

COMMITMENT FOR TITLE INSURANCE



8203 West Quinault Ave, Suite 10
Kennewick, WA 99336
Phone: 509-783-0660 Fax: 509-783-6612



8203 West Quinault Ave, Suite 10, Kennewick, WA 99336
 Phone: 509-783-0660 Fax: 509-783-6612

DISTRIBUTION LIST

Our Order No.: CBF15364
Reference No:
Re: BRODZINSKI/TBD
Property Address: 1311 S. JEFFERSON PL.
 KENNEWICK, WA 99338

This Preliminary Commitment has been prepared and distributed to the following parties:

Lender	
Escrow Officer: Brianna Hadler 8203 W Quinault Ave., Ste 10 Kennewick, WA 99336 509-783-0660 Email: brianna@cascadetitlecompany.com	
Selling Agent	Listing Agent
	Western Real Estate Auctions, LLC Contact: Tiffani Deal Email: tiffani@bookerauction.com
Additional Selling Agent	Additional Listing Agent
Buyer's Attorney	Seller's Attorney
Mortgage Broker	Additional Lender



COMMITMENT FOR TITLE INSURANCE
Issued by
TITLE RESOURCES GUARANTY COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, TITLE RESOURCES GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

An Authorized Signature



Title Resources Guaranty Company

By
President/CEO
Michael Hayden
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 WA Modified

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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8203 West Quinault Ave, Suite 10, Kennewick, WA 99336
Phone: 509-783-0660 Fax: 509-783-6612

Agent for
TITLE RESOURCES GUARANTY COMPANY
ALTA COMMITMENT

SCHEDULE A

Title Officer: Sharon Walker

Order No.: CBF15364

Escrow Officer: Brianna Hadler

Add'l Ref:

Ref: BRODZINSKI/TBD

1. EFFECTIVE DATE: March 28, 2022 at 8:00 a.m.

2. POLICY OR POLICIES TO BE ISSUED:

a. **ALTA 2006 STANDARD OWNER'S POLICY**

Amount

TBD

Proposed Insured:

TBD

b.

Amount

Proposed Insured:

c.

Amount

Proposed Insured:

PREMIUM INFORMATION:

a. **TBD**

TBD

Tax: TBD

Total: TBD

b.

Tax:

Total:

c:

Tax:

Total:

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED HEREIN AND WHICH IS COVERED BY THIS COMMITMENT IS:

FEE SIMPLE

4. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF COMMITMENT VESTED IN:

JOYCE BRODZINSKI, A SINGLE PERSON

5. THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF BENTON, STATE OF WASHINGTON AND IS MORE FULLY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"

SCHEDULE B - SECTION I

REQUIREMENTS:

1. INSTRUMENTS CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE APPROVED AND FILED OF RECORD.
2. PAYMENT OF CANCELLATION FEE IN ACCORDANCE WITH OUR FILED RATE SCHEDULE, TO BE IMPOSED IF THIS TRANSACTION IS CANCELED FOR ANY REASON.
3. THIS COMMITMENT SHALL NOT OBLIGATE THE COMPANY TO ISSUE ANY ENDORSEMENT. ALL ENDORSEMENTS TO BE ISSUED MUST BE AGREED TO BY THE COMPANY AND APPROPRIATE FOR THE ESTATE INSURED.
4. ANY SKETCH OR MAP ENCLOSED AS AN ATTACHMENT HERewith IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

END OF SCHEDULE B - SECTION I REQUIREMENTS

SCHEDULE B - SECTION II

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS:

- B. RIGHTS OR CLAIMS DISCLOSED ONLY BY POSSESSION, OR CLAIMED POSSESSION, OF THE PREMISES.
- C. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
- D. EASEMENTS, PRESCRIPTIVE RIGHTS, RIGHTS-OF-WAY, STREETS, ROADS, ALLEYS OR HIGHWAYS NOT DISCLOSED BY THE PUBLIC RECORDS.
- E. ANY LIEN, OR RIGHT TO A LIEN, FOR CONTRIBUTIONS TO EMPLOYEES BENEFIT FUNDS, OR FOR STATE WORKERS' COMPENSATION, OR FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, ALL AS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- F. UNDERGROUND EASEMENTS, SERVITUDES OR INSTALLATIONS OF WHICH NO NOTICE IS OF RECORD.
- G. GENERAL TAXES NOT NOW PAYABLE; MATTERS RELATING TO SPECIAL ASSESSMENTS AND SPECIAL LEVIES, IF ANY, PRECEDING THE SAME BECOMING A LIEN.
- H. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, OR CONSTRUCTION CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES OR GARBAGE COLLECTION AND DISPOSAL.
- I. RESERVATIONS OR EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- J. INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.
- K. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- L. DEFECTS, LIENS ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT

END OF SCHEDULE B SECTION II GENERAL EXCEPTIONS

SPECIAL EXCEPTIONS:

1. LIEN OF REAL ESTATE EXCISE TAX UPON ANY SALE OF SAID PREMISES, IF UNPAID.

LOCATED IN: CITY OF KENNEWICK

EXCISE TAX OF 1.60% IS DUE ON SALES PRICES UP TO \$500,000.00.

EXCISE TAX OF 1.78% IS DUE ON THAT PORTION OF THE SALES PRICE FROM \$500,000.01 TO \$1,500,000.00.

EXCISE TAX OF 3.25% IS DUE ON THAT PORTION OF SALES PRICE FROM \$1,500,000.01 TO \$3,000,000.00.

EXCISE TAX OF 3.5% IS DUE ON THAT PORTION OF THE SALES PRICE OVER \$3,000,000.00.

2. GENERAL TAXES FOR THE YEAR 2022. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2022, TO AVOID INTEREST AND PENALTIES;

AMOUNT BILLED: \$2,640.28

AMOUNT DUE: \$1,320.18

TAX ACCOUNT NO.: 1-0989-205-0006-005

3. IRRIGATION ASSESSMENT, BY KENNEWICK IRRIGATION DISTRICT, FOR THE YEAR 2022. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE APRIL 30, 2022, TO AVOID INTEREST AND PENALTIES;

AMOUNT BILLED: \$460.78

AMOUNT DUE: \$230.39

TAX ACCOUNT NO.: 1-0989-205-0006-005

4. LIABILITY TO FUTURE ASSESSMENT BY KENNEWICK IRRIGATION DISTRICT.

5. LIABILITY FOR FUTURE ASSESSMENTS OR CHARGES BY THE CREEKSTONE COMMUNITY HOMEOWNERS ASSOCIATION.

6. EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;

RECORDED: AUGUST 23, 1954

RECORDING NO.: 326884 (INCLUDES OTHER PROPERTY)

IN FAVOR OF: UNITED STATES OF AMERICA

FOR: TO CONSTRUCT, OPERATE AND MAINTAIN PIPELINES, CANALS OR LATERALS, INCLUDING THE BANKS THEREOF, AND TO DUMP WASTE MATERIALS IN CONNECTION THEREWITH UPON SAID PREMISES, TOGETHER WITH THE RIGHT OF INGRESS

7. SUBJECT ALSO TO ALL THE APPLICABLE TERMS AND CONDITIONS OF THE RECORDABLE CONTRACT DATED APRIL 2, 1956 BETWEEN THE UNITED STATES OF AMERICA AND THE GRANTOR, FILED FOR RECORD IN THE OFFICE OF THE AUDITOR FOR SAID BENTON COUNTY ON APRIL 11, 1956 AND RECORDED IN VOLUME 143 OF DEEDS, PAGE 566. (INCLUDES OTHER PROPERTY)

CONTINUED

8. RESERVATIONS AND EXCEPTIONS EXPRESSED IN CONVEYANCE FROM NORTHERN PACIFIC RAILWAY COMPANY, RECORDED UNDER AUDITOR'S FILE NO. 428952, AS FOLLOWS:

EXCEPTING AND RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS FOREVER, ALL MINERALS OF EVERY NATURE WHATSOEVER, INCLUDING BUT NOT LIMITED TO URANIUM, COAL, IRON, NATURAL GAS AND OIL IN, UPON OR UNDER SAID LANDS. REFERENCE TO THE RECORD FOR FURTHER PARTICULARS.

THE PRESENT OWNERSHIP OR ENCUMBRANCES UPON THE ESTATE OR INTEREST REFERRED TO IN THIS EXCEPTION ARE NOT INCLUDED HEREIN AND NO INVESTIGATION HAS BEEN MADE THERETO.

9. CITY OF KENNEWICK COMMUNITY AND ECONOMIC DEVELOPMENT PLANNED DEVELOPMENT PERMIT 00-01, INCLUDING THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN;

RECORDED: SEPTEMBER 14, 2000
RECORDING NO.: 2000-023735

10. AGREEMENT FOR LOCAL IMPROVEMENT DISTRICT FOR CREEKSTONE, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO;

BETWEEN: NNP-CREEKSTONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

AND: THE CITY OF KENNEWICK

RECORDED: MAY 31, 2001

RECORDING NO.: 2001-015818

11. NOTES AS CONTAINED ON THE FACE OF SAID PLAT, AS FOLLOWS:

A) ALL DWELLINGS MUST HAVE A MINIMUM REAR YARD SETBACK OF TWENTY FEET.

B) ALL DWELLINGS MUST HAVE A MINIMUM DISTANCE OF TWENTY FEET FROM THE BACK OF SIDEWALK TO THE BASE OF THE GARAGE FOUNDATION.

C) TRACTS "A, B, C, D, E, F, G AND H" SHALL BE MAINTAINED BY THE CREEKSTONE HOMEOWNERS ASSOCIATION IN PERPETUITY.

D) NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO S. KELLOGG STREET FROM LOTS WHICH ABUT S. KELLOGG STREET. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO W. 10TH AVENUE FROM LOTS WHICH ABUT S. 10TH AVENUE.

E) ALL TRACTS ARE FOR NONRESIDENTIAL USES.

F) TRACTS "E" AND "H" WILL SERVE ALSO AS UTILITY EASEMENTS.

G) { } = STREET ADDRESS.

12. EASEMENT(S) DELINEATED ON THE FACE OF SAID PLAT;
FOR: UTILITIES AND IRRIGATION

13. IRRIGATION FACILITY INSTALLATION AGREEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO;

BETWEEN: KENNEWICK IRRIGATION DISTRICT, A MUNICIPAL CORPORATION

AND: NEWLAND COMMUNITIES

RECORDED: JANUARY 17, 2002

RECORDING NO.: 2002-001819

CONTINUED

**14. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF
RESTRICTIONS;
RECORDING NO.: 2001-003088**

**NOTE: SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY
INSTRUMENT;
RECORDING NO.: 2002-023435, 2003-000708 AND 2015-028487**

END OF SCHEDULE B- SECTION II SPECIAL EXCEPTIONS

NOTES:

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

1311 S. JEFFERSON PL.
KENNEWICK, WA 99338

**b. ACCORDING TO THE RECORDS OF BENTON COUNTY ASSESSOR, THE CURRENT VALUE OF
SAID PREMISES IS AS FOLLOWS:**

TAX ACCOUNT NO.:	1-0989-205-0006-005
LAND:	\$70,000.00
IMPROVEMENTS:	\$199,840.00
TOTAL:	\$269,840.00

**c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO
ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF
RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.**

ABBREVIATED LEGAL DESCRIPTION:

Lot 5, Block 6, CREEKSTONE PLANNING UNIT 1 PHASE 3 AND 4

**d. TITLE IS TO VEST IN PERSON OR PERSONS NOT DISCLOSED AND WHEN SO VESTED WILL
BE SUBJECT TO MATTERS DISCLOSED BY A SEARCH OF THE RECORDS AGAINST HIS, HER
OR THEIR NAMES.**

**e. THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST
24 MONTHS.**

END OF SCHEDULE B- SECTION II NOTES



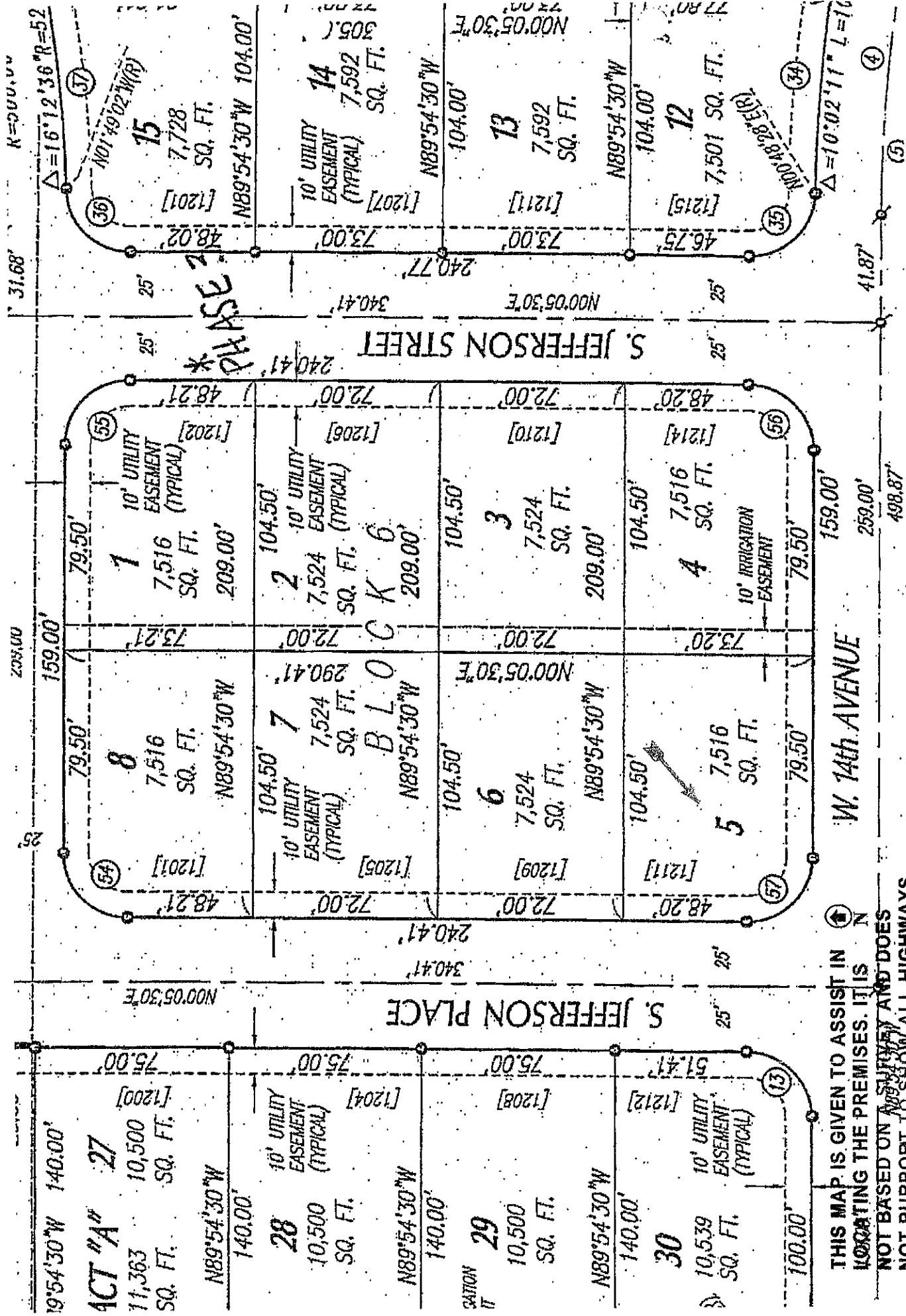
Authorized Signature

EXHIBIT "A"

LOT 5, BLOCK 6, CREEKSTONE PLANNING UNIT 1, PHASE 3 AND PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 165, RECORDS OF BENTON COUNTY, WASHINGTON.

FACTS	WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does TITLE RESOURCES GUARANTY COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	www.titleresources.com	

Page 2	
Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.</i>
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> • <i>TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.</i>



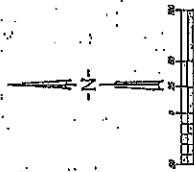
THIS MAP IS GIVEN TO ASSIST IN LOCATING THE PREMISES. IT IS NOT BASED ON A SURVEY AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, PROPERTY, THE COMPANY ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATIONS.

BEING A PORTION OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN
CITY OF KEENEWICK, BENTON COUNTY, WASHINGTON
DECEMBER, 2001

Minckay & Sposito, Inc.
ENGINEERS SURVEYORS PLANNERS
PRACTICE CORPORATION
WASHINGTON, WASHINGTON
3021 WEST KENNEDY AVENUE, SUITE 220
KENNEDY, WA, 98148
206/874-4245 FAX 206/874-4243

CURVE	WGLA	WGLDS	LOGHI
1	30.7851	50.00	27.91
2	36.7130	50.00	31.73
3	15.2654	50.00	11.49
4	36.7129	50.00	31.73
5	47.7436	50.00	38.42

CURVE	TIME/NO. OF POINTS	AREA	REDUCTION	MONTH
1	18/1	36,575.22	1.12	11/57
2	18/1	35,848.00	50.00	5/59
3	18/1	35,445.44	50.00	5/59
4	20/1	4,769.05	50.00	45/59
5	20/1	4,769.05	50.00	45/59
6	20/1	4,769.05	50.00	45/59
7	20/1	4,769.05	50.00	45/59
8	20/1	4,769.05	50.00	45/59
9	20/1	4,769.05	50.00	45/59
10	20/1	4,769.05	50.00	45/59
11	20/1	4,769.05	50.00	45/59
12	20/1	4,769.05	50.00	45/59



CREEKSTONE
PLANNING UNIT 1, PHASE 1
VOLUME 15, PAGE 138

CREEKSTONE
PLANNING UNIT 1, PHASE 2
VOLUME 15, PAGE 139

SEE SHEET 3 OF 3
FOR CONTINUATION

CHURCH

[illegible]

1990-1991 77-1

77-1 1-2909550-72007 551

77-1 76076-1

When recorded return to:

Joyce Brodzinski
1311 S. Jefferson PL.
Kennewick, WA 99338

140353 - \$4,811.00 - DG - 01/17/2019 - Benton County

CASCADE TITLE COMPANY

STATUTORY WARRANTY DEED

CBF8174

The Grantor, **Dale Combs and Luann J. Combs, husband and wife**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Joyce Brodzinski, a single person**


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

LOT 5, BLOCK 6, CREEKSTONE PLANNING UNIT 1, PHASE 3 AND PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 165, RECORDS OF BENTON COUNTY, WASHINGTON.

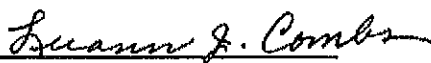
Abbreviated Legal: **Block 6, Lot 5, Subdivision of CREEKSTONE PLANNING UNIT 1 PH 3 & 4**
Tax Parcel Numbers(s): **1-0989-205-0006-005**

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated: **1/15/2019**



Dale Combs



Luann J. Combs

STATE OF **Washington**

} ss.

COUNTY OF **Benton**

I certify that I know or have satisfactory evidence that **Dale Combs and Luann J. Combs** is/are the person who appeared before me, and said person 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: 1/16/2019



A handwritten signature in cursive script that reads "Rachael Hannah".

Rachael Hannah

Notary Public in and for the State of Washington

Residing at **Kennewick**

My appointment expires: **7/9/2019**