



CHAIN OF TITLE REPORT

Prepared For: Washington State Department of Ecology
1250 W Alder Street
Yakima, WA 98903

Customer Reference:
Order No.: 245517
Property Address: 101 E Wine Country Road, Grandview, WA 98930
Dated: November 07, 2019 at 8:00 AM
Fee: \$150.00 Tax \$12.30 Total: \$162.30
Liability: \$150.00

Legal Description:

FOR LEGAL DESCRIPTION SEE ATTACHED EXHIBIT A HERETO

1. **Valley Title Guarantee** has searched the following records with respect to the land:
 1. Title plant records for **Yakima** County.
2. Based on the search described in paragraph 1 above **Valley Title Guarantee** reports that, beginning on January 01, 1919 and ending on the effective date of this report, the Chain of Title documents affecting title to the land have been recorded in the Public Records. As used in this report, the term "Public Records" shall mean the records established under Washington law for the purpose of imparting constructive notice matters relating to real property to purchasers for value and without knowledge.

SEE ATTACHED EXHIBIT B FOR CHAIN OF TITLE DOCUMENTS

This report does not purport to report on easements, covenants, conditions and restrictions or other matters which may affect title to the land.

3. **This report is not title insurance.** The liability of **Valley Title Guarantee** shall be limited to the amount shown on Page 1 of this report. This report only provides title information contained in the above stated records and does NOT reflect un-indexed or incorrectly indexed matters or any unrecorded or off record matters that may affect said land. **Valley Title Guarantee**, in issuing this report assumes no liability on account of any instrument or proceedings in the chain of title to the land which contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exception which would appear in a title policy.

Except as expressly stated herein, this report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

This report was not prepared for, and may not be relied upon by third parties.

Valley Title Guarantee

Arlene Reynolds



VALLEY TITLE GUARANTEE

502 N 2nd St, Yakima, WA 98901 ~ (509)248-4442 ~ 1-800-752-9553 ~ www.vtgo.com

**CHAIN OF TITLE REPORT
EXHIBIT "A"**

Order No.: 245517

Legal Description:

The South 85 feet of Lots 1 and 2, Block 3, GRANDVIEW, Washington, according to the Official Plat thereof recorded in Volume "B" of Plats, Page 6, records of Yakima County, Washington.

Abbreviated Legal: Ptn of Lots 2 and 2, Blk 3, GRANDVIEW, Washington, B-6

Parcel No(s): 230923-12401

Purported Address: 101 E Wine Country Road, Grandview, WA 98930

END OF EXHIBIT A



**CHAIN OF TITLE REPORT
EXHIBIT "B"**

Chain of Title Documents

1. Instrument: Quit Claim Deed
Dated: May 10, 1926
Recorded: May 18, 1926
Auditor's File No: 385931
Grantor: Milton N. Richards and Minnie S. Richards, husband and wife
Grantee: A. G. Shelby

2. Instrument: Sheriff's Deed
Dated: July 1928
Recorded: July 23, 1928
Auditor's File No: 463553
Grantor: L. D. Luce, Sheriff of Yakima County Washington
Grantee: John E. Price and Company, a corporation

3. Instrument: Tax Deed
Dated: September 7, 1929
Recorded: September 27, 1929
Auditor's File No: 507676
Grantor: Still White, as Treasurer of Yakima County, State of Washington
Grantee: Yakima County, State of Washington

4. Instrument: Treasurer Deed
Dated: December 21, 1929
Recorded: February 6, 1930
Auditor's File No: 520561
Grantor: Still White, as Treasurer of Yakima County, State of Washington
Grantee: A. G. Shelby

5. Instrument: Quit Claim Deed
Dated: August 30, 1930
Recorded: September 3, 1930
Auditor's File No: 544521
Grantor: A. G. Shelby and Selma Shelby, husband and wife
Grantee: J.R. Haasze, whose wife's name is Lottie Haasze

6. Instrument: Quit Claim Deed
Dated: February 21, 1931
Recorded: March 6, 1931
Auditor's File No: 563090
Grantor: J. R. Haasze and Lottie Haasze, husband and wife
Grantee: A. G. Shelby whose wife's name is Selma Shelby

7. Instrument: Contract Option
Dated: January 8, 1936
Recorded: January 9, 1936
Auditor's File No: 710532
Grantor: A.G. Shelby and Selma Shelby
Grantee: A. H. Waugh, a bachelor

8. Instrument: Warranty Deed
Dated: June 30, 1936
Recorded: July 1, 1936
Auditor's File No: 729970
Grantor: A.G. Shelby and Selma Shelby
Grantee: A. H. Waugh, a bachelor

9. Instrument: Lease
Dated: May 27, 1937
Recorded: June 24, 1937
Auditor's File No: 773567
Grantor: A. H. Waugh, a bachelor
Grantee: Standard Oil Company of California, a corporation

10. Instrument: Lease
Dated: September 12, 1945
Recorded: November 1, 1945
Auditor's File No: 1102873
Grantor: A. H. Waugh, a bachelor
Grantee: Standard Oil Company of California, a corporation

11. Instrument: Lease Agreement
Dated: September 11, 1945
Recorded: November 1, 1945
Auditor's File No: 1102874
Grantor: A. H. Waugh, a bachelor
Grantee: Standard Oil Company of California, a corporation

12. Instrument: Statutory Warranty Deed
Dated: July 17, 1957
Recorded: July 24, 1957
Auditor's File No: 1680082
Grantor: Mary Ellen Killian, Ruby Ethel Nickerson and Malissa Mae Townsend
Grantee: E. A. Rado, husband of Clara Rado

13. Instrument: Statutory Warranty Deed
Dated: November 18, 1976
Recorded: November 19, 1976
Auditor's File No: 2441780
Grantor: E. A. Rado, a his separate estate
Grantee: Leslie A. Rado, an unmarried woman

14. Instrument: Real Estate Contract
Dated: November 17, 1976
Recorded: November 19, 1976
Auditor's File No: 2441788
Grantor: Leslie A. Rado, an unmarried woman
Grantee: Jack Kimbrough and Pauline Kimbrough, husband and wife, an undivided one-half interest, James Montgomery, a single man, an undivided one-half interest

15. Instrument: Purchaser's Assignment of Contract and Deed
Dated: June 30, 1978
Recorded: July 3, 1978
Auditor's File No: 2509936
Grantor: Jack Kimbrough and Pauline Kimbrough, husband and wife, and James Montgomery, a single man
Grantee: William S. Castle and Jeanette R. Castle
16. Instrument: Statutory Warranty Deed
Dated: November 19, 1978
Recorded: December 20, 1978
Auditor's File No: 2528840
Grantor: Leslie A. Rado, an unmarried woman
Grantee: Jack Kimbrough and Pauline Kimbrough, husband and wife, an undivided one-half interest; James Montgomery, a single man, an undivided one-half
17. Instrument: Quit Claim Deed
Dated: May 28, 1980
Recorded: May 30, 1980
Auditor's File No: 2583805
Grantor: James H. Montgomery, as his separate property
Grantee: Jack Kimbrough and Pauline Kimbrough, husband and wife, and William Castle and Jeanette Castle, husband and wife
18. Instrument: Quit Claim Deed
Dated: April 15, 1981
Auditor's File No: 2614614
Grantor: Jack B. Kimbrough, also known as Jack Kimbrough, and Pauline Kimbrough, his wife
Grantee: William S. Castle and Jeanette R. Castle, husband and wife
19. Instrument: Statutory Warranty Deed
Dated: May 19, 2014
Recorded: May 23, 2014
Auditor's File No: 7840211
Grantor: William S. Castle and Jeanette R. Castle, husband and wife
Grantee: Kenneth S. Castle and Holly R. Castle, husband and wife
20. Instrument: Quit Claim Deed
Dated: May 21, 2018
Recorded: May 22, 2018
Auditor's File No: 7981514
Grantor: Kenneth S. Castle and Holly R. Winters-Castle
Grantee: Gorgeous Property LLC, a Washington Limited Liability Company