Database!!!



Spokane County Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone: (509) 477.3698
Fax: (509) 477-2093
Email: ASSRSEG@Spokanecounty.org

Segregation Request Summary

Seg Number	20160362	Seg Category	Sale/Development
Seg Status	In Progress	Seg Type	Boundary Line Adjustment
Seg Status Reason			

Applicant Information

Applicant Is	Agent	Deputy ID	NWHITCOMB
Name	GORDON, JON		
Address	2528 N SULLIVAN, SPOKANE VALLEY, WA, 99216		
Phone	(509) 477-5933	Work Phone	Fax
Email	NWHITCOMB@SPOKANECOUNTY.ORG		

Segregation Information Checks

Pending Segs	NO	Taxes Owed	NO	TCA Multiple	NO
Multiple Owners	NO	Res Impr	NO	Pending Excises	YES
Related Prop	NO	Comm Impr	NO		
Annexations	NO	Exemptions	NO		

Parcel Information

Number of Existing Parcels:	2	Current Parcels	55201.9097
Number of New Parcels	2		55201.9098

Segregation Notes	ce-113--16 a-b TAXES NEED TO BE PAID & DEEDS NEED TO BE RECORDED; TAXES PAID; DEEDS STILL NEED TO BE RECORDED (25 AUG); Pulled by 213, still waiting for deeds.
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Spokane County Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone: (509) 477.3698
Fax: (509) 477-2093
Email: ASSRSEG@Spokanecounty.org

Segregation Request Summary

Seg Number	20160362	Seg Category	Sale/Development
Seg Status	Completed	Seg Type	Boundary Line Adjustment

Seg Status Reason

**SEGREGATION CANCELLED 29 AUGUST 2016 BECAUSE
REQUIRED DEEDS WERE NOT RECORDED. (213)**

Applicant Information

Applicant Is	Agent	Deputy ID	NWHITCOMB
Name	GORDON, JON		
Address	2528 N SULLIVAN, SPOKANE VALLEY, WA, 99216		
Phone	(509) 477-5933	Work Phone	Fax
Email	NWHITCOMB@SPOKANECOUNTY.ORG		

Segregation Information Checks

Pending Segs	NO	Taxes Owed	NO	TCA Multiple	NO
Multiple Owners	NO	Res Impr	NO	Pending Excises	YES
Related Prop	NO	Comm Impr	NO		
Annexations	NO	Exemptions	NO		

Parcel Information

Number of Existing Parcels:	2	Current Parcels	55201.9097
Number of New Parcels	2		55201.9098

Segregation Notes ce-113--16 a-b TAXES NEED TO BE PAID
& DEEDS NEED TO BE RECORDED;
TAXES PAID; DEEDS STILL NEED TO BE
RECORDED (25 AUG); **SEG CANCELLED
29 AUGUST 2016 BECAUSE REQUIRED
DEEDS NOT RECORDED**



When recorded return to:

Big Sky Homes & Development, L.L.C.
PO Box 147
Spokane, WA 99216

STATUTORY WARRANTY DEED

Escrow No.:
Title Order No.: 01271-12497

THE GRANTOR(S)

Ken Dotson and Maxine Dotson, husband and wife

for and in consideration of ten dollars and other valuable consideration in hand paid, conveys, and warrants to

Big Sky Homes & Development, L.L.C., a Washington limited liability company

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

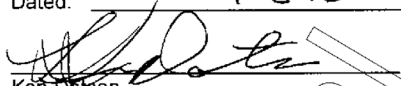
Per Exhibit "A" attached hereto.

Abbreviated legal: Ptn NE 1/4 of 20-25-45-EWM

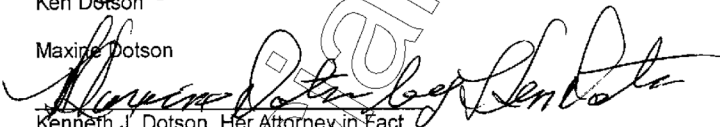
Subject to: Future property taxes and future liens or assessments of Consolidated Irrigation District #19; Easement in favor of Spokane Valley Farms Company recorded March 29, 1924 under Auditor's No. 749240; Easement in favor of The Washington Water Power Company recorded May 25, 1950 under Auditor's No. 956885A; Agreement for right of way recorded February 14, 1961 under Auditor's No. 764259B.

Tax Parcel Number(s): PTN 55201.9097

Dated: 9-8-16


Ken Dotson

Maxine Dotson


Kenneth J. Dotson, Her Attorney in Fact

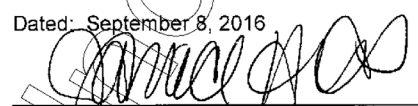
State of Washington

ss

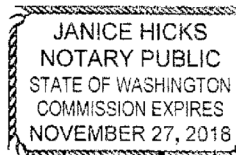
County of Spokane

I certify that I know or have satisfactory evidence that Ken Dotson is the person who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 8, 2016


Janice Hicks

Notary Public in and for the State of Washington
Residing at Reardan
My appointment expires 11/27/18



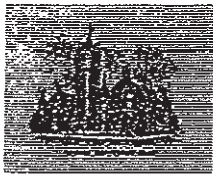
09/13/2016 201613306
SL6 \$657.37

EXHIBIT "A"

That portion of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 20, Township 25 North, Range 45 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Lot 5, Block 2, of Mica View Meadows as recorded in Book 33 of Plats, Page(s) 67 and 68;
Thence South $00^{\circ}48'37''$ East along the East line of said plat a distance of 324.01 feet to the North line of Micaview First Addition;
Thence North $89^{\circ}49'39''$ East along said line a distance of 99.42 feet to the West line of the East 17.52 feet of the West 100 feet of the East Half of said Quarter;
Thence North $00^{\circ}18'10''$ West along said line a distance of 320.71 feet;
Thence North $88^{\circ}20'04''$ West a distance of 102.35 feet to the point of beginning;

Situate in the County of Spokane, State of Washington.



Spokane County Assessor

Ralph Baker, Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone: (509) 477-3698

Fax: (509) 477-2093

eMail: ASSRSEG@spokanecounty.org

☐ Sale / Development Segregation

The assessor tax parcel activity undertaken under this category is for the alteration of real property boundaries that can be used for transfer purposes. These divisions must be performed in accordance with applicable State and Local laws. Local City or County Planning Departments grant final permissions for divisions of land.

☐ Administrative Segregation

The assessor tax parcel activity taken under this category is for the administrative manipulation of property boundaries that cannot be used for transfer purposes. To use a segregation created under this category for the purpose of sale, development or re-platting is a violation of RCW 58.17. This vehicle is for the creation of "Tax Accounts" for the administration and maintenance of Assessor Office mandates or functions.

Applicant is: ☐ owner, ☐ purchaser / lessee, ☒ agent, ☐ other:

Name: Jon Gordon w/WCE

Address: 2528 N. Sullivan City: Spokane State: WA

Zip: 99216 Country: USA e-Mail: JGORDON@WHIPPLE-CE.COM

Phone: 893-2617 Work Phone: 893-2617 Work e-Mail: Same

Parcel Numbers: 55201.9097 & 9098

New Parcel Data: (Please insure that the data names provided here are used consistently throughout the application and support documentation. eg.. A, B, or 1, 2)

Parcel ID _____

Name: _____

Address: _____ City: _____ State: _____

Zip: _____ Country: _____ e-Mail: _____

Phone: _____ Work Phone: _____ Work e-Mail: _____

Parcel ID _____

Name: _____

Address: _____ City: _____ State: _____

Zip: _____ Country: _____ e-Mail: _____

Phone: _____ Work Phone: _____ Work e-Mail: _____

Parcel ID _____ (Attach additional sheets if needed).

Name: _____

Address: _____ City: _____ State: _____

Zip: _____ Country: _____ e-Mail: _____

Phone: _____ Work Phone: _____ Work e-Mail: _____

Acknowledgement:

Print: Jon Gordon

Signature: [Signature]

Date: 7-21-16

ACO Number <u>20160362</u>	(Public Official's Section) Tax Status is: _____ RCW 84.40.042 requires that taxes be maintained in a current status until the completion of the segregation.	Planning Approval <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Docs. Attached Official: <u>[Signature]</u> Signature: _____ Date: <u>7/21/16</u>
Notes: <u>LOT LINE ADJUSTMENT</u> <u>AS PER</u> <u>CB-113-16 (A+B)</u>	<input type="checkbox"/> Existing Improvements Located on Map. <input type="checkbox"/> Segregation - Merge <input checked="" type="checkbox"/> BLA - MLA <input type="checkbox"/> TCA <input type="checkbox"/> Survey Map	Date Stamp: <u>7-21-16</u> Recd by: <u>[Signature]</u>

Pending status - Taxes due

CERTIFICATE OF EXEMPTION

Spokane County Department
of Building and Planning
1026 West Broadway Avenue
Spokane WA 99260
(509) 477-3675

APPLICATION NO.:

CE-113-16 "A"

RELATED FILES:

Existing "parent" tax parcel number(s): 55201.9097

☐ Site address or ☐ Frontage road name: SPRAGUE AVENUE

20010 E.

☐ Public Road

☐ Private Road

☐ Private Driveway

(For Private Road)

Auditors Easement Recording #:

Auditors Maint. Agree. Recording #

New Legal Description: Section: 20

Township: 25

Range: 45

SEE BACK

Total existing acreage 1.22 ACRE, 53,339 S.F.

New property acreage 26,779 S.F.

Current Zoning

LDR

Comprehensive Plan

LDR

Name of Applicant WHIPPLE C.E.

Phone (home) 509-893-2617

Mailing Address 2528 N SULLIVAN ROAD

(work)

City SPOKANE VALLEY

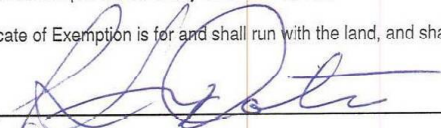
State WA

Zip 99216

I certify that I as owner or authorized agent have examined this document and state that the information contained in it and submitted by me or my agent to compile said document is true and correct, and authorize Spokane County to proceed with processing. In addition, I have read and understand the **NOTICE TO PURCHASER** and other provisions, conditions and/or comments contained herein or on the reverse and agree to comply with same. *I understand that the issuance of this Exemption is not intended to verify that adequate provisions have been made for drainage ways, potable water supplies, roads and/or sanitary wastes. Any subsequent approval(s) based on this Exemption shall not be construed to give authority to violate or cancel the provisions of any state or local law.*

This Certificate of Exemption is for and shall run with the land, and shall be applicable to the applicant, owner, successors or assigns.

Applicant:



Date:

7/15/16

THIS CERTIFICATE SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF PERMITS

THE APPLICANT SHALL FILE A SEGREGATION APPLICATION WITH THE COUNTY ASSESSOR for property created via this Exemption prior to the issuance of a building permit.

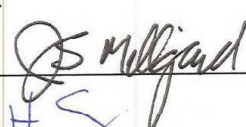
STAFF USE ONLY

This Certificate of Exemption is issued pursuant to Section 102 of the Spokane County Subdivision Ordinance and/or RCW 58.17.

Required information has been reviewed by:

✓ Land division/land use:

Building and Planning staff

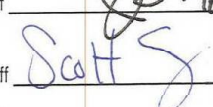


Date

7/14/16

Road:

Engineering and Road staff



Date

7-21-16

Building and Planning staff

(Pre 5/15/1995 Easements)

Date

CE-0113-2016

Application No. CE-113-16 "A"
☒ APPROVED ☐ DENIED

Project Number: _____

NEW LEGAL DESCRIPTION – continued : _____

The West 82.48 feet of the East half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 20, Township 25 North, Range 45 East, W.M., in Spokane County, Washington.

EXCEPT the North 30 feet thereof.

ALSO EXCEPT that portion described as follows; Beginning at the Northeast corner of Lot 5, Block 2 of Mica View Meadows as recorded in Book 33 of Plats, Pages 67 and 68; Thence S00°48'37"E along the East line of said plat a distance of 324.01 feet to the North line of Micaview First Addition; Thence N89°49'39"E along said line a distance of 99.42 feet to the West line of the East 17.52 feet of the West 100 feet of the East Half of said Quarter; Thence N00°18'10"W along said line a distance of 320.71 feet; Thence N88°20'04"W a distance of 102.35 feet to the point of beginning.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

**** NOTICE TO PURCHASER ****

This Certificate of Exemption is intended to indicate *only* that the described property is exempt from State and Local Subdivision laws which regulate the sale, lease or transfer of ownership of property, and is subject to the following notification, conditions and/or findings:

This piece of property may not have appropriate provisions for potable water supplies (drinking water), sanitary wastes (septic tank or sewer), drainage ways, streets or road, alley or other public ways. Spokane County is not responsible for making provisions for the above-stated items.

Certain uses or location of uses on this property or access easements may be restricted or limited by streams, wetlands, shorelines, floodplains or other environmentally sensitive areas or their buffers as regulated by Spokane County.

If this property is served by a private road or driveway, Spokane County is not responsible for improving or maintaining said private road or driveway. Private roads need to meet minimum standards prior to the issuance of any building permits. Construction of private roads may require grading permits and associated plans.

The future use of this property must conform to Spokane County regulations, including but not limited to the Zoning Code, Building Code, Road Standards, Timber Harvest, Critical Areas Ordinance and/or Flood Damage Protection, all as determined at the time of use permit application. If applicable, building addresses are assigned at the time driveway approaches are identified or in conjunction with the issuance of other permits.

Comments/Conditions following also apply: _____

CERTIFICATE OF EXEMPTION

Spokane County Department
of Building and Planning
1026 West Broadway Avenue
Spokane WA 99260
(509) 477-3675

APPLICATION NO.: CE-113-16 "B"

RELATED FILES: _____

Existing "parent" tax parcel number(s): 55201.9098

☐ Site address or ☐ Frontage road name: FIRST AVENUE

☐ Public Road

☐ Private Road ☐ Private Driveway
(For Private Road)

Auditors Easement Recording #: _____

Auditors Maint. Agree. Recording #: _____

New Legal Description: Section: 20 Township: 25 Range: 45

SEE BACK

Total existing acreage 2.17 ACRES

New property acreage 2.92 ACRES

Current Zoning LDR

Comprehensive Plan LDR

Name of Applicant WHIPPLE C.E.

Phone (home) 509-893-2617

Mailing Address 2528 N SULLIVAN ROAD

(work) _____

City SPOKANE VALLEY

State WA

Zip 99216

I certify that I as owner or authorized agent have examined this document and state that the information contained in it and submitted by me or my agent to compile said document is true and correct, and authorize Spokane County to proceed with processing. In addition, I have read and understand the **NOTICE TO PURCHASER** and other provisions, conditions and/or comments contained herein or on the reverse and agree to comply with same. *I understand that the issuance of this Exemption is not intended to verify that adequate provisions have been made for drainage ways, potable water supplies, roads and/or sanitary wastes. Any subsequent approval(s) based on this Exemption shall not be construed to give authority to violate or cancel the provisions of any state or local law.*

This Certificate of Exemption is for and shall run with the land, and shall be applicable to the applicant, owner, successors or assigns.

Applicant: [Signature]

Date: 7/8/16

THIS CERTIFICATE SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF PERMITS

THE APPLICANT SHALL FILE A SEGREGATION APPLICATION WITH THE COUNTY ASSESSOR for property created via this Exemption prior to the issuance of a building permit.

STAFF USE ONLY

This Certificate of Exemption is issued pursuant to Section 101 of the Spokane County Subdivision Ordinance and/or RCW 58.17.

Required information has been reviewed by:

Land division/land use:

Building and Planning staff [Signature]

Date 7/21/16

Road:

Engineering and Road staff [Signature]

Date 7-21-16

Building and Planning staff

(Pre 5/15/1995 Easements)

Date _____

CE-0113-2016

Application No. CE-113-16 "B"

☒ APPROVED ☐ DENIED

Project Number: _____

NEW LEGAL DESCRIPTION – continued : _____

The South 383 feet of the East half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter, EXCEPT the West 100 feet thereof in Section 20, Township 25 North, Range 45 East, W.M.;

TOGETHER WITH The East 17.52 feet of the West 100 feet of the South 383 feet of the East half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter, Section 20, Township 25 North, Range 45 East, W.M.;

ALSO TOGETHER WITH that portion described as follows; Beginning at the Northeast corner of Lot 5, Block 2 of Mica View Meadows as recorded in Book 33 of Plats, Pages 67 and 68; Thence S00°48'37"E along the East line of said plat a distance of 324.01 feet to the North line of Micaview First Addition; Thence N89°49'39"E along said line a distance of 99.42 feet to the West line of the East 17.52 feet of the West 100 feet of the East Half of said Quarter; Thence N00°18'10"W along said line a distance of 320.71 feet; Thence N88°20'04"W a distance of 102.35 feet to the point of beginning.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

****** NOTICE TO PURCHASER ******

This Certificate of Exemption is intended to indicate *only* that the described property is exempt from State and Local Subdivision laws which regulate the sale, lease or transfer of ownership of property, and is subject to the following notification, conditions and/or findings:

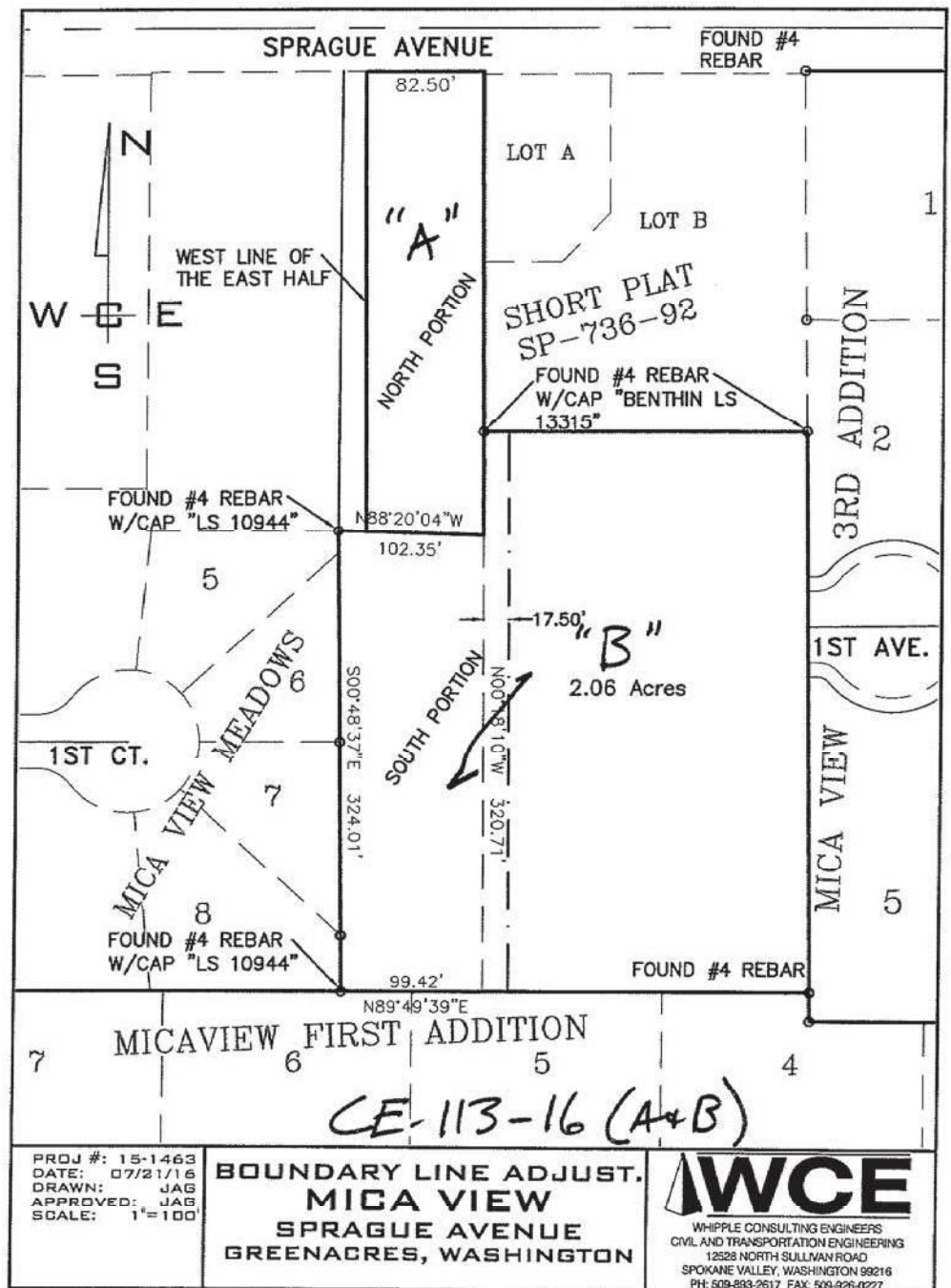
This piece of property may not have appropriate provisions for potable water supplies (drinking water), sanitary wastes (septic tank or sewer), drainage ways, streets or road, alley or other public ways. Spokane County is not responsible for making provisions for the above-stated items.

Certain uses or location of uses on this property or access easements may be restricted or limited by streams, wetlands, shorelines, floodplains or other environmentally sensitive areas or their buffers as regulated by Spokane County.

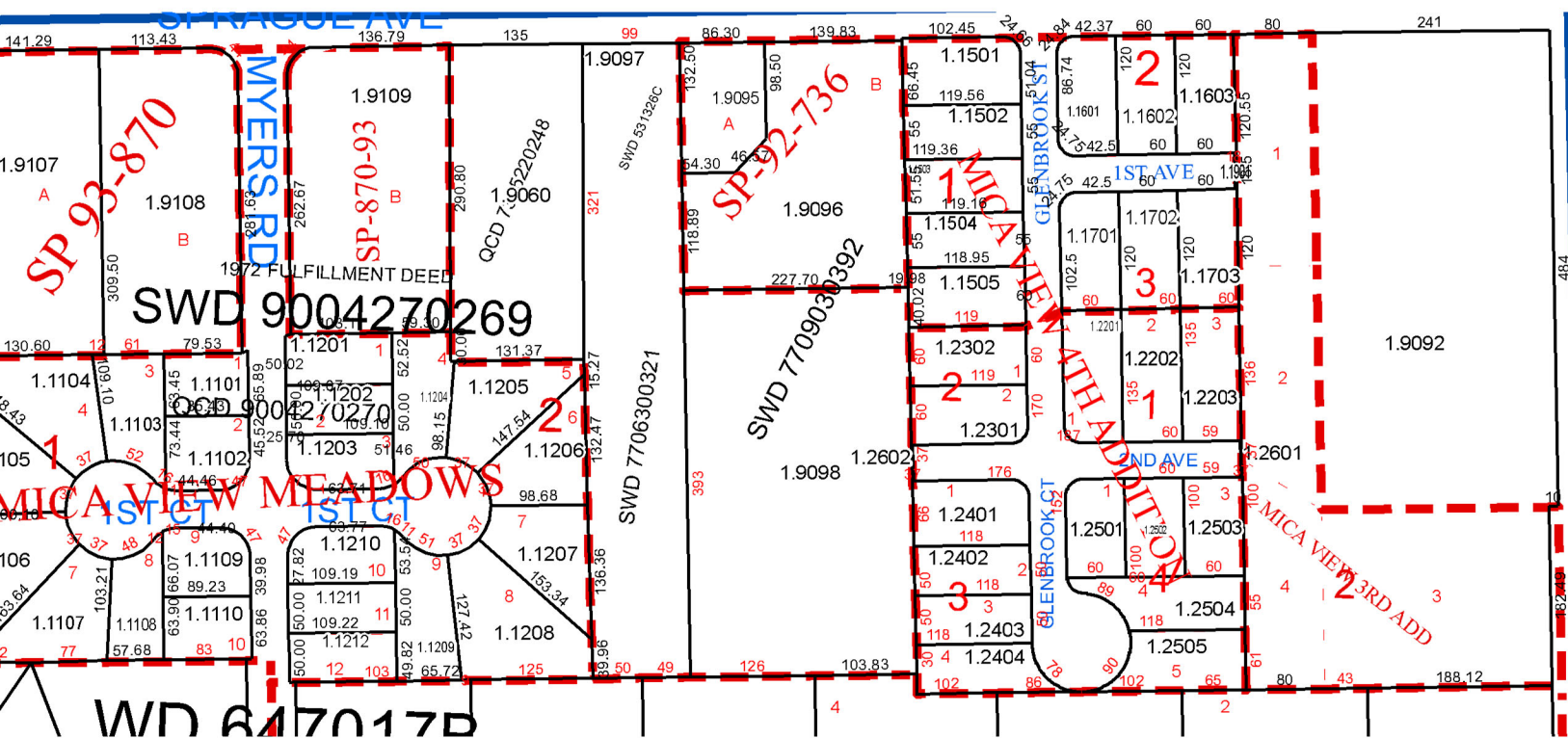
If this property is served by a private road or driveway, Spokane County is not responsible for improving or maintaining said private road or driveway. Private roads need to meet minimum standards prior to the issuance of any building permits. Construction of private roads may require grading permits and associated plans.

The future use of this property must conform to Spokane County regulations, including but not limited to the Zoning Code, Building Code, Road Standards, Timber Harvest, Critical Areas Ordinance and/or Flood Damage Protection, all as determined at the time of use permit application. If applicable, building addresses are assigned at the time driveway approaches are identified or in conjunction with the issuance of other permits.

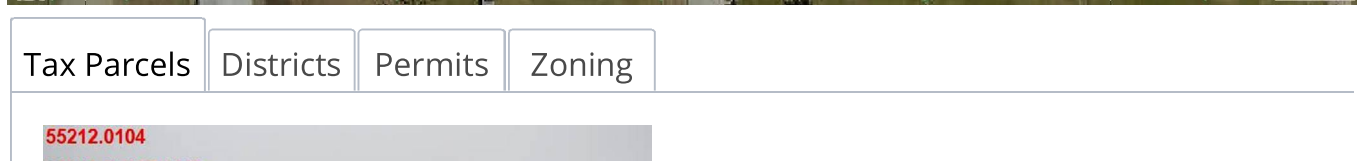
Comments/Conditions following also apply: _____

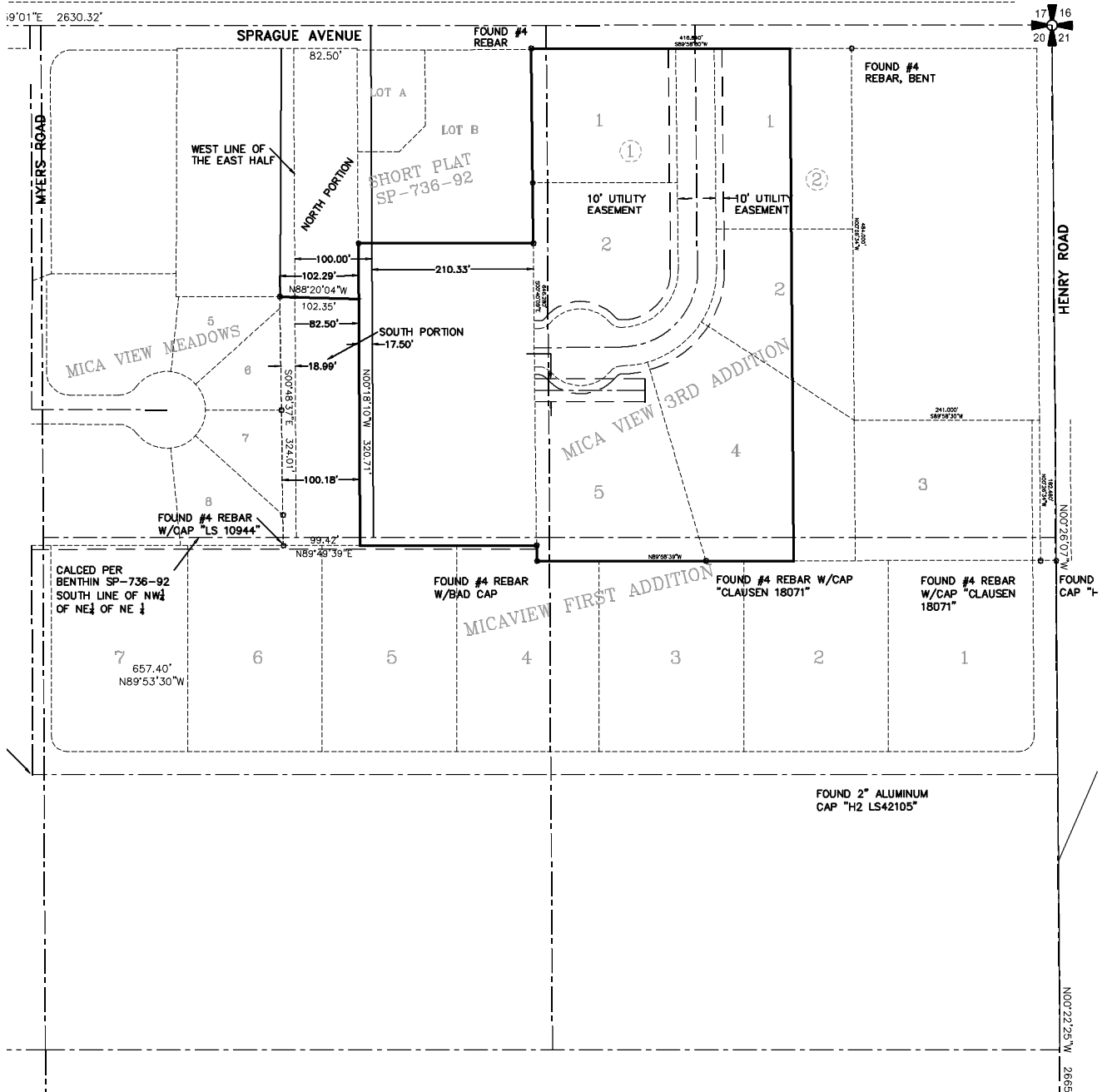






More Info





1"E 2630.32'

SPRAGUE AVENUE

F
R

82.50'

LOT A

LOT B

MYERS ROAD

NORTH PORTION

SHORT PLAT
SP-736-92

N88°20'04"W

102.35'

SOUTH PORTION

MICA VIEW MEADOWS

6

7

8

S00°48'37"E 324.01'

N00°18'10"W 320.71'

99.42'

N89°49'39"E



Property Account Summary

As Of 6/18/2018 Status: Inactive After 12/31/2017

Account No.: 55201.9098 **Alternate Property Number:**
Account Type: Real Property
TCA: 1400
Situs Address: 0 ADDRESS UNKNOWN
GREENACRES WA
Legal: 20-25-45 S383FT OF E1/2 OF NW1/4 OF NE1/4 of NE1/4 EXC W100FT

Parties:

Role	Name & Address
Owner	BIG SKY HOMES & DEVELOPMENT LLC PO BOX 147 SPOKANE VALLEY WA 99216
Taxpayer	BIG SKY HOMES & DEVELOPMENT LLC PO BOX 147 SPOKANE VALLEY WA 99216

Property Values:

Value Name	2018	2017	2016	2015	2014
Taxable Value Regular	\$110,000	\$110,000	\$63,780	\$63,780	\$63,780
Market Total	\$110,000	\$110,000	\$63,780	\$63,780	\$63,780
Assessed Value	\$110,000	\$110,000	\$63,780	\$63,780	\$63,780

Property Characteristics:

Tax Year	Characteristic	Value
2018	Use Code	91 Vacant Land
	Unit of Measure	Acre(s)
	Size	2.17
	Subdivided	PLAT
	SW - Unincorporated	Unincorporated
	Field Book Number	00265A RGE

Exemptions:

(End of Report)

File Edit View Tools Topics Work Areas My Favorites Help



Search Criteria

Property No. 55201.9098

...

Tax Year

As of Date 06/18/2018

☐ Use Start Dates

☐ Use End Dates

Effective

Tax Year Date

Assessment Date

3 Documents

4 Exemptions

5 Value Changes

6 Property Transfer

Se

Search Results

Summary

Parties

Values

Taxes

Events

1 R

	Value Type	2019 Value	2018 Value	2017 Value	2016 Value	2015 Value
	Taxable Value Regular	0	110,000	110,000	63,780	63
	Taxable Value Excess	0	110,000	110,000	63,780	63
	Taxable Value State	0	110,000	110,000	63,780	63
	Taxable Value State 2	0	110,000			
	Market Total	0	110,000	110,000	63,780	63
	Assessed Value	0	110,000	110,000	63,780	63
	Market Land	0	110,000	110,000	63,780	63
	Market Improvement	0	0	0	0	
	New Construction	0	0	0	0	
	Added Improvement	0	0	0	0	
	Excess Rate on Taxab		6.636084912175	6.936124108700	7.109676048278	7.074697476



SPOKANE COUNTY

Property Account Summary

As Of 6/18/2018 Status: Inactive After 12/31/2017

Account No.: 55201.9097 **Alternate Property Number:**
Account Type: Real Property
TCA: 1400
Situs Address: 20010 E SPRAGUE AVE
 GREENACRES WA
Legal: 20-25-45 W101FT OF E1/2 OF NW1/4 OF NE1/4 OF NE1/4 EXC RD

Parties:

Role	Name & Address
Owner	DOTSON, KEN & MAXINE PO BOX 896 GREENACRES WA 99016
Taxpayer	DOTSON, KEN & MAXINE PO BOX 896 GREENACRES WA 99016-0896

Property Values:

Value Name	2018	2017	2016	2015	2014
Taxable Value Regular	\$186,970	\$174,670	\$170,080	\$167,880	\$169,980
Market Total	\$186,970	\$174,670	\$170,080	\$167,880	\$169,980
Assessed Value	\$186,970	\$174,670	\$170,080	\$167,880	\$169,980

Property Characteristics:

Tax Year	Characteristic	Value
2018	Use Code	11 Single Unit
	Unit of Measure	Acre(s)
	Size	1.49
	Subdivided	PLAT
	SW - Unincorporated	Unincorporated
	Field Book Number	00265A RGE

Exemptions:

(End of Report)

File Edit View Tools Topics Work Areas My Favorites Help



Search Criteria

Property No. 55201.9097

...

Tax Year

As of Date 06/18/2018

☐ Use Start Dates

☐ Use End Dates

Effective

Tax Year Date

Assessment Date

3 Documents

4 Exemptions

5 Value Changes

6 Property Transfer

Se

Search Results

Summary

Parties

Values

Taxes

Events

1 R

	Value Type	2019 Value	2018 Value	2017 Value	2016 Value	2015 Value
	Taxable Value Regular	0	186,970	174,670	170,080	167
	Taxable Value Excess	0	186,970	174,670	170,080	167
	Taxable Value State	0	186,970	174,670	170,080	167
	Taxable Value State 2	0	186,970			
	Market Total	0	186,970	174,670	170,080	167
	Assessed Value	0	186,970	174,670	170,080	167
	Market Land	0	58,670	58,670	58,680	58
	Market Improvement	0	128,300	116,000	111,400	109
	New Construction	0	0	0	0	
	Added Improvement	0	0	0	0	
	Excess Rate on Taxab		6.636084912175	6.936124108700	7.109676048278	7.074697476



RETURN ADDRESS

Adam Chambers

Foster Pepper PLLC

618 West Riverside Avenue, Suite 300

Spokane, Washington 99201

(509) 777-1600

Attn: Melody Roberts

Document Title(s)

ORDER OF DEFAULT AND DEFAULT JUDGMENT QUIETING TITLE
TO REAL PROPERTY

Reference Number(s) of Related Documents

6534110 (SWD)

Grantor(s) (Last name, First & Middle Initial)

POE, WILLIAM S.

POE, EDNA

Grantee(s) (Last name, First & Middle Initial)

BIG SKY HOMES & DEVELOPMENT, LLC

Legal Description (Abbreviated form is acceptable) i.e. Section/Township/Range/1/4 Section

PTN NE¼ of 20-25-45-EWM.

Assessor's Tax Parcel ID Number: 55201.9097

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the Accuracy or 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

CN: 201702021673

SN: 7

PC: 4

FILED

AUG 23 2017

Timothy W. Fitzgerald
SPOKANE COUNTY CLERKSUPERIOR COURT OF WASHINGTON
IN AND FOR SPOKANE COUNTYBIG SKY HOMES & DEVELOPMENT,
LLC, a Washington limited liability
company,

Plaintiff,

v.

WILLIAM. S. POE and EDNA POE,

Defendants.

No. 17-2-02167-3

ORDER OF DEFAULT AND
DEFAULT JUDGMENT
QUIETING TITLE TO REAL
PROPERTY

JUDGMENT SUMMARY

1. Judgment Creditor	Big Sky Homes & Development, LLC
2. Attorney for Judgment Creditor	Foster Pepper PLLC and Adam J. Chambers
3. Judgment Debtors	William. S. Poe and Edna Poe; their heirs and assigns; and all other persons or parties unknown claiming any right, title, estate, lien or interest in the real property described in the Complaint to Quiet Title herein and Section 7 below
4. Principal Judgment Amount	Not Applicable
5. Pre and Post Judgment Interest	Not Applicable
6. Attorneys' Fees and Costs	Not Applicable

ORDER OF DEFAULT AND DEFAULT JUDGMENT
QUIETING TITLE TO REAL PROPERTY - 1FOSTER PEPPER PLLC
618 W. RIVERSIDE, SUITE 300
SPOKANE, WASHINGTON 99201-5102
PHONE (509) 777-1600 FAX (509) 777-1616

7. Legal Description of the Property

A portion of Spokane County Tax Parcel No. 55201.9097, more particularly described as an **18-Foot Strip** located along the southwest boundary line and a **10-Foot Strip** located along the southern boundary line of the property legally described as follows:

That portion of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 20, Township 25 North, Range 45 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Lot 5, Block 2, of Mica View Meadows, as recorded in Book 33 of Plats, Page(s) 87 and 68;

Thence South 00°48'37" East along the East line of said plat a distance of 324.01 feet to the North line of Micaview First Addition;

Thence North 89°49'39" East along said line a distance of 99.42 feet to the West line of the East 17.52 feet of the West 100 feet of the East Half of said Quarter;

Thence North 00°18'10" West along said line a distance of 320.71 feet;

Thence North 88°20'04" West a distance of 102.35 feet to the point of beginning;

Situate in the County of Spokane, State of Washington (the "Property").

ORDER AND JUDGMENT

This matter, having come on for hearing before the undersigned Judge of the above-entitled Court on Plaintiff Big Sky Homes & Development, LLC's ("Plaintiff") Motion for Entry of Default and Default Judgment Quieting Title to Real Property, and the Court having determined that the Defendants William. S. Poe and Edna Poe ("Defendants") have been

ORDER OF DEFAULT AND DEFAULT JUDGMENT
QUIETING TITLE TO REAL PROPERTY - 2

FOSTER PEPPER PLLC
618 W. RIVERSIDE, SUITE 300
SPOKANE, WASHINGTON 99201-5102
PHONE (509) 777-1600 FAX (509) 777-1616

1 properly served by publication, and that the time for appearing and or/answering the Complaint
2 to Quiet Title has lapsed and, thus, Defendants are in default of the Complaint to Quiet Title and
3 that a Default Judgment Quieting Title to Real Property should be entered, it appearing from the
4 Affidavit of Publication of Summons on file with this Court that service on Defendants has been
5 properly perfected and it appearing that there exists no reason for delay and that judgment should
6 now be entered; NOW, THEREFORE, IT IS

7
8 ORDERED, ADJUDGED AND DECREED that Defendants are in default of the
9 Complaint to Quiet Title; and it is further

10 ORDERED, ADJUDGED AND DECREED that judgment be and the same is hereby
11 entered in favor of Plaintiff Big Sky Homes & Development, LLC, against Defendants William
12 S. Poe and Edna Poe, their heirs and assigns, and all other persons or parties unknown claiming
13 any right, title, estate, lien or interest in the real property described in the Complaint to Quiet
14 Title herein legally described as:
15

16 A portion of Spokane County Tax Parcel No. 55201.9097, more
17 particularly described as an 18-Foot Strip located along the
18 southwest boundary line and a 10-Foot Strip located along the
19 southern boundary line of the property legally described as
follows:

20 That portion of the Northwest Quarter of the Northeast Quarter of
21 the Northeast Quarter of Section 20, Township 25 North, Range
45 East, W.M., being more particularly described as follows:

22 Beginning at the Northeast corner of Lot 5, Block 2, of Mica
23 View Meadows, as recorded in Book 33 of Plats, Page(s) 87 and
68;

24 Thence South 00°48'37" East along the East line of said plat a
25 distance of 324.01 feet to the North line of Micaview First
26 Addition;

ORDER OF DEFAULT AND DEFAULT JUDGMENT
QUIETING TITLE TO REAL PROPERTY - 3

FOSTER PEPPER PLLC
618 W. RIVERSIDE, SUITE 300
SPOKANE, WASHINGTON 99201-5102
PHONE (509) 777-1600 FAX (509) 777-1616

1 Thence North 89°49'39" East along said line a distance of 99.42
2 feet to the West line of the East 17.52 feet of the West 100 feet of
the East Half of said Quarter;

3 Thence North 00°18'10" West along said line a distance of
4 320.71 feet;

5 Thence North 88°20'04" West a distance of 102.35 feet to the
6 point of beginning;

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

8 hereby quieting title in Plaintiff; and IT IS FURTHER


9 ORDERED, ADJUDGED AND DECREED that the Defendants, and each of them, have
10 no claim or interest in the Property and that the Property is owned by Plaintiff.

11 DONE IN OPEN COURT this 23 day of August, 2017.

12
13 
14 Judge James M. Triplet

15 Presented by:

16 FOSTER PEPPER PLLC

17
18 By: 
19 Todd Reuter, WSBA #20859
20 Adam J. Chambers, WSBA #46631
21 618 W. Riverside Ave., Suite 300
22 Spokane, WA 99201-5102
23 Telephone (509) 777-1600
24 Facsimile (509) 777-1616
25 Email: todd.reuter@fooster.com
26 adam.chambers@fooster.com

ORDER OF DEFAULT AND DEFAULT JUDGMENT
QUIETING TITLE TO REAL PROPERTY - 4

PLEASE TYPE OR PRINT
PLEASE SEE REVERSE

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when
stamped by cashier.

Chapter 82.45 RCW - CHAPTER 458-61 WAC

FOR USE AT COUNTY TREASURER'S OFFICE

(Use Form No. 84-001B for Reporting Transfers of Controlling Interest of Entity Ownership to the Department of Revenue)

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS 1-7 ARE FULLY COMPLETED.

1 SELLER GRANTOR	Name <u>United Companies Lending Corporation</u>	2 BUYER GRANTEE	Name <u>Ken Dotson</u>
	Street <u>C/O Integrated Asset Services 5105 DTC Parkway Ste 310</u>		Street <u>2512 N. Nevada St.</u>
	City/State/Zip <u>Engelwood CO 80111</u>		City/State/Zip <u>Spokane, WA 99207</u>
3 ADDRESS TO SEND ALL PROPERTY TAX RELATED CORRESPONDENCE		ALL TAX PARCEL NUMBERS	
Name <u>grantee above</u>		<u>55201.9097</u>	
Street _____		<u>12/14/99 P. Rapp</u>	
City/State/Zip _____		COUNTY TREASURER PLACE ASSESSED VALUE IF TAX EXEMPT	

4 LEGAL DESCRIPTION OF PROPERTY SITUATED IN ☐ UNINCORPORATED _____ COUNTY, ☐ OR IN CITY OF _____
Street Address (if property is improved): 20010 E. Sprague Avenue, Greenacres, WA 99016
The West 82.48 feet of the East half of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 20, Township 25 North, Range 45 East, W.M. in Spokane County, Washington. EXCEPT the North 30 feet thereof.

5 Is This property currently:	YES	NO
Classified or designated as forest land? Chapter 84.33 RCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exempt from property tax as a nonprofit organization? Chapter 84.36 RCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seller's exempt Reg. No. _____		
Receiving special valuation as historic property? Chapter 84.26 RCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Type: <input type="checkbox"/> land only	<input type="checkbox"/> land with new building	
<input checked="" type="checkbox"/> land with previously used building	<input type="checkbox"/> land with mobile home	
<input type="checkbox"/> timber only	<input type="checkbox"/> building only	
Principal Use: <input type="checkbox"/> Apt. (4 + unit)	<input checked="" type="checkbox"/> residential	
<input type="checkbox"/> timber	<input type="checkbox"/> agricultural	
<input type="checkbox"/> other _____	<input type="checkbox"/> commercial/industrial	

6 Description of tangible personal property if included in sale.
(furniture, appliances, etc.)

If exemption claimed, list WAC number and explanation.
WAC No. (Sec/Sub) _____
Explanation _____

Type of Document Bargain and Sale Deed
Date of Document 10/14/99
Gross Sale Price \$ 103,900.00
Personal Property (deduct) \$ _____
Taxable Sale Price \$ _____
Excise Tax: State \$ _____
Local \$ _____
Delinquent Interest: State \$ _____
Local \$ _____
Delinquent Penalty: State \$ _____
Total Due \$ 1,849.42
A MINIMUM OF \$2.00 IS DUE AS A PROCESSING FEE AND TAX.

8 (1) NOTICE OF CONTINUANCE (RCW 84.33 OR RCW 84.34)
If the new owner(s) of land that is classified or designated as current use or forest land wish to continue the classification or designation of such land, the new owner(s) must sign below. If the new owner(s) do not desire to continue such classification or designation, all compensating or additional tax calculated pursuant to RCW 84.33.120 and 140 or RCW 84.34.108 shall be due and payable by the seller or transferor at the time of sale. The county assessor must determine if the land transferred qualifies to continue classification or designation and must so indicate below. Signatures do not necessarily mean the land will remain in classification or designation. If it no longer qualifies, it will be removed and the compensating taxes will be applied. All new owners must sign.
This land ☐ does ☐ does not qualify for continuance.
Date _____
DEPUTY ASSESSOR _____

(2) NOTICE OF COMPLIANCE (Chapter 84.26 RCW)
If the new owner(s) of property will special valuation as historic property wish to continue this special valuation, the new owner(s) must sign below. If the new owner(s) do not desire to continue such special valuation, all additional tax calculated pursuant to Chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE _____

7 AFFIDAVIT
I Certify Under Penalty Of Perjury Under The Laws Of The State Of Washington That The Foregoing Is True And Correct. (See last page of this form).
Signature of Grantor/Agent Pamela Wise
Name (print) Pamela Wise
Date & Place of Signing: 10/22/99, Spokane, WA
Signature of Grantee/Agent Anna M. Rapp
Name (print) Anna M. Rapp
Date & Place of Signing: 10/22/99, Spokane, WA

Perjury: Perjury is a class C felony which is punishable by imprisonment in a state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (6-05-98) (PD 6-24-98)

FOR TREASURER'S USE ONLY

COUNTY TREASURER

FIRST AMERICAN TITLE COMPANY
8603 NORTH DIVISION, SUITE A, SPOKANE, WA 99208

140917-KS

10/22/1999 MCD

\$1,849.42 990016296

AFTER RECORDING MAIL TO:



4424391
Page: 1 of 1
10/26/1999 08:42A
Spokane Co, WA

Ken Dotson and Maxine Dotson

Address 8603 NORTH DIVISION, SUITE A, SPOKANE, WA 99208

Filed for Record at Request of
FIRST AMERICAN TITLE COMPANY/Washington
Escrow Number: **00012300**



140917-KS

BARGAIN AND SALE DEED

Grantor(s): **United Companies Lending Corporation**

Grantee(s): **Ken Dotson and Maxine Dotson**

Abbreviated Legal: **SECTION 20 TOWNSHIP 25 RANGE 45 PTN NE QUARTER NW QUARTER**

Additional Legal(s) on page: **1**

Assessor's Tax Parcel Number(s): **55201.9097**

THE GRANTOR United Companies Lending Corporation for and in consideration of Ten Dollars and other valuable consideration, in hand paid, bargains, sells, and conveys to **Ken Dotson and Maxine Dotson, husband and wife** the following described real estate, situated in the County of **SPOKANE**, State of Washington:**and as partial completion of a IRC 1031 Tax Deferred Exchange

The West 82.48 feet of the East half of the Northwest quarter of the Northeast quarter of the Northeast quarter of SECTION 20, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., in Spokane County, Washington.

EXCEPT the North 30 feet thereof.

Assessor's Property Tax Parcel/Account Number(s): **55201.9097**

The Grantor for **themselves** and for **their** successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, **they** will forever warrant and defend the said described real estate, *but not otherwise. KLB*

Dated this *4th* day of **October, 1999**.

United Companies Lending Corporation

United Companies Lending Corporation

By: Integrated Asset Services, Inc.

By: As Attorney in Fact

By: *Kathryn L. Berthiaume, i/p*

Kathryn L. Berthiaume, V.P.

STATE OF *Colorado*
COUNTY OF *Spokane* } ss

I certify that I know or have satisfactory evidence that *Kathryn L. Berthiaume* *is/are* the person(s) who appeared before me, and said person(s) acknowledged that *he/she/they* signed this instrument, on oath stated that *he/she/they* authorized to execute the instrument and acknowledged it as the *V.P.* of **United Companies Lending Corporation** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: *14* October *14* 1999



Notary Public in and for the State of *Colorado*
Residing at *5105 NTC Pkwy, Ste 310*
My appointment expires: *4-01-2002 Englewood, Co*
LPB-15(c) 11/96

10/22/1999 MCD

\$1,849.42 930016296

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR	Name	William E. Hughes and Georgia P. Hughes, husband and wife	2 BUYER GRANTEE	Name	Pakiba, L.L.C., a Washington limited liability company
	Mailing Address	20005 E Micaview		Mailing Address	PO Box 147
	City/State/Zip	Greenacres, WA 99016		City/State/Zip	Spokane Valley, WA 99216
	Phone No. (including area code)			Phone No. (including area code)	
3		Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____			
		List all real and personal property tax parcel account numbers - check box if personal property 55201.9098 <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>			
		List assessed value(s) 63,780.00			

4 Street address of property: XXXX Greenacres, Greenacres, WA 99016

This property is located in ☒ unincorporated Spokane County OR within ☒ city of Unincorp

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Per Exhibit A attached hereto.

Abbreviated legal: Ptn NE 1/4, NE 1/4, 20-25-45E recorded in Spokane County Washington.

Subject to: Property taxes for 2016 and thereafter; Future liens and assessments of Consolidated Irrigation District No 19; Future assessments of Spokane County Aquifer Protection District; Easement in favor of Spokane Valley Farms Company recorded March 29, 1924 under Auditors

5	Select Land Use Code(s): <u>91</u> enter any additional codes: _____ (See back of last page for instructions)	7	List all personal property (tangible and intangible) included in selling price.
	Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
	6 Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.		
	(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE _____ PRINT NAME		
Type of Document <u>Statutory Warranty Deed</u> Date of Document <u>October 14, 2015</u> Gross Selling Price \$ <u>120,000.00</u> *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ <u>120,000.00</u> Excise Tax : State \$ <u>1,536.00</u> Local \$ <u>600.00</u> *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ Subtotal \$ <u>2,136.00</u> *State Technology Fee \$ <u>5.00</u> *Affidavit Processing Fee \$ _____ Total Due \$ <u>2,141.00</u> A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS			

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>William E. Hughes</u>	Signature of Grantee or Grantee's Agent <u>Trevin Pakiba</u>
Name (print) <u>William E. Hughes</u>	Name (print) <u>Trevin Pakiba</u>
Date & city of signing: <u>10-15-15 Spokane</u>	Date & city of signing: <u>10-14-15 Spokane</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (9/2/11) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

10/16/2015 201514558
SAP \$2,141.00

STW012714 0419

EXHIBIT "A"

Parcel 1:

The South 383 feet of the East half of the Northwest quarter of the Northeast quarter of the Northeast quarter, EXCEPT the West 100 feet thereof in Section 20, Township 25 North, Range 45 East, W.M.;

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

Parcel 2:

The East 17.52 feet of the West 100 feet of the South 383 feet of the East half of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 20, Township 25 North, Range 45 East, W.M.;

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



When recorded return to:

Pakiba, L.L.C.
PO Box 147
Spokane Valley, WA 99216

STATUTORY WARRANTY DEED

STW0271-10419

Escrow No.: 15160

Title Order No.: 01271-10419

THE GRANTOR(S)

William E. Hughes and Georgia P. Hughes, husband and wife

for and in consideration of ten dollars and other valuable consideration in hand paid, conveys, and warrants to

Pakiba, L.L.C., a Washington limited liability company

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

Per Exhibit A attached hereto.

Abbreviated legal: Ptn NE 1/4, NE 1/4, 20-25-45E recorded in Spokane County Washington.

Subject to: Property taxes for 2016 and thereafter; Future liens and assessments of Consolidated Irrigation District No 19; Future assessments of Spokane County Aquifer Protection District; Easement in favor of Spokane Valley Farms Company recorded March 29, 1924 under Auditor's No. 749240; Easement in favor of The Washington Water Power Company recorded May 25, 1950 under Auditor's No. 956885A; Agreement for Right of Way recorded February 14, 1961 under Auditor's No. 764259B; Easement for Ingress, egress, road and utility purposes recorded May 8, 1995 under Auditor's No. 9505080167.

Tax Parcel Number(s): 55201.9098

Dated: 10/15/15

William E. Hughes
William E. Hughes

Georgia P. Hughes
Georgia P. Hughes

State of Washington

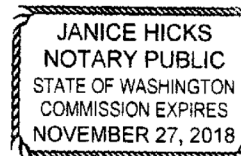
ss

County of Spokane

I certify that I know or have satisfactory evidence that William E. Hughes and Georgia P. Hughes is the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 15, 2015

Janice Hicks
Janice Hicks
Notary Public in and for the State of Washington
Residing at Reardan
My appointment expires 11/27/18



10/16/2015 201514558
SAP \$2,141.00

EXHIBIT "A"

Parcel 1:

The South 383 feet of the East half of the Northwest quarter of the Northeast quarter of the Northeast quarter, EXCEPT the West 100 feet thereof in Section 20, Township 25 North, Range 45 East, W.M.;

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

Parcel 2:

The East 17.52 feet of the West 100 feet of the South 383 feet of the East half of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 20, Township 25 North, Range 45 East, W.M.;

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

Unofficial Document



CHILD

Property Account Summary

As Of 6/18/2018 Status: Active

Account No.: 55201.9099

Alternate Property Number:

Account Type: Real Property

TCA:

Situs Address: 0 ADDRESS UNKNOWN
SPOKANE WA

Legal: 45-25-20 PTN NE1/4 DAF: W 18.52FT E1/2 NW1/4 NE1/4 NE1/4 EXC RD & EXC S 324.01FT

Parties:

Role	Name & Address
Owner	UNITED COMPANIES LENDING CORP 5105 DTC PKWY ENGLEWOOD CO 80111
Taxpayer	UNITED COMPANIES LENDING CORP 5105 DTC PKWY ENGLEWOOD CO 80111

Property Values:

Value Name	2018	2017	2016	2015	2014
Taxable Value Regular					
Market Total					
Assessed Value					

Property Characteristics:

Exemptions:

(End of Report)

File Edit View Tools Topics Work Areas My Favorites Help



Search Criteria

Property No. 55201.9099

...

Tax Year

As of Date 06/18/2018

☐ Use Start Dates

☐ Use End Dates

Effective

Tax Year Date

Assessment Date

3 Documents

4 Exemptions

5 Value Changes

6 Property Transfer

Se

Search Results

Summary

Parties

Values

Taxes

Events

1 R

Value Type	2019 Value
Taxable Value Regular	5,700
Taxable Value Excess	5,700
Taxable Value State	5,700
Taxable Value State 2	5,700
Market Total	5,700
Assessed Value	5,700
Market Land	5,700
Market Improvement	0
New Construction	0
Added Improvement	0
TCA	1400

Property Account Summary

As Of 6/18/2018 Status: Active

Account No.: 55201.9100

Alternate Property Number:

Account Type: Real Property

TCA:

Situs Address: 20010 E SPRAGUE AVE
SPOKANE WA

Legal: 45-25-20 PTN NE1/4 DAF: W 82.48 FT E1/2 NW1/4 NE1/4 NE1/4 EXC: PTN DAF: BEG NE COR LT 5 BLK 2 MICA VIEW MEADOWS, TH S00°48'37E AGL E LN SD PLAT 324.01FT N LN MICA VIEW 1ST , TH N89°49'39E ALG SD LN 99.42FT W LN E 17.52FT W 100FT E1/2 SD QUARTER, TH N00°18'10W ALG SD LN 320.71FT, TH N88°20'04W 102.35 POB.

Parties:

Role	Name & Address
Owner	DOTSON, KEN & MAXINE PO BOX 896 GREENACRES WA 99016
Taxpayer	DOTSON, KEN & MAXINE PO BOX 896 GREENACRES WA 99016

Property Values:

Value Name	2018	2017	2016	2015	2014
Taxable Value Regular					
Market Total					
Assessed Value					

Property Characteristics:

Exemptions:

(End of Report)

File Edit View Tools Topics Work Areas My Favorites Help



Search Criteria

Property No. 55201.9100

...

Tax Year

As of Date 06/18/2018

☒ Use Start Dates

☐ Use End Dates

Effective

Tax Year Date

Assessment Date

3 Documents

4 Exemptions

5 Value Changes

6 Property Transfer

Se

Search Results

Summary

Parties

Values

Taxes

Events

1 R

Value Type	2019 Value
Taxable Value Regular	156,270
Taxable Value Excess	156,270
Taxable Value State	156,270
Taxable Value State 2	156,270
Market Total	156,270
Assessed Value	156,270
Market Land	27,970
Market Improvement	128,300
New Construction	0
Added Improvement	0
TCA	1400

Property Account Summary

As Of 6/18/2018 Status: Active

Account No.: 55201.9101

Alternate Property Number:

Account Type: Real Property

TCA:

Situs Address: UNKNOWN FIRST AVE
SPOKANE WA

Legal: 45-25-20 PTN NE1/4 DAF: S 383FT E1/2 NW1/4 NE1/4 EXC W 100FT, TOG/W W17.52FT W 100FT S 383FT E1/2 NW1/4 NE1/4 ALSO TOG/W BEG NE COR LT 5 BLK 2 MICA VIEW MEADOWS, TH S00°48'37E ALG E LN SD PLAT 324.01FT N LN MICAVIEW 1ST, TH N89°49'39E ALG SD LN 99.42FT TO THE W LN OF E 17.52FT W 100FT E1/2 SD QUARTER, TH N00°18'10W ALG SD LN 320.71FT, TH N88°20'04W 102.35FT POB.

Parties:

Role	Name & Address
Owner	BIG SKY HOMES & DEVELOPMENT LLC PO BOX 147 SPOKANE VALLEY WA 99016
Taxpayer	BIG SKY HOMES & DEVELOPMENT LLC PO BOX 147 SPOKANE VALLEY WA 99016

Property Values:

Value Name	2018	2017	2016	2015	2014
Taxable Value Regular					
Market Total					
Assessed Value					

Property Characteristics:

Exemptions:

(End of Report)

File Edit View Tools Topics Work Areas My Favorites Help



Search Criteria

Property No. 55201.9101

...

Tax Year

As of Date 06/18/2018

☒ Use Start Dates

☐ Use End Dates

Effective

Tax Year Date

Assessment Date

3 Documents

4 Exemptions

5 Value Changes

6 Property Transfer

Se

Search Results

Summary

Parties

Values

Taxes

Events

1 R

Value Type	2019 Value
Taxable Value Regular	135,000
Taxable Value Excess	135,000
Taxable Value State	135,000
Taxable Value State 2	135,000
Market Total	135,000
Assessed Value	135,000
Market Land	135,000
Market Improvement	0
New Construction	0
Added Improvement	0
TCA	1400

Whitcomb, Nicole

From: Whitcomb, Nicole
Sent: Tuesday, April 17, 2018 10:39 AM
To: 'Jon Gordon'
Subject: RE: Big Sky from Dotson, Deed 1463
Attachments: 20180233 report.pdf

Jon,
Good morning.
I have logged this into our segregation program and 20180233 is the new segregation number.
It still appears that deeds need to be done as well. Just FYI.
If you have any questions, please let me know.
Thank you.

Nicole Whitcomb
Segregation & Mapping Technician 2
Spokane County Assessor's Office
nwhitcomb@spokanecounty.org
509-477-5933

From: Jon Gordon [mailto:jgordon@whipplece.com]
Sent: Monday, April 16, 2018 7:14 AM
To: Whitcomb, Nicole <NWhitcomb@spokanecounty.org>
Cc: Save <save@whipplece.com>
Subject: FW: Big Sky from Dotson, Deed 1463

Nicole
the taxes are all paid so you can finish the BLA process for parcels **55201.9097, 55201.9098**

Jon A. Gordon P.L.S.

Survey Manager

Phone: 509.893.2617 | Fax: 509.926.0227



WCE provides Land Development services
in the following areas: Land Surveying, Civil,
Structural and Traffic Engineering, Land
Planning and Landscape Architecture.

21 South Pines Road • Spokane Valley, WA 99205
WhippleCE.com



From: Janice Hicks [<mailto:jhicks@vistatitle.com>]
Sent: Friday, April 13, 2018 1:21 PM
To: Travis Paske <bigskyhomes@gmail.com>
Cc: Hagen <peter@spokanerealestateteam.com>; Jon Gordon <jgordon@whipplece.com>; Balch <bbalch@laymanlawfirm.com>
Subject: RE: Big Sky from Dotson, Deed 1463

The Dotson taxes are paid in full.

WARNING - FRAUDULENT FUNDING INSTRUCTIONS

Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

Janice Hicks, LPO
VP | Escrow Manager



Vista Title and Escrow
O. 509.328.7171 | D. 509.321.3924
908 North Howard Street #200, Spokane, WA 99201
jhicks@vistatitle.com | vistatitle.com | [Facebook](https://www.facebook.com/vistatitle)

From: Travis Paske [<mailto:bigskyhomes@gmail.com>]
Sent: Thursday, March 29, 2018 2:56 PM
To: Janice Hicks <jhicks@vistatitle.com>
Cc: Hagen <peter@spokanerealestateteam.com>; jgordon@whipplece.com; Balch <bbalch@laymanlawfirm.com>
Subject: Re: Big Sky from Dotson, Deed 1463

Ok.. so I just paid the \$418.72..

Peter.. can you help follow up with Dotson to pay their portion in full.?

Todd.. any reason I should wait on construction until this BLA is complete.?

Please advise.. T

Sent from my iPhone

On Mar 28, 2018, at 7:54 AM, Janice Hicks <jhicks@vistatitle.com> wrote:

The total acreage is 1.49, Big Sky purchase .75 acre. The assessed value for the land is \$58,670, 50.33% of that is \$28,528.60. Mil rate is 14.18 per \$1,000 = \$418.72 for land portion.

The total property tax bill is \$2,881.71, which includes Aquifer, water, Soil Conservation, Stormwater and weed control. Do any of those fees need to be pro-rated as well?

I attached the Tax info, please feel free to check the math.

Peter, are you calling the Dotson's or do you want me to?

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Janice Hicks, LPO

VP | Escrow Manager

<image002.jpg>

Vista Title and Escrow

O. 509.328.7171 | D. 509.321.3924

908 North Howard Street #200, Spokane, WA 99201

jhicks@vistatitle.com | vistatitle.com | [Facebook](https://www.facebook.com/vistatitle)

From: Travis Paske [<mailto:bigskyhomes@gmail.com>]

Sent: Wednesday, March 28, 2018 7:20 AM

To: Janice Hicks <jhicks@vistatitle.com>; Hagen <peter@spokanerealestateteam.com>; jgordon@whipplece.com

Subject: Fwd: Big Sky from Dotson, Deed 1463

Janice.. below is the portion you were looking ..

We can't get this BLA until we know the amounts and someone contacts Dotson to pay their portion..

Please advise.. T

Sent from my iPhone

Begin forwarded message:

From: Jon Gordon <jgordon@whipplece.com>

Date: March 28, 2018 at 7:18:16 AM PDT

To: Travis Paske <bigskyhomes@gmail.com>

Subject: FW: Big Sky from Dotson, Deed 1463

Janice

the portion of Travis's piece is

0.75 Acres

Jon A. Gordon P.L.S.

Survey Manager

Phone: 509.893.2617 | Fax: 509.926.0227

<image001.jpg>

<image010.gif> <image011.gif> <image003.png>

From: Janice Hicks [<mailto:jhicks@vistatitle.com>]
Sent: Thursday, March 22, 2018 1:47 PM
To: Jon Gordon <jgordon@whipplece.com>
Cc: Save <save@whipplece.com>; Todd Whipple <toddw@whipplece.com>
Subject: RE: Big Sky from Dotson, Deed 1463

If they haven't finalized the seg, the tax bill wouldn't be separated yet. Was the original parcel 1.49 acre?

WARNING - FRAUDULENT FUNDING INSTRUCTIONS

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Janice Hicks, LPO
VP | Escrow Manager

<image002.jpg>

Vista Title and Escrow
O. 509.328.7171 | D. 509.321.3924
908 North Howard Street #200, Spokane, WA 99201
jhicks@vistatitle.com | vistatitle.com | [Facebook](https://www.facebook.com/vistatitle)

From: Jon Gordon [<mailto:jgordon@whipplece.com>]
Sent: Thursday, March 22, 2018 1:40 PM
To: Janice Hicks <jhicks@vistatitle.com>
Cc: Save <save@whipplece.com>; Todd Whipple <toddw@whipplece.com>
Subject: RE: Big Sky from Dotson, Deed 1463

Janice
it was but I believe you only pay the taxes on what you own before the BLA.

Jon A. Gordon P.L.S.

Survey Manager

Phone: 509.893.2617 | Fax: 509.926.0227

<image014.jpg>

<image010.gif> <image011.gif> <image015.png>

From: Janice Hicks [<mailto:jhicks@vistatitle.com>]
Sent: Thursday, March 22, 2018 11:48 AM
To: Jon Gordon <jgordon@whipplece.com>
Subject: RE: Big Sky from Dotson, Deed 1463

Ok, I thought what we deeded to Big Sky was a portion of this tax parcel?

WARNING - FRAUDULENT FUNDING INSTRUCTIONS

Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

Janice Hicks, LPO

VP | Escrow Manager

<image002.jpg>

Vista Title and Escrow

O. 509.328.7171 | D. 509.321.3924

908 North Howard Street #200, Spokane, WA 99201

jhicks@vistatitle.com | vistatitle.com | [Facebook](#)

From: Jon Gordon [<mailto:jgordon@whipplece.com>]

Sent: Thursday, March 22, 2018 11:43 AM

To: Janice Hicks <jhicks@vistatitle.com>

Subject: RE: Big Sky from Dotson, Deed 1463

Janice

the Assessor said that only the Dotson's parcel needs to be paid for the year.

Travis said that he had his share paid.

Jon A. Gordon P.L.S.

Survey Manager

Phone: 509.893.2617 | Fax: 509.926.0227

<image014.jpg>

<image010.gif> <image011.gif> <image015.png>

From: Janice Hicks [<mailto:jhicks@vistatitle.com>]

Sent: Thursday, March 22, 2018 11:01 AM

To: Travis Paske <bigskyhomes@gmail.com>; Jon Gordon <jgordon@whipplece.com>;

Balch <bbalch@laymanlawfirm.com>

Cc: Save <save@whipplece.com>; Todd Whipple <toddw@whipplece.com>; Hagen

<peter@spokanerealestateteam.com>

Subject: RE: Big Sky from Dotson, Deed 1463

The total land for that parcel is 1.49 acres and assessed on \$58,670. What percent of the land was deeded to Big Sky? We'll need to pro-rate that portion of the tax bill.

WARNING - FRAUDULENT FUNDING INSTRUCTIONS

Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

Janice Hicks, LPO

VP | Escrow Manager

<image002.jpg>

Vista Title and Escrow
O. 509.328.7171 | D. 509.321.3924
908 North Howard Street #200, Spokane, WA 99201
jhicks@vistatitle.com | vistatitle.com | [Facebook](#)

From: Travis Paske [<mailto:bigskyhomes@gmail.com>]
Sent: Thursday, March 22, 2018 10:41 AM
To: Jon Gordon <jgordon@whipplece.com>; Balch <bbalch@laymanlawfirm.com>;
Janice Hicks <jhicks@vistatitle.com>
Cc: Save <save@whipplece.com>; Todd Whipple <toddw@whipplece.com>; Hagen
<peter@spokanerealestateteam.com>
Subject: Re: Big Sky from Dotson, Deed 1463

Peter..

Would you please reach out to Dotson's for us.?.

Believe it or not.. the BLA is still not complete ..

We ask that they pay property taxes for the whole year of 2018 so we can complete this..

Thanks Peter..). T

Sent from my iPhone

On Mar 22, 2018, at 10:35 AM, Jon Gordon <jgordon@whipplece.com> wrote:

Travis
I was just informed that the Dotson's need to pay for the whole year.
let me know when you get them to pay.
thanks

Jon A. Gordon P.L.S.

Survey Manager

Phone: 509.893.2617 | Fax: 509.926.0227

<image001.jpg>

<image010.gif> <image011.gif> <image002.png>

From: Whitcomb, Nicole [<mailto:NWhitcomb@spokanecounty.org>]
Sent: Thursday, March 22, 2018 10:21 AM
To: Jon Gordon <jgordon@whipplece.com>
Subject: RE: Big Sky from Dotson, Deed 1463

*Jon,
For the whole year.*

We work the seg so the parcels are active for the future year.

Thanks.

Nicole

From: Jon Gordon [<mailto:jgordon@whipplece.com>]

Sent: Thursday, March 22, 2018 10:14 AM

To: Whitcomb, Nicole <NWhitcomb@spokanecounty.org>

Subject: RE: Big Sky from Dotson, Deed 1463

Nicole

are the taxes to be paid through the first half of the year?

Jon A. Gordon P.L.S.

Survey Manager

Phone: 509.893.2617 | Fax: 509.926.0227

<image014.jpg>

<image010.gif> <image011.gif> <image013.png>

From: Whitcomb, Nicole [<mailto:NWhitcomb@spokanecounty.org>]

Sent: Thursday, March 22, 2018 10:13 AM

To: Jon Gordon <jgordon@whipplece.com>

Subject: RE: Big Sky from Dotson, Deed 1463

Jon,

Good morning.

Sorry it's taken me a bit to get back to you.

My supervisor has been out all week and we have been bit crazy busy.

It appears that taxes were still owing on 55201.9097.

I did not look at all of the documents in detail, but they appear to be in order and we would be able to move forward completing the boundary line adjustment.

I hope this helps you.

Let me know if there is anything else I can do.

Thank you.

Nicole Whitcomb

GIS Technician 2

Spokane County Assessor's Office

nwhitcomb@spokanecounty.org

509-477-5933

From: Jon Gordon [<mailto:jgordon@whipplece.com>]
Sent: Wednesday, March 21, 2018 12:37 PM
To: Whitcomb, Nicole <NWhitcomb@spokanecounty.org>
Cc: Save <save@whipplece.com>
Subject: FW: Big Sky from Dotson, Deed 1463

NICOLE
the owner said the taxes are paid now.
are we good for the completion of the BLA?

Jon A. Gordon P.L.S.

Survey Manager

Phone: 509.893.2617 | Fax: 509.926.0227

<image014.jpg>

<image010.gif> <image011.gif> <image015.png>

From: Jon Gordon
Sent: Monday, March 19, 2018 1:05 PM
To: 'Whitcomb, Nicole' <NWhitcomb@spokanecounty.org>
Cc: Save <save@whipplece.com>; Todd Whipple
<toddw@whipplece.com>
Subject: RE: Big Sky from Dotson, Deed 1463

Nicole
enclosed are all the documents for the C of E.
so when do they have to pay taxes through?
and is it only 55201.9098?
thanks Nicole

Jon A. Gordon P.L.S.

Survey Manager

Phone: 509.893.2617 | Fax: 509.926.0227

<image016.jpg>

<image010.gif> <image011.gif> <image015.png>

From: Whitcomb, Nicole [<mailto:NWhitcomb@spokanecounty.org>]
Sent: Monday, March 19, 2018 12:52 PM
To: Jon Gordon <jgordon@whipplece.com>
Subject: RE: Big Sky from Dotson, Deed 1463

*Jon,
The deed seems to be good.
Is this been approved by the Planning
Department? Were there certificates of exemption
issued? I can't find anything.
There are taxes still due on both parcels. 55201.9098
has taxes going back to 2017 tax year.
I hope this helps, if not feel free to contact me at any
time.
Thank you.*

Nicole Whitcomb
Segregation & Mapping Technician 2
Spokane County Assessor's Office
nwhitcomb@spokanecounty.org
509-477-5933

From: Jon Gordon [<mailto:jgordon@whipplece.com>]
Sent: Monday, March 19, 2018 11:45 AM
To: Whitcomb, Nicole <NWhitcomb@spokanecounty.org>
Cc: Save <save@whipplece.com>; Todd Whipple
<toddw@whipplece.com>
Subject: FW: Big Sky from Dotson, Deed 1463

Nicole
we had talked a few weeks ago about a BLA from parcel 55201.9098 to 55201.9097.
you told me that if you got a recorded transfer deed and the taxes were brought up to date that you could finish the process.
enclosed is the transfer deed that was recorded in 2016. will this be enough?
seems a moot point to pay the taxes now.
let me know what you think.

Jon A. Gordon P.L.S.
Survey Manager
Phone: 509.893.2617 | Fax: 509.926.0227
<image014.jpg>
<image010.gif> <image011.gif> <image015.png>

From: Janice Hicks [<mailto:jhicks@vistatitle.com>]
Sent: Monday, March 19, 2018 11:11 AM
To: Jon Gordon <jgordon@whipplece.com>
Subject: Big Sky Dotson

Here's the recorded deed.

WARNING - FRAUDULENT FUNDING INSTRUCTIONS
Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

Janice Hicks, LPO
VP | Escrow Manager

<image017.jpg>

Vista Title and Escrow

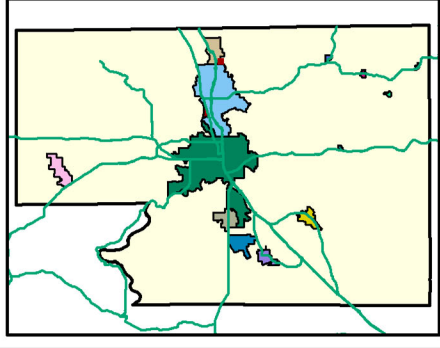
O. 509.328.7171 | D. 509.321.3924

908 North Howard Street #200, Spokane, WA 99201

jhicks@vistatitle.com | vistatitle.com | [Facebook](#)

<20180328075050275.pdf>

Ortho Map for
ACO# 20180233



Seg Arcs (Ortho)



Surrounding Parcels



Roads



Feet



0 50 100 150



Map Created: 15 June 2018
Spokane County Assessor's Office

Sprague Av

Glenbrook St

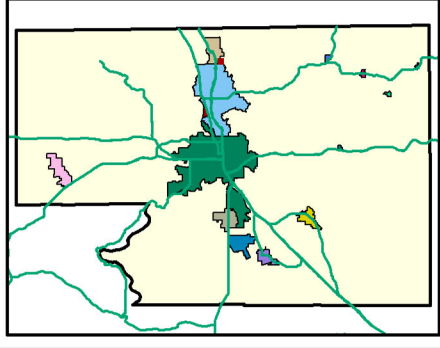
1st Av

1.9097

1.9098

1st Ct

Before Map for
ACO# 20180233



Segregation Arcs



Surrounding Parcels



Roads



Feet



0 40 80 120



Map Created: 15 June 2018
Spokane County Assessor's Office

Glenbrook-St

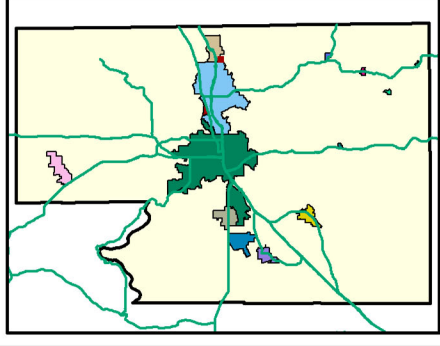
1st Av

1.9098

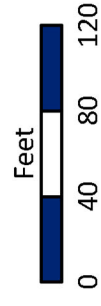
1.9097

1st Ct

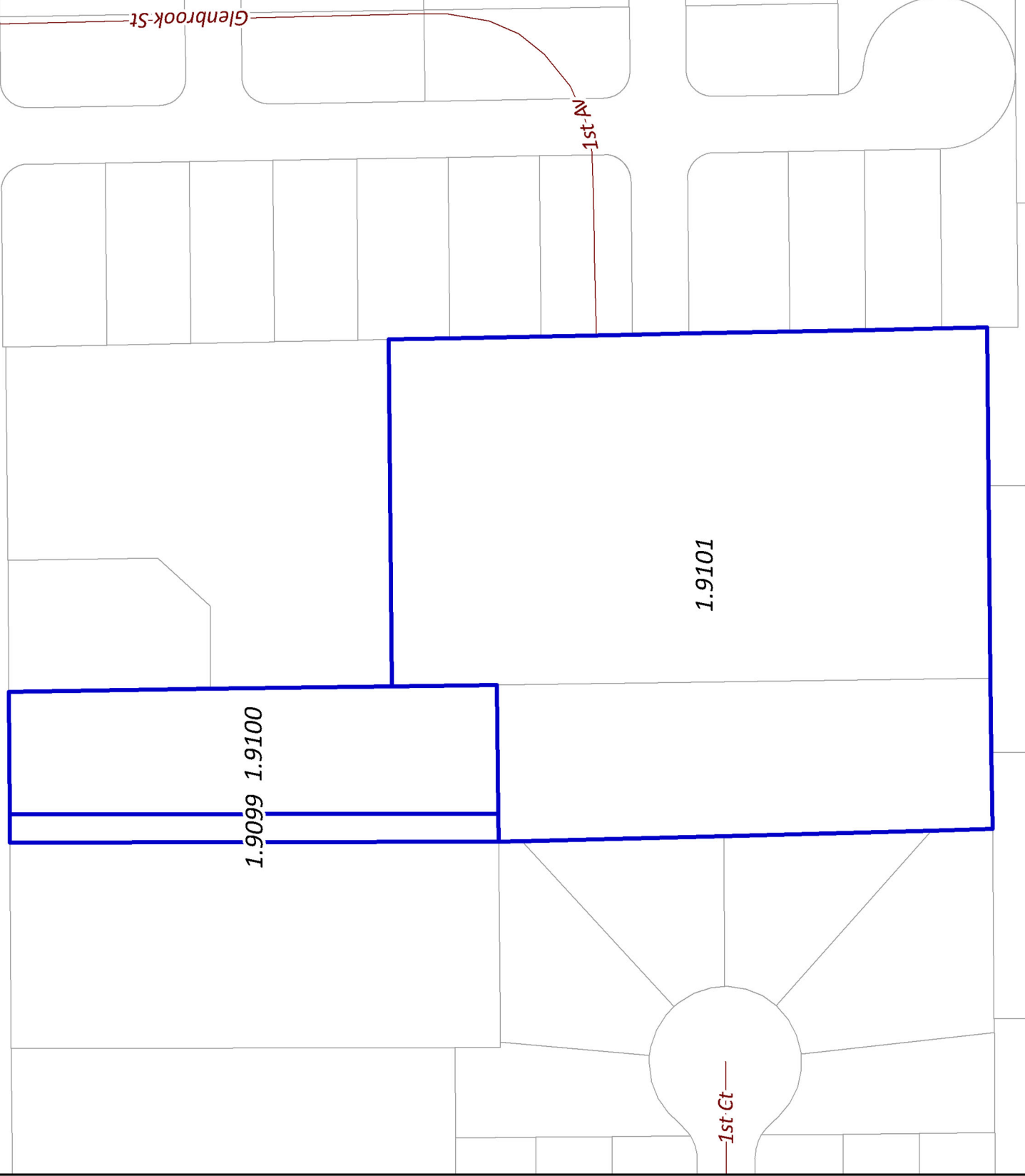
After Map for
ACO# 20180233



- Segregation Arcs
- Surrounding Parcels
- Roads



Map Created: 15 June 2018
Spokane County Assessor's Office



SEGREGATION PROCESS WORKSHEET

ACO #

20180233

PRINT ALL SEGREGATION DOCUMENTS INTO ECOPY/PDF FILE

X

ADD ANY / ALL OF FOLLOWING DOCUMENTS

SURVEYS

X

DEEDS

TAX AFFIDAVITS

(APPLY SALES TO CHILD PARCELS)

ORTHO MAPS

ADD

PARENT INFORMATION & VALUE SHEETS

X

SET UP & WORK SEGREGATION WORKSHEET

(INCLUDE NEW CONSTRUCTION & CURRENT USE)

X

(PARENTS HAVE TO BALANCE TO CHILDREN)

DO ALL GIS / MAPPING WORK

(MAKE SURE DESCRIPTIONS CLOSE & ARE ACCURATE)

X

RUN SEGATRON

X

(SEGREGATION MAPPING PROGRAM)

PRINT BEFORE & AFTER MAPS

X

** CURRENT USE PARCELS **

NONE

RUN CURRENT USE PROGRAM TO GET NEW USE LINES

PRINT NEW USE LINE REPORTS INTO SEGREGATION

(THIS HAS TO BE DONE ON ALL PARCELS IN USE PROGRAM)

*** Make sure to ask questions ****

(THESE GO RIGHT AFTER WORKSHEET)

ASCEND

PAY ATTENTION TO PARENT TAX YEAR

DOUBLE CHECK ALL PARENTS ENTERED / LISTED

ENTER CHILD PARCELS

PUT NOTES IN REMARKS FIELD

COMPLETE SEGREGATION

PRINT SEGREGATION REPORT

X
X
X
X
X

(SAME NOTES GO INTO PROVAL)

WORK AREAS - REPORTS- SEG/MERGE SUMMARY - RUN

SETTING UP NEW CHILD PARCELS

1 USE APPRAISAL AID TO COPY FROM PARENT TO CHILD

UPDATES ADMIN TAB ONLY

X

(GROVER HEAD)

2 USE COPY MEMO TO COPY NOTES FROM PARENT TO CHILD

X

(TOILET PAPER ROLL)

3 PROVAL

COPY ALL LAND INFO & SKETCHES TO CHILD

PROPERTY RECORDS

COPY

X

PUT SEGREGATION NOTES ON PARENTS & CHILD

X

UPDATE SQ FT / ACREAGE ON ADMIN TAB

X

UPDATE SQ FT / ACREAGE ON LAND TAB

*** CURRENT USE LINES TOO ***

X

4 MOVE PHOTOS FROM PARENT TO CHILD

X

(ASSESSOR BUSINESS PROCESSING)

SEND TO FRANK FOR REVIEW

ASSESSOR SEG SYSTEM (YELLOW HOUSE)

X

SEARCH - SEG # - APPLICATION REVIEW (4) - UPLOAD PDF

SENT TO APPRAISER - SAVE

Parcel Information

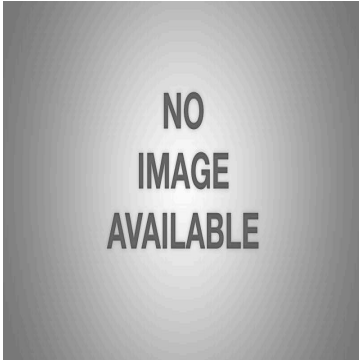


Parcel Number: 55201.9099

Data As Of: 8/26/2025

Site Address: 0 ADDRESS UNKNOWN

Parcel Image



Owner Name: UNITED COMPANIES LENDING CORP

Taxpayer Name: UNITED COMPANIES LENDING CORP

Address: 5105 DTC PKWY, ENGLEWOOD, CO, 80111

Address: 5105 DTC PKWY, ENGLEWOOD, CO, 80111

Site Address

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	0 ADDRESS UNKNOWN	SPOKANE	5389	Square Feet	91 Vacant Land	2025	1400	Active

Assessor Description

45-25-20 PTN NE1/4 DAF: W 18.52FT E1/2 NW1/4 NE1/4 NE1/4 EXC RD & EXC S 324.01FT

Appraisal

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
91 Vacant Land	151	435400	HENRY	RNGE - 25-45	Jacob	(509) 477-5970

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	0	100	100	0	0	0
2025	0	100	100	0	0	0
2024	0	100	100	0	0	0
2023	0	100	100	0	0	0
2022	100	100	100	0	0	0

Characteristics

* - Room counts reflect above grade rooms only.

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

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).

BOOK 596 PAGE 532

956885A

RIGHT OF WAY EASEMENT

G. E. Root and Helen L. Root, his wife

for a valuable consideration convey.....and warrant..... to THE WASHINGTON WATER POWER COMPANY, a corporation, its successors and assigns, the right to erect, construct, reconstruct and maintain an electrical distribution line consisting of wires, poles and associated fixtures, to be located over, along and across the following described property in Spokane County, State of Washington

to-wit: That part of the North east Quarter of the North east Quarter (N E 1/4 N E 1/4) of Section Twenty (20), Township Twenty-five (25) North, Range Forty-five (45) E. W. M. Described as follows: Beginning 30 feet south and 1301.2 feet east of the north corner of said section; thence south 89° 49 1/2' east 652.6 feet; thence south 0° 25 1/2' east 645.5 feet; thence north 89° 53 1/2' west 657.4 feet; thence northerly 646.4 feet to P.D.B. See Spokane Val. Engrg. Dist R/W Spokane County, Wash. It is understood and agreed that said easement covers the right of overhang only across the above described property.

together with the right to inspect said line and to remove brush and trees that may interfere with the construction, maintenance and operation of the same.

Witness our hand s. this 15th day of May, 1950

G. E. Root
Helen L. Root

STATE OF Washington
County of Spokane

FILED FOR RECORD MAY 25 1950 AT 1:49 PM
REQUEST OF GRANTEE
FRANK J. GLOVER, SPOKANE COUNTY AUDITOR

On this day, before me, the undersigned, a notary public in and for said county and state, personally appeared G. E. Root and Helen L. Root, his wife

to me known to be the individual s described in and who executed the within instrument, and acknowledged that they signed and sealed 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 15th day of May, A. D., 1950

Anna E. Richards
NOTARY PUBLIC in and for the State of Washington
residing at Spokane

ENG. DEPT

CONST. DEPT.

ATTORNEYS

RIGHTS OF WAY

SECURED BY

(Release of Land)
FOR RELEASE OCT 21 1968

749240 DEED BOOK 20 PAGE 1524

S A Root Executrix
to
Spokane Valley Farms Co
Filed Mar 29 1924 8 10 A M
Req Spokane Valley Farms Co
Elmer H Bartlett Aud
H Wylde Dep
Rec Apr 8 1924
Glen B Creighton Dep
Req City Box 163

KNOW ALL MEN BY THESE PRESENTS: That Sarah A. Root, as executrix of the Estate of Willis E. Root, deceased, and Sarah A. Root in her individual capacity, party of the first part, for and in consideration of the sum of One Thousand & No/100 Dollars (\$1,000.00) to her in hand paid, the receipt of which is hereby acknowledged, does hereby give, grant and convey unto the Spokane Valley Farms Company, a corporation, party of the second part, the perpetual right, permission and authority to construct, maintain and operate, repair and reconstruct when necessary, a pipe line and canal for the purpose of carrying water for irrigation uses thru, over and across a strip of land more particularly described as follows;

HOWARD TILLISCH COMPARED A strip of land forty (40) feet in width thru, over and across the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-one (21), and the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty (20), all in Township Twenty-five (25) North, Range Forty-five (45) East, W.M. Spokane County, Washington, as shown in red on map attached hereto and made a part hereof, on the following terms and conditions;

It is understood and agreed that the party of the second part shall, at its own cost and expense, construct and maintain four (4) crossings over its canal and pipe line for the passage of teams and vehicles;

Together with the right, permission and authority to go upon land adjacent to said rights of way for the purpose of access to said canal and pipe line and for the purpose of operation, repair, maintenance and reconstruction or enlargement thereof, provided however, that should any damage be done to any crops of the party of the first part, her heirs or assigns, upon the adjacent lands, the same shall be paid for at the reasonable market value at the time of such damage.

IN WITNESS WHEREOF, the party hereto has caused this instrument to be executed this 3rd day of April, A.D. 1923.

Revenue \$1

Sarah A Root-As Executrix of
Estate of Willis E. Root, deceased.
Sarah A. Root.

STATE OF WASHINGTON
COUNTY OF SPOKANE SS.

I, the undersigned, a Notary Public in and for the above named County and State do hereby certify that on this 3rd day of April, 1923, personally appeared before me Sarah A. Root, to me known to be the executrix of the Estate of Willis E. Root, deceased, and who executed the within instrument and acknowledged that she signed and sealed the same as her free and voluntary act and deed as such executrix for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

; Mary H. Phillips Notary Public ;
; State of Washington commission ;
; expires Aug 26, 1925. ;

Mary H. Phillips-Notary Public
in and for the State of Washington, residing at
Spokane, Washington.

STATE OF WASHINGTON
COUNTY OF SPOKANE SS.

On this 3rd day of April, 1923, before me a Notary Public in and for the said county and state, personally appeared Sarah A. Root in her individual capacity, to me known to be the person described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

; Mary H. Phillips Notary Public ;
; State of Washington commission ;
; expires Aug 26 1925 ;

Mary H. Phillips-Notary Public
in and for the State of Washington, residing at
Spokane, Washington

For Record of Plat See Book 5 Page 33 of Plats.

W-SP 724
664
644

764259B

BOOK 778 PAGE 263

RIGHT-OF-WAY AGREEMENT

AGREEMENT, made this 30th day of December, 1960, by and between SPOKANE VALLEY IRRIGATION DISTRICT NO. 10, a quasi municipal corporation of Spokane County, Washington, hereinafter referred to as "Grantor" and PACIFIC GAS TRANSMISSION COMPANY, a corporation, hereinafter referred to as "Grantee",

W I T N E S S E T H:

WHEREAS, the Grantor is the owner of the property described on Exhibit "A" attached hereto designated "fee property" and is the holder of an easement and right of way over the property described on said exhibit, designated as "easement property", and

WHEREAS, said properties are utilized by the Grantor for irrigation facilities, and

WHEREAS, said Grantee intends to construct, maintain and operate a 36" natural gas pipeline system across said properties for the purpose of the inter-state transportation of natural gas.

NOW, THEREFORE,

1. In consideration of Ten Dollars (\$10.00) and other valuable consideration, the Grantor hereby grants to the Grantee the right to construct a 36 inch steel welded pipeline across all of said properties and across the Grantor's facilities located upon said properties, together with rights and privileges as follows:

(a) The Grantor grants to the Grantee an easement and right of way 100 feet in width as specified on Exhibit "B" attached hereto and by this reference made a part hereof.

1% Excise Tax on Real Estate
Sale, Amt Pd \$ 6.00
Date 2/8/61 No. 138421
MERTON L. HOWARD, Co. Treas.
By W. J. Roth

engineer's survey drawing attached hereto and by this reference made a part hereof and marked Exhibit "B".

(b) The right to enter upon said 100-foot strip for the purpose of excavating for, constructing, maintaining, using and, if necessary, removing a 36-inch steel welded pipeline, together with appurtenances reasonably incident thereto, for the transmission of natural gas.

(c) The right of ingress to and egress from the said 100-foot strip where necessary over and across the remaining lands described on Exhibit "A", by means of existing roads and lanes thereon if such there be, otherwise by such practicable route or routes as shall occasion the least damage and inconvenience.

(d) The right to remove any crops, trees, shrubberies, buildings, or other growth or encroachments upon said 100-foot strip prior to and during construction. The further right to such removal in the event of subsequent entry upon the property by the Grantee for necessary maintenance or repairs; provided that in the event of such subsequent entry, Grantee shall compensate the owners for any such crops, trees, shrubberies or other growth so removed, damaged or destroyed by petitioner for which respondents have not theretofore been compensated.

(e) The right to prohibit excavation of the earth, the drilling of wells or other disturbance of the soil upon said 100-foot strip other than as is reasonably required for ordinary tilling and working of the soil for purposes of planting thereon and for other uses not inconsistent with the rights herein acquired by the Grantee.

(f) The right to prohibit the erection or placement of structures upon or beneath the surface of said 100-foot strip; provided that said prohibition shall not apply to roadways, fences and similar surface uses.

(g) PROVIDED, the rights of Grantee as set forth in sub-paragraphs (a) through (f) immediately preceding shall not be construed to restrict the rights of the Grantor in the installation, maintenance and operation of facilities for the transportation of water in accordance with its lawful purposes, provided, that any new installation or relocation of such facilities by the Grantor are installed and maintained in such a manner so as not to interfere with the pipeline to be installed by the Grantee. Provided, further, that in exercising the rights granted to it herein, the Grantee will not interfere with existing facilities of the Grantor in any manner other than is reasonably necessary during construction, maintenance or replacement of its gas pipeline, and in the event of any temporary disturbances of Grantor's facilities for such purposes, Grantee shall follow appropriate procedures to avoid interruption of water being transported by the Grantor. Grantee shall proceed in a manner which will cause the least inconvenience to Grantor and where reasonably necessary, upon request of the Grantor, will provide temporary facilities for diversion of flowing waters during construction, repair or maintenance of its gas facilities.

2. The rights herein acquired by the Grantee shall be subject to the following additional terms and conditions:

(a) The pipeline system will be buried in the earth so that after construction the top thereof will be at least

36 inches below the surface of the ground. In the event of subsequent entry by the Grantee, any and all ditches opened by Grantee will be backfilled and leveled and topsoil replaced in such manner that the said real estate will be left as nearly as is practicable in the same condition as when entered upon. Any dikes or fences which may be cut during construction will be repaired by Grantee at its own cost and expense and restored to their prior condition. The right of way area will be cleared of debris or materials and will be left unfenced and the property left as nearly as is practicable in the same condition as when entered upon. During the period of construction and when any ditches are opened or when pipe is placed alongside of the ditch, Grantee will, at the request of the owners or persons in lawful possession, provide a cross-over so that various portions of the land herein described will not be isolated from other portions.

(b) At locations where Grantee's pipeline passes under existing open canals of the Grantor, the top of said gas pipeline shall be a minimum of 4 feet below the bottom of said canal. At locations where said gas pipeline passes under existing pipelines of the Grantor, the top of such pipe shall be a distance of not less than one (1) foot below Grantor's lines.

(c) The type and method of installation of the Grantee's facilities shall be submitted to the designated representatives of the Grantor for study prior to commencement of the work. Upon request of Grantor, Grantee's representatives will meet with Grantor's representatives to consider any engineering problems which may exist.

(d) All work done by the Grantee or its representatives, including initial installation and future replacement or repair, shall be done in accordance with accepted engineering procedures and workmanlike construction practices, and in a manner so as to avoid injury to, or damage to, the facilities of the Grantor, either directly or indirectly. The Grantee shall take care to protect the foundation upon which the facilities of the Grantor are situated to prevent damage to said facilities or the sinking of open canals.

(e) All work done by the Grantee in the installation, maintenance, or repair of said pipeline shall be done in a manner so as not to disrupt the operations of the Grantor. In the event temporary interruption is necessary, Grantee shall first advise the representatives of the Grantor, and coordinate the work in a manner to cause the least inconvenience to the Grantor or the persons whom it supplies. Where requested by the Grantor, temporary diversion facilities shall be provided at any time that a line or canal is temporarily disrupted by the Grantee so that there will be no interruption of irrigation water service. The foregoing provisions shall be applicable to repair and maintenance work subsequent to the original installation of the gas line and it is agreed that the Grantee will make every reasonable effort to make the original installation prior to April 1, 1961. In the event it is not practicable for the Grantee to make the installation by that date, the Grantee will make such installation in a manner so as not to materially interfere with the flow of water. In the event the Grantee should cause a disruption of the Grantor's operations and if, in connection with adjusting Grantor's operations

so that there will be no interruption of irrigation water service, the Grantor is required to incur extra labor costs, the Grantee agrees to reimburse the Grantor for the reasonable extra labor costs thus necessarily required to be incurred by the Grantor. This provision shall be applicable both to the original installation and to any subsequent repair and maintenance work by the Grantee.

(f) All costs and expenses incurred in the installation or maintenance of said gas pipeline and in the restoration or repair of any facilities of the Grantor which may have been disturbed by the Grantee in the course of such work shall be the sole responsibility of the Grantee.

(g) The Grantee agrees to hold the Grantor harmless from any claim for death or personal injury and from any claim for damage to property arising out of the operations of the Grantee and the activities of the Grantee, its agents, contractors or representatives. This hold harmless clause shall include, without being limited thereto, claims for crop damage arising from disruption of water service resulting from the Grantee's operations or the installation or repair of the Grantee's facilities provided that this hold harmless agreement shall not apply to such claims arising out of circumstances beyond the control of the Grantee, its agents, contractors or representatives.

(h) The Grantee shall restore all property or facilities of the Grantor, as nearly as is practicable, to the condition in which it was prior to entry and disturbance by the Grantee. The Grantee agrees to notify the authorized representa-

tives of the Grantor at such time as Grantee's construction has been completed so that said representatives may inspect the area involved. In the event of future maintenance or repair which will affect the facilities of the Grantor, the Grantee shall give notice to the representatives of the Grantor prior to entry, and similar notice after completion of the work, to permit inspection. Such inspection by Grantor's representatives shall not be construed to constitute a waiver by the Grantor of any claim for damages which may proximately result from the original installation or subsequent repair. In the event damages occur at a later date proximately resulting from the installation or subsequent repair by Grantee of its facilities, the Grantee shall be responsible to the Grantor for such damages.

(i) The covenants of this agreement shall be applicable only as between the parties hereto and their representatives, successors, and assigns. Nothing contained herein shall be construed as creating a right in favor of any third party which would not otherwise exist.

(j) Subject to the Grantee's compliance with the terms, conditions, and covenants of this agreement and compliance with valid laws or ordinances applicable to its operations, the Grantee shall have the right to maintain the said pipeline across the properties described on the attached exhibits, and to enter upon the Grantor's right-of-way and properties for the purposes herein provided.

(k) Should damage occur to the Grantor's facilities at the point of the gas pipeline crossing either during the

course of installation or thereafter, and the cause thereof be not apparent, Grantee will make a reasonable effort to determine the cause and advise Grantor of its findings.

3. It is understood that in addition to crossing the Grantor's facilities described in Exhibits "A" and "B", the Grantee's gas line will intersect the routes of water pipelines proposed to be installed underground by the pending Spokane Valley Irrigation project. This project includes the area presently served by the Grantor, and areas presently served by other districts, and it is contemplated that a new irrigation district will operate the new project, and it is further contemplated that there will be 20 crossings of the proposed new water pipelines by the gas line, including crossings at locations on county roads. The Grantee agrees that there will be additional costs involved in installing the water lines by reasons of the necessity of going under the gas line, the Grantee will pay the sum of \$89.00 each for not to exceed 20 such crossings. Said payment shall be made at the time of construction of the new project and shall be made to the Consolidated Irrigation District (the new district being formed to handle the new project) or to such district or districts as the Grantor, and other grantor districts in agreements similar to this, may designate at that time. Payment to Otis Orchards Irrigation District No. 1, Spokane Valley Irrigation District No. 10, or East Farms Irrigation District No. 1, or to the three of them jointly shall satisfy the payment provisions of this paragraph.

4. In the event the Grantor shall have reasonable necessity to reconstruct or relocate any of its existing facilities

described in the attached exhibit and in the further event the reconstruction or relocation will be more complex or expensive than it otherwise would be by reason of the existence of Grantee's gas pipeline, the Grantee shall cause its representatives to consult with the representatives of the Grantor and to work with them in order that said relocation or reconstruction may be accomplished at minimum expense and difficulty in the interest of both parties.

5. The Grantee is responsible for avoiding damage by its personnel or equipment to the 16-inch wooden pipeline of the Grantor referred to in Exhibit "A" and should said wooden pipeline or any portion thereof collapse or be damaged because of weight of Grantee's construction equipment, the Grantee shall replace or restore such damaged portion with a replacement pipe sufficient to convey water at least as well as the same is now conveyed in said wooden pipeline.

6. Such separate right-of-way agreement as may be entered into between the parties hereto for recording with the County Auditor of Spokane County, shall be governed, where applicable, by the terms of this Agreement.

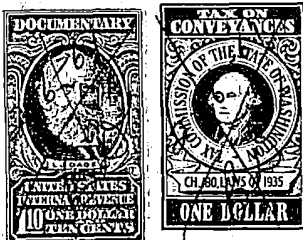
7. This Agreement shall be binding upon the parties hereto, their respective successors, representatives and assigns.

SPOKANE VALLEY IRRIGATION DISTRICT NO. 10

BY: John D. Miller
Gene Murphy
 and

PACIFIC GAS TRANSMISSION COMPANY

BY: C. W. Rhoden



STATE OF WASHINGTON)
) ss.
 COUNTY OF SPOKANE)

On this 4th day of January, 1968, before me personally appeared JOHN D. MILLER and KERMIT M. RUDOLF, to me known to be the Chairman and Secretary of Spokane Valley Irrigation District No. 10, the corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Jean P. Bruegeman
 NOTARY PUBLIC in and for the State
 of Washington, residing at Spokane.

EXHIBIT "A"SPOKANE VALLEY IRRIGATION DISTRICT NO. 10 AGREEMENTFEE PROPERTY

A strip of land forty (40) feet in width over and across the West half (W 1/2) of Section 16, Township 25 North, Range 45, East of the Willamette Meridian, in the County of Spokane, State of Washington.

A strip of land 40 feet in width over and across the Northwest quarter (NW 1/4) of Section 21, Township 25 North, Range 45 East of the Willamette Meridian, and the Northeast Quarter (NE 1/4) of Section 20, Township 25 North, Range 45 East of the Willamette Meridian as shown on map attached to deed dated April 3, 1923 and recorded in Volume 406 of Deeds, page 214, and also recorded in Plat Book "S" on page 33; in the County of Spokane, State of Washington.

SPOKANE VALLEY IRRIGATION DISTRICT NO. 10 AGREEMENT

EXHIBIT "B"

Parcel A:

A strip of land 100 feet wide, lying 70 feet easterly when measured at right angles and 30 feet westerly when measured at right angles from a survey traverse line over and across the right of way of the Spokane Valley Irrigation District No. 10 at a location within the Southeast Quarter of the Northwest Quarter of Section 16, Township 25 North, Range 45 East of the Willamette Meridian, in the County of Spokane, State of Washington, more particularly described as follows:

Beginning at the center of Section 16, T 25 N, R 45 E, W.M., Thence N 89°40' W 1163.2 feet, Thence N 0° 23' E 110.4 feet to a point on the southerly limit of the right of way of Spokane Valley Irrigation District No. 10, for its So. Branch Canal, said point being the true beginning of this description: thence N 0°23'E 90.0 feet to a point on the northerly limit of the right of way of Spokane Valley Irrigation District No. 10, said point being the terminus of this description.

Parcel "B":

A strip of land 100 feet wide, lying 70 feet easterly when measured at right angles and 30 feet westerly when measured at right angles from a survey traverse line over and across the right of way of the Spokane Valley Irrigation District No. 10 at a location within the Northwest Quarter of the Northwest Quarter of Section 21, Township 25 North, Range 45 East, Willamette Meridian, in the County of Spokane, State of Washington, more particularly described as follows:

Beginning at the Northwest Corner of Section 21, T 25 N, R 45 E, W.M., Thence S 0°26' W 1086.9 feet along Henry Road, Thence N 24°23' E 557.1 feet to a point on the southerly limit of the right of way of the Spokane Valley Irrigation District No. 10, said point being the true point of beginning of this description; thence from said true point of beginning N 24°23' E 43.3 feet to a point on the northerly limit of the right of way of the Spokane Valley Irrigation District No. 10, said point being the terminus of this description.

EXHIBIT "B" CON'T.

Parcel "C":

A strip of land 100 feet wide, lying 70 feet easterly when measured at right angles and 30 feet westerly when measured at right angles from a survey traverse line over and across the right of way of the Spokane Valley Irrigation District No. 10 at a location within the Northeast Quarter of the Southwest Quarter of Section 16, Township 25 North, Range 45 East, Willamette Meridian, in the County of Spokane, State of Washington, more particularly described as follows:

Beginning at the center of Section 16, T 25 N, R 45 E, W.M., thence N 89°40' W 1163.2 feet, thence S 0°23' W 27.4 feet, thence S 24°56' W 125 feet more or less, to a point on the centerline of the "T" lateral of the Spokane Valley Irrigation District; said lateral being a 16" wood stove pipe; the 100 foot strip of land to extend on either side of said 16" wood stove pipe for whatever distance necessary to cross the Spokane Valley Irrigation District right of way, this width not being a matter of record.

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