

# Premier South Columbia Basin Irrigated Farmland Auction

with Numerous Homes on Individual Tracts

**No Buyer's  
Premium!**


## INFORMATION BOOK

**747.5<sup>±</sup>**  
*acres*

Offered in 11 Tracts or Combinations

*Thursday,*  
**November 13 • 11am**

at Benton County Fairgrounds, Building 3 - Kennewick, WA

 ONLINE BIDDING AVAILABLE

**SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709

[www.SchraderAuction.com](http://www.SchraderAuction.com)

In Cooperation with

  
**CHUCK YARBRO**  
AUCTIONEERS INC.

- Franklin County, WA • 15 Miles from Pasco
- 700.8 Irrigable Acres • 3,098.3 Acre Feet Allotment
- Tracts Ranging from 3<sup>±</sup> to 292<sup>±</sup> Acres
- Beautiful Rural Homes & Settings
- 1,100 Cow Capacity Dairy Facilities

## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**SELLER:** Leonard J. Van Ryn & Anthony R. Van Ryn, as the Successor Co-Trustees of the Exempt Trust Created Under the Arie Van Ryn Family Trust established December 28, 1989, & the Marital Deduction Trust Created Under the Arie Van Ryn Family Trust established December 28, 1989



**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
950 N. Liberty Dr., Columbia City, IN 46725  
**260-244-7606 or 800-451-2709**  
**SchraderAuction.com**

### TERMS & CONDITIONS:

**PROCEDURES:** The property will be offered in 11 individual tracts, any combination of tracts, or as a total 747.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.

**MULTI-PARCEL AUCTION:** The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, & all parcels or lots as a whole.

**DOWN PAYMENT:** 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** The Seller will provide a limited liability report for the review of the prospective buyer(s). At closing, Seller shall pay for the cost of issuing a standard coverage ALTA owner's title insurance policy in accordance with the Final Title Commitment. The cost of any lender's title insurance shall be charged to Buyer. Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

**DEED:** Seller(s) shall provide the appropriate Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing,

which will take place approximately 60 days after the auction.

**POSSESSION:** Possession will be delivered at closing.

**REAL ESTATE TAXES/ASSESSMENTS:** Seller shall be responsible for all taxes & assessment attributed to the 2025 calendar year. Buyer to be responsible for all taxes & assessments thereafter.

**ACREAGE:** All boundaries are approximate & have been estimated based on current legal descriptions, GIS measurements, & county assessments.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for title transfer.

**SHORT PLATS:** Tracts 5-10 are subject to short plat approval from the appropriate jurisdictions.

**SEGREGATION PLAT:** The division of tracts 3 & 4 are subject to a segregation plat through the assessor's office.

**EFFLUENT LINES:** The farm has effluent lines running from the lagoons across the other tracts. Should the tracts sell separately, the buyer of tract 4 may have to cap the effluent lines from the lagoons on that tract if no new agreement is worked out with adjoining landowners. No guarantees are made that the buyer of tract 4 will be able to continue spreading manure on land that other bidders purchase.

**CLASSIFICATION:** The farm is currently in Open Space, any Buyer(s) shall

execute a notice of classification continuance with Franklin County prior to closing. Failure to execute a notice of classification continuance will result in the county assessor to reassess the property's taxable value & retroactively impose additional taxes, interest, & penalties which Buyer shall be responsible for.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER ARE NOT RESPONSIBLE FOR ACCIDENTS.**

**AUCTION MANAGERS:** Luke Schrader • 260.229.7089 #24028387

Schrader Real Estate and Auction Company, Inc. Corporate Headquarters: 950 N Liberty Dr, PO Box 508,  
Columbia City, IN 46725 License #24035603, #2287

In Cooperation with Chuck Yarboro Auctioneers Inc. License #2464

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, NOVEMBER 13, 2025**

**748± ACRES – FRANKLIN COUNTY, WASHINGTON**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, November 6, 2025.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure  Newspaper  Signs  Internet  Radio  TV  Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail  E-Mail E-Mail address: \_\_\_\_\_

Tillable  Pasture  Ranch  Timber  Recreational  Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**748± Acres • Franklin County, Washington**  
**Thursday, November 13, 2025**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, November 13, 2025 at 11:00 AM (PT).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, November 6, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

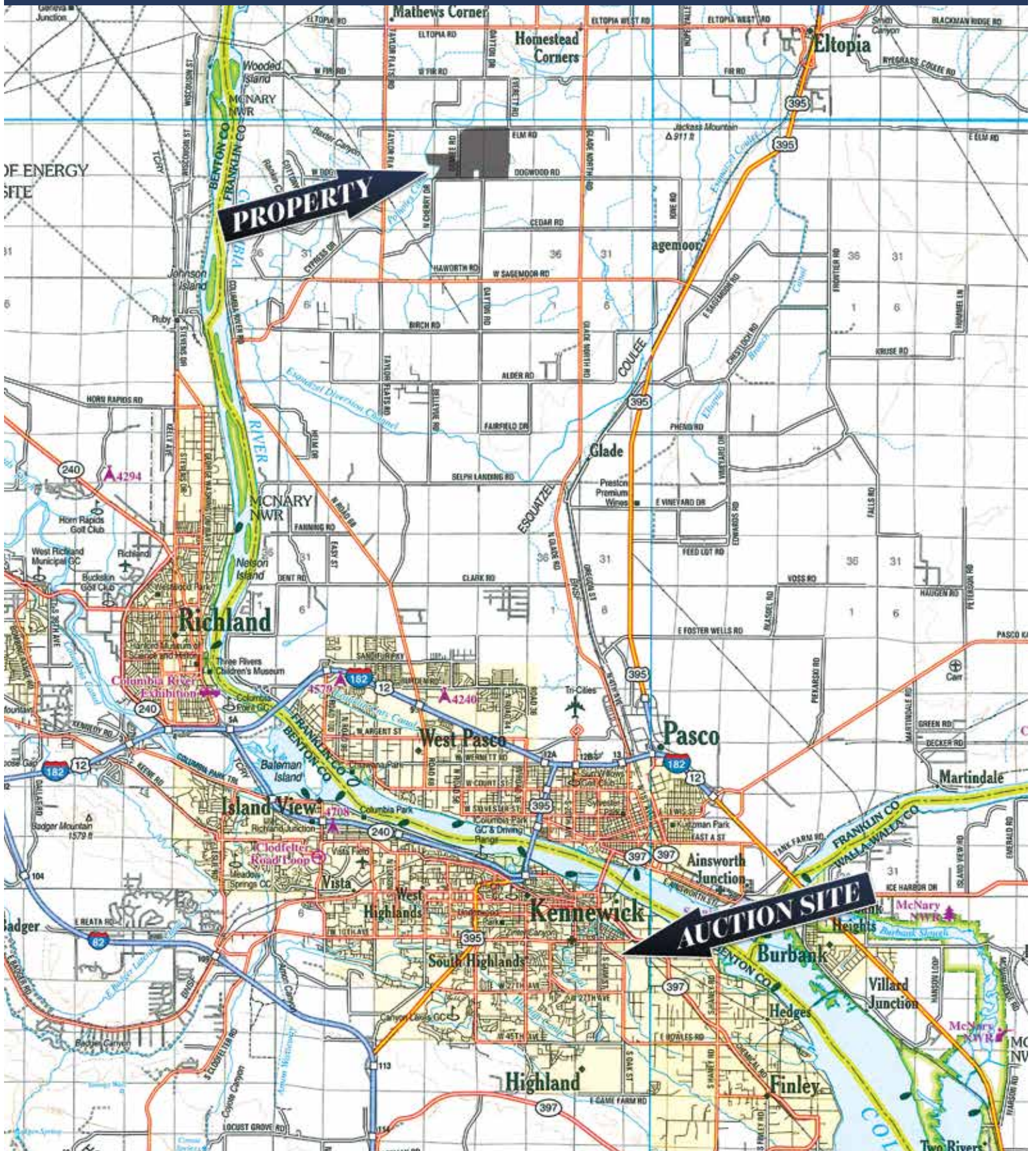
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

# LOCATION & TRACT MAPS

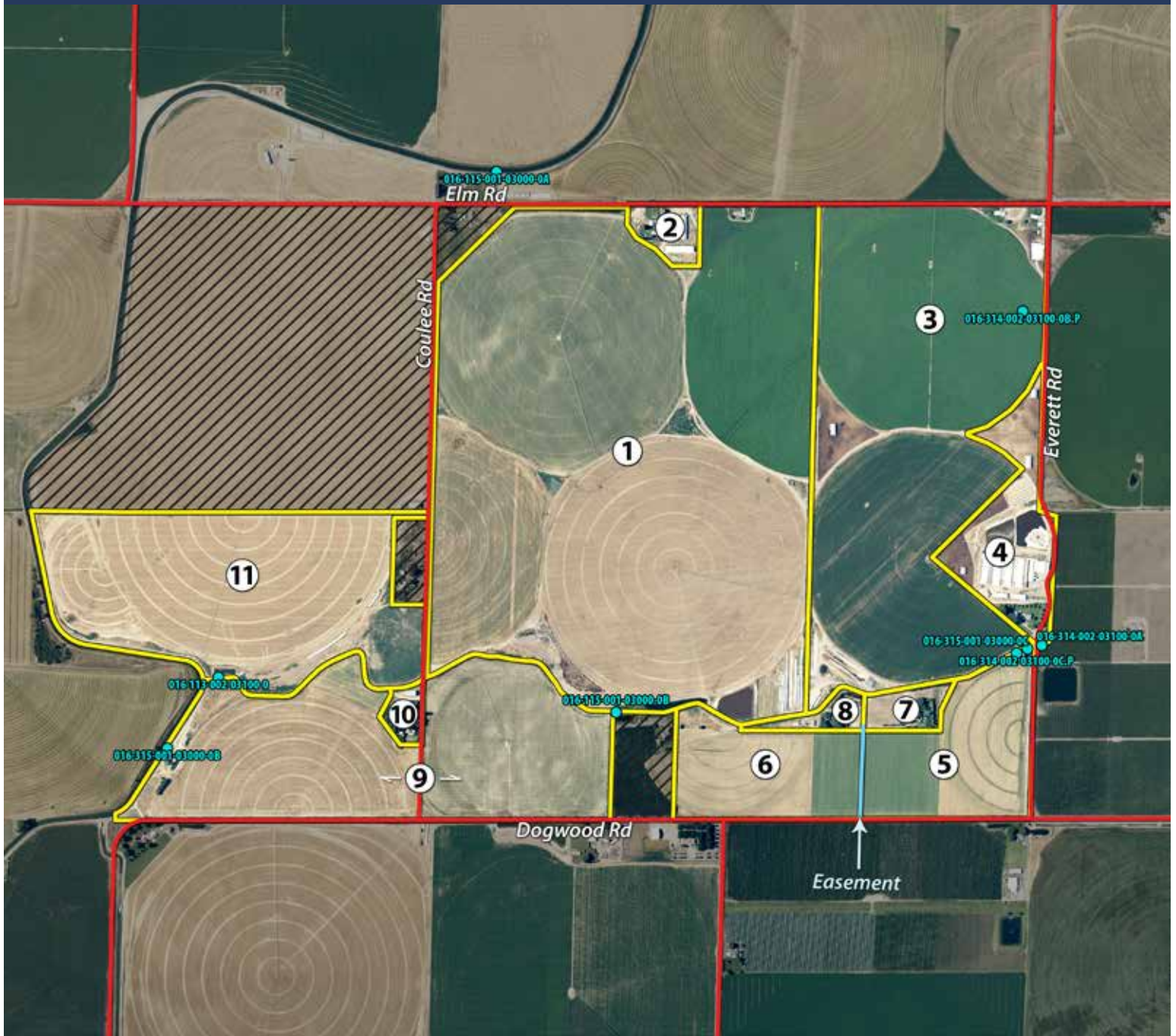
# LOCATION MAP



**PROPERTY LOCATION:** 3550 Dogwood Rd, Pasco, WA 99301-8609 • From I-182/US-12, take the exit near the Sun Willows Golf Course onto N Fourth Ave which will turn into N Glade Rd. Continue on that for 13 miles, then turn left onto Dogwood Rd. Continue for a mile & a half & the property will be on your right.

**AUCTION LOCATION:** Benton County Fairgrounds, Building 3, 1500 S Oak St, Kennewick, WA 99337

# TRACT MAP





# IRRIGATION DISTRICT MAP



# **PARCEL INQUIRY REPORTS FROM IRRIGATION DISTRICT**





# PARCEL INQUIRY REPORTS - TR 2

## South Columbia Basin Irrigation District

### Parcel Inquiry Report

---

**Parcel Number:** 016-115-002-03100-0

**Owner :** VAN RYN (TRUSTEE), LORETTA J

**Customer #:** 10992

<b>Irrigable Acres:</b>	4.60	<b>Base Quantity: (sfd)</b>	10.44
		<b>Total Allotment in Acre Feet:</b>	23.00

<b>Class 1:</b>		<b>Class 1 Eqiv. Acres:</b>	
<b>Class 2:</b>	0.00		
<b>Class 3:</b>	0.00	<b>O&amp;M:</b>	3.91
<b>Class 4:</b>	4.60	<b>Const:</b>	1.53

<b>Class 6:</b>	0.00		
<b>Right of Way:</b>	0.40	<b>SSC:</b>	0.10
<b>High Acres:</b>	0.00		
<b>Gross Acres:</b>	5.00		

	<u>Billing Amt</u>	<u>Amt Owing</u>
2025 IRRIGATION ASSESSMENT - 01	<u>377.39</u>	<u>0.00</u>
	<u>377.39</u>	<u>0.00</u>

# PARCEL INQUIRY REPORTS - TR 3 & 4

## South Columbia Basin Irrigation District

### Parcel Inquiry Report

**Parcel Number:** 016-314-002-03100-0

**Owner :** VAN RYN (TRUSTEE), LORETTA J

**Customer #:** 10992

<b>Irrigable Acres:</b>	159.20	<b>Base Quantity: (sfd)</b>	313.28
		<b>Total Allotment in Acre Feet:</b>	701.00

<b>Class 1:</b>		<b>Class 1 Eqiv. Acres:</b>	
<b>Class 2:</b>	71.40		
<b>Class 3:</b>	47.20	<b>O&amp;M:</b>	144.69
<b>Class 4:</b>	40.60	<b>Const:</b>	95.29

<b>Class 6:</b>	25.70		
<b>Right of Way:</b>	2.70	<b>SSC:</b>	2.98
<b>High Acres:</b>	2.60		
<b>Gross Acres:</b>	190.20		

	<u>Billing Amt</u>	<u>Amt Owing</u>
2025 IRRIGATION ASSESSMENT - 01	<u>14,055.80</u>	<u>0.00</u>
	<u>14,055.80</u>	<u>0.00</u>



# PARCEL INQUIRY REPORTS - TR 5, 6 & 9

## South Columbia Basin Irrigation District

### Parcel Inquiry Report

**Parcel Number:** 016-315-001-03000-0      LOTS 1 THRU 5  
**Owner :** VAN RYN (TRUSTEE), LORETTA J  
**Customer #:** 10992

<b>Irrigable Acres:</b>	146.20	<b>Base Quantity: (sfd)</b>	308.90
		<b>Total Allotment in Acre Feet:</b>	685.80
<b>Class 1:</b>		<b>Class 1 Eqiv. Acres:</b>	
<b>Class 2:</b>	70.00		
<b>Class 3:</b>	76.20	<b>O&amp;M:</b>	134.92
<b>Class 4:</b>	0.00	<b>Const:</b>	96.78
<b>Class 6:</b>	0.00		
<b>Right of Way:</b>	18.30	<b>SSC:</b>	2.92
<b>High Acres:</b>	0.00		
<b>Gross Acres:</b>	164.50		

	<u>Billing Amt</u>	<u>Amt Owing</u>
2025 IRRIGATION ASSESSMENT - 01	<u>13,112.57</u>	<u>0.00</u>
	<u>13,112.57</u>	<u>0.00</u>

# PARCEL INQUIRY REPORTS - TR 11

## South Columbia Basin Irrigation District

### Parcel Inquiry Report

**Parcel Number:** 016-113-002-03100-0

**Owner :** VAN RYN (TRUSTEE), LORETTA J

**Customer #:** 10992

<b>Irrigable Acres:</b>	86.20	<b>Base Quantity: (sfd)</b>	152.10
		<b>Total Allotment in Acre Feet:</b>	344.80

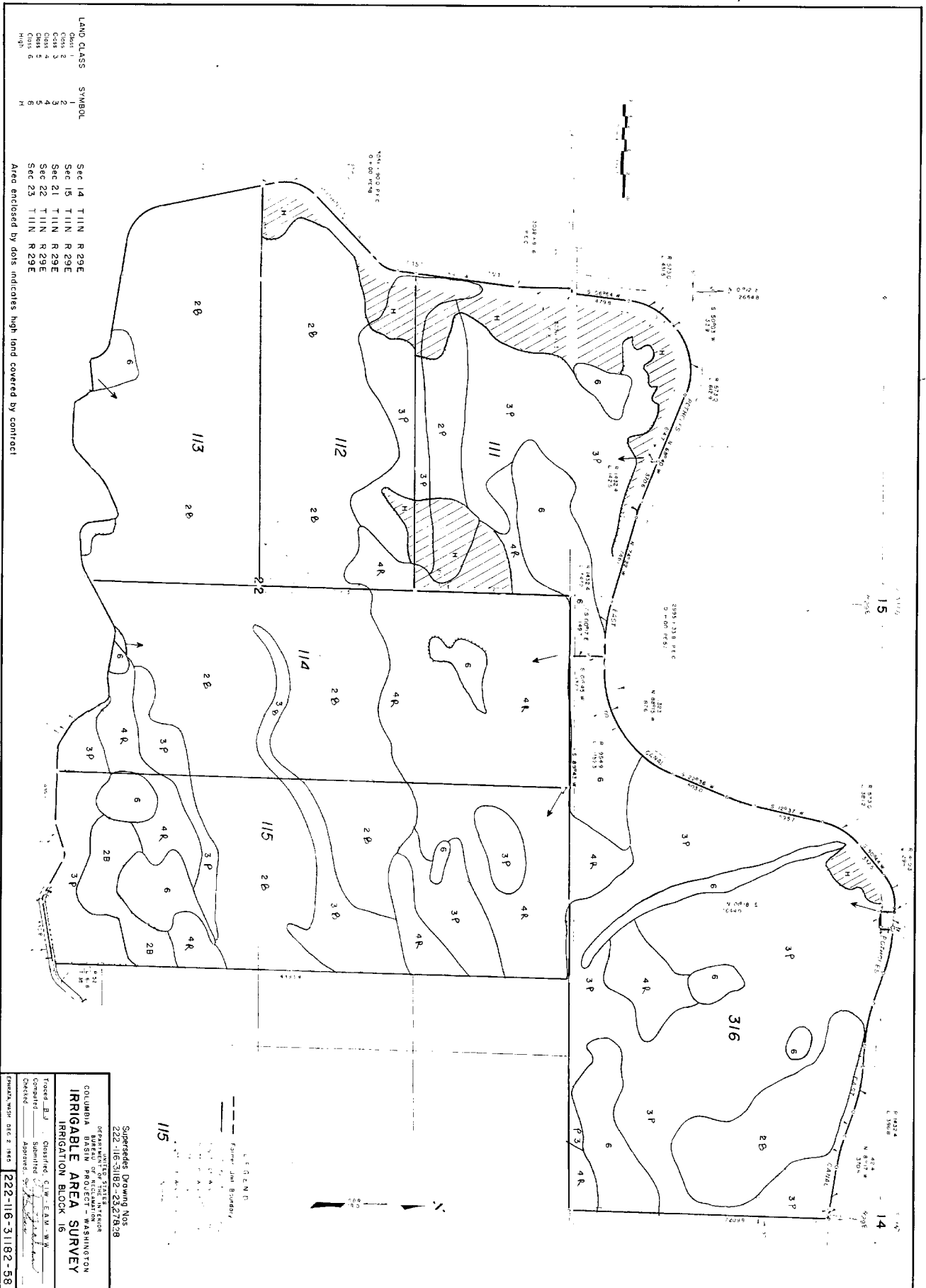
<b>Class 1:</b>		<b>Class 1 Eqiv. Acres:</b>	
<b>Class 2:</b>	86.20		
<b>Class 3:</b>	0.00	<b>O&amp;M:</b>	81.74
<b>Class 4:</b>	0.00	<b>Const:</b>	67.04

<b>Class 6:</b>	1.80		
<b>Right of Way:</b>	8.30	<b>SSC:</b>	1.47
<b>High Acres:</b>	0.00		
<b>Gross Acres:</b>	96.30		

	<u>Billing Amt</u>	<u>Amt Owing</u>
2025 IRRIGATION ASSESSMENT - 01	<u>7,884.16</u>	<u>0.00</u>
	<u>7,884.16</u>	<u>0.00</u>

# FARM UNIT IRRIGABLE SURVEY MAPS

# FARM UNIT IRRIGABLE SURVEY MAPS







**ARTICLE 10 DOC  
ALLOWING CLASS 6  
IRRIGATION**

# ARTICLE 10 DOC ALLOWING CLASS 6 IRRIGATION

358350

358350

RECORDED IN VOL. 77  
OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_ REQUEST OF

So. Col. Basin Irrigation Dist.

COLUMBIA BASIN PROJECT  
South Columbia Basin Irrigation District.

CONTRACT FOR RECLASSIFICATION OF LAND  
and TEMPORARY WATER SERVICE

FEB 13 3 04 AM '76  
DEPUTY

MAIL TO:

P. O. Box 1006  
Pasco, WA.

THIS CONTRACT, Made this 5<sup>th</sup> day of February, 1976,  
between the SOUTH COLUMBIA BASIN IRRIGATION DISTRICT, hereinafter called  
the District, and VERNON L. VOGT and MANUELA VOGT, his wife, and  
MR. WILLIAM VOGT & BYRDA VOGT, his wife, hereinafter called the Landowner,  
WITNESSETH, That:

2. WHEREAS, the Landowner owns land in the District in or adjacent  
to an irrigation block of the Columbia Basin Project in the construction  
repayment period, which land is without a project water supply; and

3. WHEREAS, the Landowner has requested that the land be reclassified  
as irrigable and that it receive irrigation water service on the terms out-  
lined herein, and the land has been found to be suitable for such reclassifica-  
tion and capable of being served from the project delivery system; and

4. WHEREAS, the Secretary of the Interior has approved the reclassifica-  
tion of the land as irrigable and its addition to the block if it was not  
heretofore a part of the block, pursuant to Article 10(d) of the repayment  
contract of October 9, 1945, as amended, between the District and the  
United States, and the District is agreeable thereto; and

5. WHEREAS, no water allotment is presently available for the land,

NOW, THEREFORE, in consideration of the covenants and stipulations  
hereinafter stated, the parties hereto mutually agree as follows:

6. The following described land, hereinafter referred to as the  
reclassified land, is hereby classified as irrigable and, as such, becomes  
an addition to the irrigable area of Irrigation Block 16, Columbia Basin  
Project, Washington;

All that land, containing 21.4 acres, shown as Class 6  
in Farm Unit 315 on the drawings of the Final Irrigable  
Area Survey of Irrigation Block 16, in particular  
Drawing Number 222-116-31182-60, and as shown on the  
attached Exhibit A which map is a portion of the afore-  
mentioned drawing. For the purposes of this contract  
all 21.4 acres will be considered as being Class 4  
and have water duty of 4.5 Acre-Feet per Acre for  
total water allotment of 96.3 acre-feet annually.

7. The Landowner agrees that the said land will be subject to irrigation  
assessments by the District to the same extent as other land in the District  
(as averaged out over the irrigable lands in the District and as determined  
by the District) heretofore classified as irrigable, and to the rules and  
regulations of the District.

358350

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VOL

# ARTICLE 10 DOC ALLOWING CLASS 6 IRRIGATION

358350

8. Water will be available to the reclassified land when available from the irrigation system provided; however, if the other lands in the said irrigation block, as it was constituted on January 1, 1966, shall use their full water allotment or if for any reason it shall be necessary to pro-rate water to the other lands in said block, during such period of time the reclassified land shall not be entitled to receive water.

9. The Landowner agrees that the irrigation of the above described land may create drainage problems on said land or on other land and the Landowner agrees that the District, at its sole option and discretion, and from time to time, may require that all water delivered to said land be placed on said land by means of sprinkler irrigation only. The landowner agrees that, if at any time, the District directs that sprinkler irrigation only be used, the Landowner will not apply any water to the land other than by such means.

10. Water for the reclassified land will be delivered through the existing turnout, if any, or through such facility as the parties shall agree to by separate agreement. Water shall be conveyed by the Landowner from the said turnout or other facility to the reclassified land at his own expense and without cost to the United States or the District for construction or operation and maintenance of any special facilities required to make water available to the reclassified land, provided: that the Landowner shall not maintain the water surface in the head ditch or ditches receiving water from the said turnout or other facility at higher than the level established by the United States or the District as the delivery water surface elevation for the turnout or other facility involved.

11. The Landowner, in consideration of the reclassification of the reclassified land as irrigable, as provided for herein and the agreements herein contained, expressly waives all rights, if any, with respect to the reclassified land which may be available under laws of the State of Washington or otherwise, such as for decreased construction, operation and maintenance, and other charges, on account of benefits from the Columbia Basin Project being less for the reclassified land as compared to the other lands and the added costs and inconvenience to him of his serving the reclassified land, if such be the case.

12. Subject to the Federal Reclamation Laws and the said repayment contract, as the same may be amended, the provisions of this contract shall be binding on the heirs, devisees, successors, and assigns of the Landowner and the successors and assigns of the District, and all such provisions are covenants that shall run with and bind the reclassified land.

# ARTICLE 10 DOC ALLOWING CLASS 6 IRRIGATION

358350

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the date first above written.

Vernon L. Vogt  
Vernon L. Vogt

Manuela Vogt  
Manuela Vogt  
RT 1 Box 761  
Pasco, Washington  
Address

William Vogt  
William Vogt

Byrda Vogt  
Byrda Vogt  
5605 Caplinger Rd.  
Address  
Salem, Oregon



ATTEST:

SOUTH COLUMBIA BASIN IRRIGATION DISTRICT

[Signature]  
Secretary

By [Signature]  
President

# ARTICLE 10 DOC ALLOWING CLASS 6 IRRIGATION

358350

STATE OF WASHINGTON )  
County of Franklin ) : ss

On this 5th day of February, 1976, personally appeared before me Roger R. Duff, to me known to be the President of the Board of Directors of the Walla Walla Columbia Basin Irrigation District, 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 on oath stated that he was 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.



Wanda F. Long  
Notary Public in and for the  
State of Washington  
Residing at: Pasco

My commission expires: 9-24-76

Oregon  
STATE OF ~~WASHINGTON~~ )  
Marion : ss  
COUNTY OF ~~FRANKLIN~~ )

On this 12 day of Jan., 1976, personally appeared before me William Vogt + Byrda Vogt 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 the day and year in this certificate first above written.



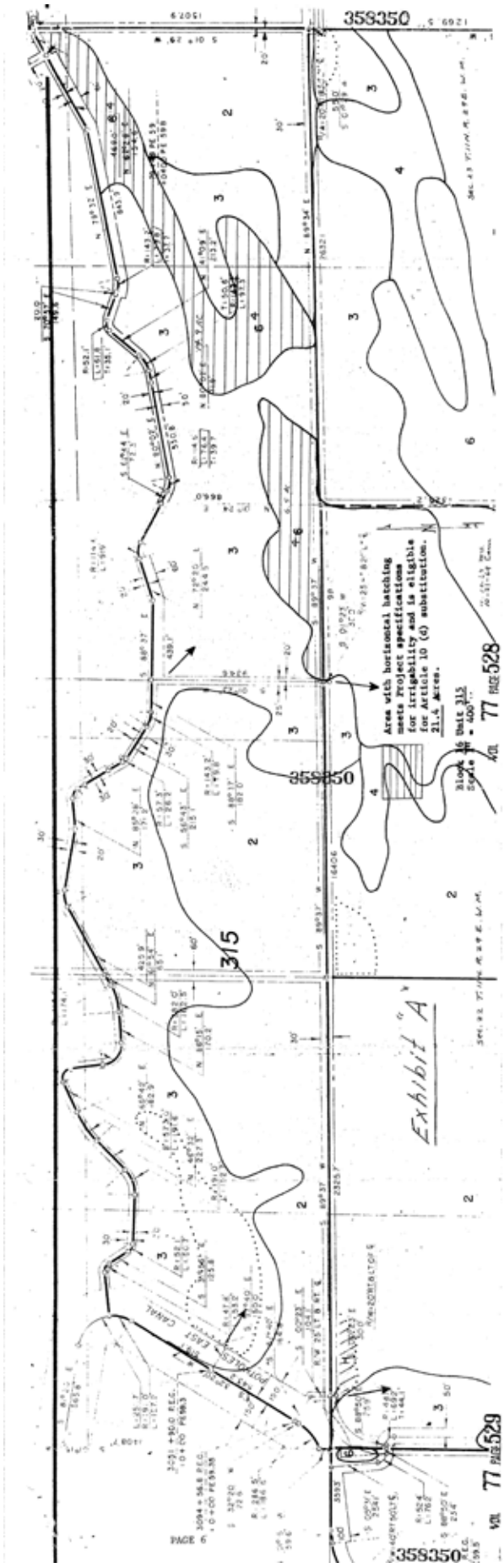
Bonnie Fenley  
Notary Public in and for the  
State of ~~Washington~~ Oregon  
Residing at Pasco Salem, Ore.

My commission expires 11-12-77

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# ARTICLE 10 DOC ALLOWING CLASS 6 IRRIGATION





# **ADDITIONAL CONVENIENCE TURNOUT**

# ADDITIONAL CONVENIENCE TURNOUT

*"The Green Spot of the Columbia Basin"*

## South Columbia Basin Irrigation District

OFFICE: 402 WEST LEWIS STREET

TELEPHONE 547-1735 • P. O. BOX 1006 • PASCO, WASHINGTON 99301

April 19, 1990

Mr. Steven R. Van Botavia  
12125 Treosti Road  
Snohomish, WA 98290

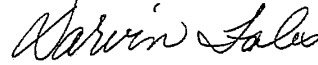
RE: Farm Unit 314, Irrigation Block 16  
Convenience Turnout

Dear Mr. Van Botavia:

The convenience turnout permit you applied for was approved by the District's Board of Directors at their regular April meeting. Enclosed is a copy of the permit for your records.

Please call me at (509) 547-1735, if you have any questions.

Sincerely,



Darvin Fales  
Engineer

DF:kk

Enc: Copy of permit

cc: Julius Brandt, Eltopia W/M

# ADDITIONAL CONVENIENCE TURNOUT

## SOUTH COLUMBIA BASIN IRRIGATION DISTRICT

Columbia Basin Project  
Pasco, Washington

### CONSENT TO ERECT AND MAINTAIN STRUCTURES

This consent is given subject to the terms and conditions set forth:

#### TYPE OF STRUCTURE:

(1) Domestic Water System \_\_\_\_\_ (3) Roadway - Bridge \_\_\_\_\_

(2) Roadway - Culvert \_\_\_\_\_ (4) Other CONVENIENCE TURNOUT *DRM*

LOCATION: FARM UNIT 314, BLOCK 16 *Station 7+02.5 016-330 K*  
*Station 130+25.8 016-330*

APPLICANT WISHES TO INSTALL A PUMP TO WATER STOCK AND WASH DOWN MILK PARLOR  
IN ADDITION TO EXISTING IRRIGATION PUMP.  
GENERAL CONDITIONS:

1. This consent is with respect to lands in which the United States has only right-of-way or easements. The applicant will obtain any additional grants or consents from the owners of such other interests in lands as may be necessary to permit full use of the lands by the applicant for his purpose.

2. The applicant shall be liable for any and all damage to the property of the District, United States, or of any third party or parties, by reason of the exercise of the privileges conferred by this consent.

3. The structure(s) to be constructed by the applicant shall be so erected as not to endanger project facilities or to obstruct in any manner the flow of water in the canals, laterals, or drain facilities of the United States, or to interfere in any manner whatsoever with construction, operation and maintenance of any part of the project. Additions, deletions, or changes to the applicant's structure(s) will be made by and at the expense of the applicant to accommodate and conform to any additions, deletions, or changes in facilities of the United States.

4. All work performed under the terms of this consent shall be subject to the inspection and approval of the Chief, Irrigation and Land Division, Ephrata, Washington, or his authorized representative. The office of the ELTOPIA WATERMASTER South Columbia Basin Irrigation District, shall be notified prior to commencement of any work, and all work shall be completed on or before \_\_\_\_\_.

5. All materials and workmanship shall be in conformity with existing local, State and Federal laws, rules and regulations. Applicant shall conduct operations in accordance with District rules and regulations and applicable federal repayment contracts.

6. If the applicant fails to perform as provided herein, the District may revoke this Consent to Erect and Maintain Structure upon (15) days notice provided the applicant fails to cure the default specified in the notice within (15) days of receipt of the notice. Upon revocation, the District may remove the applicant's structure(s) at his sole cost and expense.

(CONTINUED ON REVERSE)

# ADDITIONAL CONVENIENCE TURNOUT

## SPECIFIC TERMS OF THIS PERMIT:

1. ALL CONSTRUCTION SHALL MEET DISTRICT SPECIFICATIONS, AS INSPECTED AND APPROVED BY THE ELTOPIA WATERMASTER.
2. ALL CONSTRUCTION SHALL BE AT APPLICANT'S EXPENSE.
3. NEW PUMP FACILITY SHALL HAVE A FLOWMETER WITH AC-FT TOTALIZER PROPERLY INSTALLED ON DISCHARGE SIDE OF PUMP TO DETERMINE WATER USAGE.
4. NEW FACILITY SHALL HAVE A LOCKABLE VALVE ON THE SUCTION SIDE OF PUMP. GATE SHALL ONLY BE LOCKED BY DISTRICT PERSONNEL IN CASES OF DELINQUENT WATER CHARGES. (unpaid at MAY 1)
5. SYSTEM SHALL BE INSTALLED TO ASSURE WATER WILL NOT RETURN TO DRAIN SYSTEM.
6. CONTACT JULIUS BRANDT, ELTOPIA WATERMASTER 24 HOURS PRIOR TO INSTALLATION OF FACILITY

Submitted:

Recommended:

Date \_\_\_\_\_

By Steven R. VanBalsing  
Applicant

Darwin Fales, DIST. ENGR.  
for Irrigation Manager

12125 TRESTI RD  
Address

Approved:

SNOHOMISH WA. 98290

Date 4-12-90

(206) 568-3496

By Paul E. McLaughlin  
President-SCBID Board of Directors

FARM UNIT #314

# FSA INFORMATION

# FSA INFORMATION

WASHINGTON  
FRANKLIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 4040

Prepared : 9/16/25 12:04 PM CST

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : VAN RIJN FARMS  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**Includes Some Land Not  
Included in the Auction**

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
764.34	668.51	668.51	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	668.51	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	171.70	0.00	188	
<b>TOTAL</b>	<b>171.70</b>	<b>0.00</b>		

### NOTES

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Tract Number : 7403

Description : UNITS 114 115 314 113 315A,B&C F11CB  
FSA Physical Location : WASHINGTON/FRANKLIN  
ANSI Physical Location : WASHINGTON/FRANKLIN  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : MRTL DED TR CREATED UNDER ARIE VAN RYN FAM TR EST 12/28/89, EXEMPT TR - ARIE VAN RYN  
Other Producers : ROPP'S SPRAYING SERVICE, INC, JM FARMS LLC, JORDAN T REED, TKG FARMS LLC  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
764.34	668.51	668.51	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	668.51	0.00	0.00	0.00	0.00	0.00

# FSA INFORMATION

WASHINGTON  
FRANKLIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 4040**  
Prepared : 9/16/25 12:04 PM CST  
Crop Year : 2025

**Tract 7403 Continued ...**

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	171.70	0.00	188
<b>TOTAL</b>	<b>171.70</b>	<b>0.00</b>	

**NOTES**

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION



Franklin County, Washington



- Wetland Determination Identifiers**
- Restricted Use
  - Tract Boundary
  - Common Land Unit
  - Cropland
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions
  - Other Ag

**Includes Some Land Not Included in the Auction**

2025 Program Year

Map Created October 14, 2024

**Farm 4040**  
**Tract 7403**

Tract Cropland Total: 668.51 acres

WA021\_T7403

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# COUNTY TAX INFORMATION

TRACT #	PARCEL ID
1	123-220-200 (West)
	123-220-264 (Middle)
	123-220-068 (East)
2	123-220-273
3 & 4	123-230-066
5 & 7	123-220-166
6 & 8	123-220-237
9	123-220-148 (East)
	123-220-120 (West)
9 & 10	123-220-139
11	123-220-175

# COUNTY TAX INFO - TR 1

## Parcel

<b>Parcel#:</b>	123220068	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-11-IRB016-115-0010	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	PTN FARM UNIT 115, IRR BLK 16 - PTN L/B IN W2NW4 SEC 23-11-29		
<b>Comment:</b>	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$1,139,300	Land:	\$312,600	District:	112 - DISTRICT 112
Improvements:	\$11,200	Improvements:	\$11,200	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0		
<b>Total</b>	<b>\$1,150,500</b>	<b>Total</b>	<b>\$323,800</b>	<b>Total Acres:</b>	<b>73.50000</b>

## Ownership

Owner's Name	Ownership %	Owner Type
VAN RYN ETAL (TRUSTEE), LORETTA J	50%	Owner
VAN RYN (TRUSTEE), LORETTA J	50%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/18/17	QCD-1865286	11	56039	VAN RYN INVESTMENTS	VAN RYN (TRUSTEE), LORETTA J	\$0
04/26/05	WD-1661835	7	19796	TRANSMUTATION PROPERTIES INC	VAN RYN INVESTMENTS	\$0
01/26/05	WD-1657274	7	18893	VANBATAVIA, STEVEN (ETAL)	TRANSMUTATION PROPERTIES INC	\$6,176,875
04/05/99	WD 1566000	3	4042	NAEF, PAUL C (TRUSTEE)	VANBATAVIA, STEVEN & MARILYN	\$1,170,000
04/24/97	WD 540981	3	244	KATHRYN NAEF TESTAMENTARY TRUST	NAEF, PAUL C (TRUSTEE)	\$0

## Building Permits

No Building Permits Available

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	VAN RYN (TRUSTEE), LORETTA J	\$1,139,300	\$11,200	\$0	\$1,150,500	\$0	\$323,800
2024	VAN RYN (TRUSTEE), LORETTA J	\$1,139,300	\$11,200	\$0	\$1,150,500	\$0	\$291,300
2023	VAN RYN (TRUSTEE), LORETTA J	\$992,300	\$8,000	\$0	\$1,000,300	\$0	\$255,300
2022	VAN RYN (TRUSTEE), LORETTA J	\$845,300	\$9,600	\$0	\$854,900	\$0	\$239,700
2021	VAN RYN (TRUSTEE), LORETTA J	\$735,000	\$8,500	\$0	\$743,500	\$0	\$245,900

[View Taxes](#)

## Parcel Comments

Date	Comment
08/02/17	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH

# COUNTY TAX INFO - TR 1

## Parcel

<b>Parcel#:</b>	123220068	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-11-IRB016-115-0010	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	PTN FARM UNIT 115, IRR BLK 16 - PTN L/B IN W2NW4 SEC 23-11-29		
<b>Comment:</b>			

## Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220068</a>	\$10,218.26	\$7,342.40	\$2,875.86	\$83.58	\$2,959.44

## Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220068</a>	\$1,479.72	\$0.00	\$0.00	\$1,479.72	<input type="checkbox"/>

[Add Selected to Cart](#)

\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

## 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2025-123220068</a>	\$2,875.86	\$83.58	\$0.00	\$1,479.72
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2025-1171143	05/05/2025	\$1,479.72	\$0.00	\$1,479.72
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2024-123220068</a>	\$2,406.64	\$82.40	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2024-1096584	05/02/2024	\$1,244.52	\$0.00	\$1,244.52
	2024-1129209	11/05/2024	\$1,244.52	\$0.00	\$1,244.52
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2023-123220068</a>	\$2,201.02	\$80.72	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2023-1022978	05/02/2023	\$1,140.87	\$0.00	\$1,140.87
	2023-1055246	11/03/2023	\$1,140.87	\$0.00	\$1,140.87
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2022-123220068</a>	\$2,154.20	\$74.42	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-951998	05/04/2022	\$1,114.31	\$0.00	\$1,114.31
	2022-982449	11/03/2022	\$1,114.31	\$0.00	\$1,114.31
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2021-123220068</a>	\$2,426.50	\$74.42	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-878955	05/03/2021	\$1,250.46	\$0.00	\$1,250.46
	2021-910629	11/03/2021	\$1,250.46	\$0.00	\$1,250.46
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2020-123220068</a>	\$2,553.66	\$72.92	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-801324	04/28/2020	\$1,313.29	\$0.00	\$1,313.29
	2020-839065	11/04/2020	\$1,313.29	\$0.00	\$1,313.29

# COUNTY TAX INFO - TR 1

## Parcel

<b>Parcel#:</b>	123220264	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>	2001 ELM RD	<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-11-IRB016-115-0020	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	PTN FARM UNIT 115, IRR BLK 16 PTN L/B IN SENE 22-11-29 & PTN L/B IN N2NE4 & SE4 22-11-29 & PTN L/B IN SW4 23-11-29 AND EXC PTN DAF: BEG AT NW COR SD FU; TH N89D43'E ALG N LN,623.38 TH S00D17'E, 390.0'; TH S89D43'W, 388.94' TO PT OF CUR W/RAD OF 1120.0', ARC DIST OF 310.55' TO W LN SD FU; TH N01D22'E ALG W LN, 194.62' TO POB.		
<b>Comment:</b>	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$1,326,800	Land:	\$364,100	District:	112 - DISTRICT 112
Improvements:	\$14,000	Improvements:	\$14,000	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0		
<b>Total</b>	<b>\$1,340,800</b>	<b>Total</b>	<b>\$378,100</b>	<b>Total Acres:</b>	<b>85.60000</b>

## Ownership

Owner's Name	Ownership %	Owner Type
VAN RYN ETAL (TRUSTEE), LORETTA J	50%	Owner
VAN RYN (TRUSTEE), LORETTA J	50%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/18/17	QCD-1865286	11	56039	VAN RYN INVESTMENTS	VAN RYN (TRUSTEE), LORETTA J	\$0
04/26/05	WD-1661835	7	19796	TRANSMUTATION PROPERTIES INC	VAN RYN INVESTMENTS	\$0
01/26/05	WD-1657274	7	18893	VANBATAVIA, STEVEN (ETAL)	TRANSMUTATION PROPERTIES INC	\$6,176,875
04/05/99	WD 1566000	3	4042	NAEF, PAUL C (TRUSTEE)	VANBATAVIA, STEVEN & MARILYN	\$1,170,000
04/24/97	WD 540981	3	244	KATHRYN NAEF TESTAMENTARY TRUST	NAEF, PAUL C (TRUSTEE)	\$0

## Building Permits

No Building Permits Available

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	VAN RYN (TRUSTEE), LORETTA J	\$1,326,800	\$14,000	\$0	\$1,340,800	\$0	\$378,100
2024	VAN RYN (TRUSTEE), LORETTA J	\$1,326,800	\$14,000	\$0	\$1,340,800	\$0	\$340,200
2023	VAN RYN (TRUSTEE), LORETTA J	\$1,155,600	\$10,000	\$0	\$1,165,600	\$0	\$298,000
2022	VAN RYN (TRUSTEE), LORETTA J	\$984,400	\$10,000	\$0	\$994,400	\$0	\$277,900
2021	VAN RYN (TRUSTEE), LORETTA J	\$856,000	\$10,000	\$0	\$866,000	\$0	\$286,500

[View Taxes](#)

## Parcel Comments

Date	Comment
08/02/17	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH
02/24/05	MH ON 700-204-022 DUE TO OWNERSHIP CHANGE ON REAL. CM
02/22/05	MH EXCISE #6176 DATED 01-28-05.

# COUNTY TAX INFO - TR 1

## Parcel

<b>Parcel#:</b>	123220264	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>	2001 ELM RD	<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-11-IRB016-115-0020	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	PTN FARM UNIT 115, IRR BLK 16 PTN L/B IN SENE 22-11-29 & PTN L/B IN N2NE4 & SE4 22-11-29 & PTN L/B IN SW4 23-11-29 AND EXC PTN DAF: BEG AT NW COR SD FU; TH N89D43'E ALG N LN,623.38 TH S00D17'E, 390.0'; TH S89D43'W, 388.94' TO PT OF CUR W/RAD OF 1120.0', ARC DIST OF 310.55' TO W LN SD FU; TH N01D22'E ALG W LN, 194.62' TO POB.		
<b>Comment:</b>			

## Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220264</a>	\$11,908.42	\$8,550.30	\$3,358.12	\$88.40	\$3,446.52

## Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220264</a>	\$1,723.26	\$0.00	\$0.00	\$1,723.26	<input type="checkbox"/>
<a href="#">Add Selected to Cart</a>							
* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.							

## 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2025-123220264</a>	\$3,358.12	\$88.40	\$0.00	\$1,723.26
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2025-1171151	05/05/2025	\$1,723.26	\$0.00	\$1,723.26
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2024-123220264</a>	\$2,810.64	\$87.22	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2024-1096592	05/02/2024	\$1,448.93	\$0.00	\$1,448.93
	2024-1129217	11/05/2024	\$1,448.93	\$0.00	\$1,448.93
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2023-123220264</a>	\$2,569.14	\$85.54	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2023-1022985	05/02/2023	\$1,327.34	\$0.00	\$1,327.34
	2023-1055254	11/03/2023	\$1,327.34	\$0.00	\$1,327.34
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2022-123220264</a>	\$2,497.52	\$79.24	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-953721	06/07/2022	\$1,288.38	\$51.54	\$1,339.92
	2022-982457	11/03/2022	\$1,288.38	\$0.00	\$1,288.38
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2021-123220264</a>	\$2,827.12	\$91.24	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-878950	05/03/2021	\$1,459.18	\$0.00	\$1,459.18
	2021-910624	11/03/2021	\$1,459.18	\$0.00	\$1,459.18
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2020-123220264</a>	\$2,974.88	\$89.74	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-801332	04/28/2020	\$1,532.31	\$0.00	\$1,532.31
	2020-839073	11/04/2020	\$1,532.31	\$0.00	\$1,532.31

# COUNTY TAX INFO - TR 1

## Parcel

<b>Parcel#:</b>	123220200	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-21-IRB016-114-0010	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	SHORT PLAT 2001-15 LOT 2		
<b>Comment:</b>	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$2,204,900	Land:	\$605,000	District:	112 - DISTRICT 112
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0		
<b>Total</b>	<b>\$2,204,900</b>	<b>Total</b>	<b>\$605,000</b>	<b>Total Acres:</b>	<b>142.25000</b>

## Ownership

Owner's Name	Ownership %	Owner Type
VAN RYN ETAL (TRUSTEE), LORETTA J	50%	Owner
VAN RYN (TRUSTEE), LORETTA J	50%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/18/17	QCD-1865286	11	56039	VAN RYN INVESTMENTS	VAN RYN (TRUSTEE), LORETTA J	\$0
04/26/05	WD-1661835	7	19796	TRANSMUTATION PROPERTIES INC	VAN RYN INVESTMENTS	\$0
01/26/05	WD-1657274	7	18893	VANBATAVIA, STEVEN (ETAL)	TRANSMUTATION PROPERTIES INC	\$6,176,875
04/05/99	WD 1566000	3	4042	NAEF, PAUL C (TRUSTEE)	VANBATAVIA, STEVEN & MARILYN	\$1,170,000
04/24/97	WD 540981	3	244	KATHRYN NAEF TESTAMENTARY TRUST	NAEF, PAUL C (TRUSTEE)	\$0

## Building Permits

No Building Permits Available

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	VAN RYN (TRUSTEE), LORETTA J	\$2,204,900	\$0	\$0	\$2,204,900	\$0	\$605,000
2024	VAN RYN (TRUSTEE), LORETTA J	\$2,204,900	\$0	\$0	\$2,204,900	\$0	\$542,100
2023	VAN RYN (TRUSTEE), LORETTA J	\$1,920,400	\$0	\$0	\$1,920,400	\$0	\$478,500
2022	VAN RYN (TRUSTEE), LORETTA J	\$1,635,900	\$0	\$0	\$1,635,900	\$0	\$445,200
2021	VAN RYN (TRUSTEE), LORETTA J	\$1,422,500	\$0	\$0	\$1,422,500	\$0	\$459,500

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## Parcel Comments

Date	Comment
08/02/17	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH
01/01/10	WD 1593524/8545 DATED 08-01-01 IS FOR A PORTION OF NEW SHORT PLAT. LOUISE FARKAS SOLD THE STRIP FOR 8,000 TO VANBATAVIA'S. ESMT PER DEED 1563514 3\18\99
01/27/05	QD 1656788/18811 DTD 01-07-05 IS TO CLEAR TITLE ONLY FOR SALE TO VANBATAVIA.

# COUNTY TAX INFO - TR 1

## Parcel

<b>Parcel#:</b>	123220200	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-21-IRB016-114-0010	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	SHORT PLAT 2001-15 LOT 2		
<b>Comment:</b>			

## Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220200</a>	\$19,583.00	\$14,209.64	\$5,373.36	\$111.06	\$5,484.42

## Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220200</a>	\$2,742.21	\$0.00	\$0.00	\$2,742.21	<input type="checkbox"/>

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\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

## 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2025-123220200</a>	\$5,373.36	\$111.06	\$0.00	\$2,742.21
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2025-1171149	05/05/2025	\$2,742.21	\$0.00	\$2,742.21
Real Property	<a href="#">2024-123220200</a>	\$4,478.70	\$109.88	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2024-1096590	05/02/2024	\$2,294.29	\$0.00	\$2,294.29
	2024-1129215	11/05/2024	\$2,294.29	\$0.00	\$2,294.29
Real Property	<a href="#">2023-123220200</a>	\$4,125.28	\$108.20	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2023-1022983	05/02/2023	\$2,116.74	\$0.00	\$2,116.74
	2023-1055252	11/03/2023	\$2,116.74	\$0.00	\$2,116.74
Real Property	<a href="#">2022-123220200</a>	\$4,001.06	\$101.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-952004	05/04/2022	\$2,051.48	\$0.00	\$2,051.48
	2022-982455	11/03/2022	\$2,051.48	\$0.00	\$2,051.48
Real Property	<a href="#">2021-123220200</a>	\$4,534.26	\$101.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-878948	05/03/2021	\$2,318.08	\$0.00	\$2,318.08
	2021-910626	11/03/2021	\$2,318.08	\$0.00	\$2,318.08
Real Property	<a href="#">2020-123220200</a>	\$4,782.38	\$100.40	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-801330	04/28/2020	\$2,441.39	\$0.00	\$2,441.39
	2020-839071	11/04/2020	\$2,441.39	\$0.00	\$2,441.39

# COUNTY TAX INFO - TR 2

## Parcel

<b>Parcel#:</b>	123220273	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	81 - Resource - Agriculture	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>	2131 ELM RD	<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-11-IRB016-115-0030	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	PTN FU115, IRR BLK 16 DAF: PTN NE4 22-11-29 BEG AT NW COR SD FU; TH N89D43'E, ALG N LN, 623.38'; TH S0D17'E, 390.0'; TH S89D43'W, 388.94' TO PT OF CUR RAD OF 1120.0', ARC DIST OF 310.55' TO W LN SD FU; TH N01D22'E ALG W LN, 194.62' TO POB.		
<b>Comment:</b>	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$176,600	Land:	\$176,600	District:	112 - DISTRICT 112
Improvements:	\$805,800	Improvements:	\$805,800	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
<b>Total</b>	<b>\$982,400</b>	<b>Total</b>	<b>\$982,400</b>	<b>Total Acres:</b>	<b>4.60000</b>

## Ownership

Owner's Name	Ownership %	Owner Type
VAN RYN ETAL (TRUSTEE), LORETTA J	50%	Owner
VAN RYN (TRUSTEE), LORETTA J	50%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/18/17	QCD-1865286	11	56039	VAN RYN INVESTMENTS	VAN RYN (TRUSTEE), LORETTA J	\$0
04/27/05	WD-1662026	1	19846	NAEF, P RANDY & LEE-ANA	VAN RYN INVESTMENTS	\$240,000
12/28/94	6650	1	516938			\$135,000

## Building Permits

Permit No.	Date	Description	Amount
09-2467	2/4/2009	HEAT PUMP & FURNACE	\$6,200.00

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	VAN RYN (TRUSTEE), LORETTA J	\$176,600	\$805,800	\$0	\$982,400	\$0	\$982,400
2024	VAN RYN (TRUSTEE), LORETTA J	\$176,600	\$805,800	\$0	\$982,400	\$0	\$982,400
2023	VAN RYN (TRUSTEE), LORETTA J	\$153,600	\$640,400	\$0	\$794,000	\$0	\$794,000
2022	VAN RYN (TRUSTEE), LORETTA J	\$114,300	\$502,500	\$0	\$616,800	\$0	\$616,800
2021	VAN RYN (TRUSTEE), LORETTA J	\$97,000	\$426,400	\$0	\$523,400	\$0	\$523,400

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## Parcel Comments

Date	Comment
08/02/17	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH

# COUNTY TAX INFO - TR 2

## Parcel

<b>Parcel#:</b>	123220273	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	81 - Resource - Agriculture	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>	2131 ELM RD	<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-11-IRB016-115-0030	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	PTN FU115, IRR BLK 16 DAF: PTN NE4 22-11-29 BEG AT NW COR SD FU; TH N89D43'E, ALG N LN, 623.38'; TH S0D17'E, 390.0'; TH S89D43'W, 388.94' TO PT OF CUR RAD OF 1120.0', ARC DIST OF 310.55' TO W LN SD FU; TH N01D22'E ALG W LN, 194.62' TO POB.		
<b>Comment:</b>			

## Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220273</a>	\$8,725.26	\$0.00	\$8,725.26	\$56.00	\$8,781.26

## Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220273</a>	\$4,390.63	\$0.00	\$0.00	\$4,390.63	<input type="checkbox"/>

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\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

## 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2025-123220273</a>	\$8,725.26	\$56.00	\$0.00	\$4,390.63
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2025-1171152	05/05/2025	\$4,390.63	\$0.00	\$4,390.63
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2024-123220273</a>	\$8,116.34	\$54.82	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2024-1096593	05/02/2024	\$4,085.58	\$0.00	\$4,085.58
	2024-1129218	11/05/2024	\$4,085.58	\$0.00	\$4,085.58
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2023-123220273</a>	\$6,845.30	\$53.14	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2023-1022986	05/02/2023	\$3,449.22	\$0.00	\$3,449.22
	2023-1055255	11/03/2023	\$3,449.22	\$0.00	\$3,449.22
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2022-123220273</a>	\$5,543.24	\$46.84	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-953722	06/07/2022	\$2,795.04	\$111.80	\$2,906.84
	2022-982458	11/03/2022	\$2,795.04	\$0.00	\$2,795.04
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2021-123220273</a>	\$5,164.82	\$46.84	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-878951	05/03/2021	\$2,605.83	\$0.00	\$2,605.83
	2021-910623	11/03/2021	\$2,605.83	\$0.00	\$2,605.83
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2020-123220273</a>	\$4,346.56	\$45.34	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-801333	04/28/2020	\$2,195.95	\$0.00	\$2,195.95
	2020-839074	11/04/2020	\$2,195.95	\$0.00	\$2,195.95

# COUNTY TAX INFO - TR 3 & 4

## Parcel

<b>Parcel#:</b>	123230066	<b>Owner Name:</b>	VAN RYN ETAL (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE EXEMPT TRUST 50%
<b>Situs:</b>	3550 DOGWOOD RD	<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112923-22-IRB016-314-0010	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	WDU 314, IRR BLK 16, EXC PTN LY ELY OF FDL: BEG A CTR QTR COR SEC 23-11-29 TH S74D24'E ALG WDU BDY, 153.67'; TH S02D57'W, 1083.55' TO SD WDU BDY & TERM OF SD LN		
<b>Comment:</b>	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$2,995,800	Land:	\$794,500	District:	112 - DISTRICT 112
Improvements:	\$2,756,500	Improvements:	\$2,756,500	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0		
<b>Total</b>	<b>\$5,752,300</b>	<b>Total</b>	<b>\$3,551,000</b>	<b>Total Acres:</b>	<b>187.50000</b>

## Ownership

Owner's Name	Ownership %	Owner Type
VAN RYN ETAL (TRUSTEE), LORETTA J	50%	Owner
VAN RYN (TRUSTEE), LORETTA J	50%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/18/17	QCD-1865286	11	56039	VAN RYN INVESTMENTS	VAN RYN (TRUSTEE), LORETTA J	\$0
04/26/05	WD-1661835	7	19796	TRANSMUTATION PROPERTIES INC	VAN RYN INVESTMENTS	\$0
01/26/05	WD-1657274	7	18893	VANBATAVIA, STEVEN (ETAL)	TRANSMUTATION PROPERTIES INC	\$6,176,875

## Building Permits

Permit No.	Date	Description	Amount
19-199	7/11/2019	Horse Barn; SQ.FT: 800; 2nd Floor: 0; 3rd Floor: 0; BSMT: 0; GAR: 0	\$13,600.00
2001212	8/7/2001	POLE BLDG	\$27,648.00
200193	6/28/2000	POLE BLDG	\$196,608.00
97247	8/14/1997	POLE BLDG	\$23,040.00
97196	7/8/1997	DAIRY COW SHED	\$7,296.00
97118	4/29/1997	POLE BLDG (BLDG 3)	\$27,648.00
97117	4/29/1997	POLE BLDG (BLDG 2)	\$27,648.00
97116	4/29/1997	POLE BLDG (BLDG 1)	\$27,648.00
97080	4/2/1997	POLE BLDG 5760SF	\$34,560.00

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	VAN RYN ETAL (TRUSTEE), LORETTA J	\$2,995,800	\$2,756,500	\$0	\$5,752,300	\$0	\$3,551,000
2024	VAN RYN ETAL (TRUSTEE), LORETTA J	\$2,995,800	\$2,756,500	\$0	\$5,752,300	\$0	\$3,468,600
2023	VAN RYN ETAL (TRUSTEE), LORETTA J	\$2,622,800	\$1,901,100	\$0	\$4,523,900	\$0	\$2,529,800
2022	VAN RYN ETAL (TRUSTEE), LORETTA J	\$2,156,300	\$1,692,900	\$0	\$3,849,200	\$0	\$2,278,000
2021	VAN RYN ETAL (TRUSTEE), LORETTA J	\$1,875,000	\$1,603,200	\$0	\$3,478,200	\$0	\$2,207,000

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## Parcel Comments

Date	Comment
08/02/17	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH
01/01/10	CONCRETE BUILDING ADDED BACK TO THIS PARCEL FROM 123-230-075

# COUNTY TAX INFO - TR 3 & 4

## Parcel

<b>Parcel#:</b>	123230066	<b>Owner Name:</b>	VAN RYN ETAL (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE EXEMPT TRUST 50%
<b>Situs:</b>	3550 DOGWOOD RD	<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112923-22-IRB016-314-0010	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	WDU 314, IRR BLK 16, EXC PTN LY ELY OF FDL: BEG A CTR QTR COR SEC 23-11-29 TH S74D24'E ALG WDU BDY, 153.67'; TH S02D57'W, 1083.55' TO SD WDU BDY & TERM OF SD LN		
<b>Comment:</b>			

## Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	VAN RYN ETAL (TRUSTEE), LORETTA J	<a href="#">2025-123230066</a>	\$51,089.50	\$19,551.02	\$31,538.48	\$129.18	\$31,667.66

## Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	
Real Property	VAN RYN ETAL (TRUSTEE), LORETTA J	<a href="#">2025-123230066</a>	\$15,833.83	\$0.00	\$0.00	\$15,833.83	<input type="checkbox"/>

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\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

## 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2025-123230066</a>	\$31,538.48	\$129.18	\$0.00	\$15,833.83
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2025-1171153	05/05/2025	\$15,833.83	\$0.00	\$15,833.83
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2024-123230066</a>	\$28,656.72	\$128.00	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2024-1096594	05/02/2024	\$14,392.36	\$0.00	\$14,392.36
	2024-1129677	11/13/2024	\$14,392.36	\$0.00	\$14,392.36
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2023-123230066</a>	\$21,810.12	\$126.32	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2023-1022987	05/02/2023	\$10,968.22	\$0.00	\$10,968.22
	2023-1055256	11/03/2023	\$10,968.22	\$0.00	\$10,968.22
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2022-123230066</a>	\$20,472.62	\$120.02	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-952006	05/04/2022	\$10,296.32	\$0.00	\$10,296.32
	2022-982459	11/03/2022	\$10,296.32	\$0.00	\$10,296.32
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2021-123230066</a>	\$21,778.26	\$120.02	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-878952	05/03/2021	\$10,949.14	\$0.00	\$10,949.14
	2021-910622	11/03/2021	\$10,949.14	\$0.00	\$10,949.14
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2020-123230066</a>	\$20,760.98	\$118.52	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-808161	05/06/2020	\$10,439.75	\$0.00	\$10,439.75
	2020-839075	11/04/2020	\$10,439.75	\$0.00	\$10,439.75

# COUNTY TAX INFO - TR 5 & 7

## Parcel

<b>Parcel#:</b>	123220166	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>	3832 DOGWOOD RD	<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-44-IRB016-315-0040	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	TR-5 PTN FARM UNIT 315, IRR BLK 16 SW4, EXC W 1159' OF SEC 23-11-29		
<b>Comment:</b>	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$694,000	Land:	\$266,600	District:	112 - DISTRICT 112
Improvements:	\$985,300	Improvements:	\$985,300	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0		
<b>Total</b>	<b>\$1,679,300</b>	<b>Total</b>	<b>\$1,251,900</b>	<b>Total Acres:</b>	<b>39.00000</b>

## Ownership

Owner's Name	Ownership %	Owner Type
VAN RYN ETAL (TRUSTEE), LORETTA J	50%	Owner
VAN RYN (TRUSTEE), LORETTA J	50%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/18/17	QCD-1865286	11	56039	VAN RYN INVESTMENTS	VAN RYN (TRUSTEE), LORETTA J	\$0
04/26/05	WD-1661835	7	19796	TRANSMUTATION PROPERTIES INC	VAN RYN INVESTMENTS	\$0
01/26/05	WD-1657274	7	18893	VANBATAVIA, STEVEN (ETAL)	TRANSMUTATION PROPERTIES INC	\$6,176,875
03/22/00	RC 1576553	2	5768	THORNE, DONNA LYNNE	VANBATAVIA, STEVEN & MARILYN	\$423,500
04/07/99	QD 1564452	1	3831	BROWN-THORNE, DONNA (ETAL)	BROWN-THORNE, DONNA	\$0
04/06/99	QD 1564450	1	3830	THORNE, DONNA LYNNE	BROWN-THORNE, DONNA (ETAL)	\$0
03/29/99	QD 1564062	1	3780	THORNE, PAUL D & DONNA	THORNE, DONNA LYNNE	\$0

## Building Permits

Permit No.	Date	Description	Amount
200390	12/4/2000	LPG FIREPLACE TO 1ST FLOOR LIVINGRM	\$1,500.00
200293	10/11/2000	REMODEL/ADDN	\$15,247.00

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	VAN RYN (TRUSTEE), LORETTA J	\$694,000	\$985,300	\$0	\$1,679,300	\$0	\$1,251,900
2024	VAN RYN (TRUSTEE), LORETTA J	\$694,000	\$985,300	\$0	\$1,679,300	\$0	\$1,235,100
2023	VAN RYN (TRUSTEE), LORETTA J	\$618,000	\$631,100	\$0	\$1,249,100	\$0	\$760,200
2022	VAN RYN (TRUSTEE), LORETTA J	\$448,500	\$647,600	\$0	\$1,096,100	\$0	\$767,900
2021	VAN RYN (TRUSTEE), LORETTA J	\$390,000	\$485,800	\$0	\$875,800	\$0	\$609,900

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## Parcel Comments

Date	Comment
08/02/17	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH

# COUNTY TAX INFO - TR 5 & 7

## Parcel

<b>Parcel#:</b>	123220166	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>	3832 DOGWOOD RD	<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-44-IRB016-315-0040	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	TR-5 PTN FARM UNIT 315, IRR BLK 16 SW4, EXC W 1159' OF SEC 23-11-29		
<b>Comment:</b>			

## Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220166</a>	\$14,914.84	\$3,795.99	\$11,118.84	\$69.76	\$11,188.60

## Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220166</a>	\$5,594.30	\$0.00	\$0.00	\$5,594.30	<input type="checkbox"/>

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\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

## 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2025-123220166</a>	\$11,118.84	\$69.76	\$0.00	\$5,594.30
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2025-1171147	05/05/2025	\$5,594.30	\$0.00	\$5,594.30
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2024-123220166</a>	\$10,204.10	\$68.58	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2024-1096588	05/02/2024	\$5,136.34	\$0.00	\$5,136.34
	2024-1129213	11/05/2024	\$5,136.34	\$0.00	\$5,136.34
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2023-123220166</a>	\$6,553.90	\$66.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2023-1022981	05/02/2023	\$3,310.40	\$0.00	\$3,310.40
	2023-1055250	11/03/2023	\$3,310.40	\$0.00	\$3,310.40
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2022-123220166</a>	\$6,901.20	\$60.60	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-952002	05/04/2022	\$3,480.90	\$0.00	\$3,480.90
	2022-982453	11/03/2022	\$3,480.90	\$0.00	\$3,480.90
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2021-123220166</a>	\$6,018.38	\$60.60	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-878946	05/03/2021	\$3,039.49	\$0.00	\$3,039.49
	2021-910628	11/03/2021	\$3,039.49	\$0.00	\$3,039.49
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2020-123220166</a>	\$6,018.84	\$59.10	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-801328	04/28/2020	\$3,038.97	\$0.00	\$3,038.97
	2020-839069	11/04/2020	\$3,038.97	\$0.00	\$3,038.97

# COUNTY TAX INFO - TR 6 & 8

## Parcel

<b>Parcel#:</b>	123220237	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-44-IRB016-315-0050	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	TR-4 PTN FARM UNIT 315, IRR BLK 16 SE4 22-11-29, EXC W1640.6' & W1159 ' OF SW4 23-11-29 EXC PTN DAF: BEG AT SE COR 22-11-29;TH S89D36'W ALG S LN SD FU, 699.91' TO TPOB; TH CONT S89D36'W, 281.09'; TH N01D21'E, 933.79' TO N LN SD FU; TH S88D46'E ALG SD N LN, 280.96'; TH S01D21'W , 925.92' TO TPOB. AND EXC PTN DAF: BEG AT SE COR 22-11-29 TH S89D36'W ALG S LN SD FU, 438.99' TO TPOB; TH CONT S89D36'W, 260.92'; TH N01D2 1'E, 925.92' TO N LN SD FU; TH S88D46'E ALG SD N LN, 158.06'; TH N72D 20'E ALG SD N LN, 109.05'; TH S01D23'W, 953.91' TO TPOB.		
<b>Comment:</b>	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$498,300	Land:	\$213,000	District:	112 - DISTRICT 112
Improvements:	\$21,000	Improvements:	\$21,000	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0		
<b>Total</b>	<b>\$519,300</b>	<b>Total</b>	<b>\$234,000</b>	<b>Total Acres:</b>	<b>31.40000</b>

## Ownership

Owner's Name	Ownership %	Owner Type
VAN RYN ETAL (TRUSTEE), LORETTA J	50%	Owner
VAN RYN (TRUSTEE), LORETTA J	50%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/18/17	QCD-1865286	11	56039	VAN RYN INVESTMENTS	VAN RYN (TRUSTEE), LORETTA J	\$0
04/26/05	WD-1661835	7	19796	TRANSMUTATION PROPERTIES INC	VAN RYN INVESTMENTS	\$0
01/26/05	WD-1657274	7	18893	VANBATAVIA, STEVEN (ETAL)	TRANSMUTATION PROPERTIES INC	\$6,176,875
03/22/00	RC 1576553	2	5768	THORNE, DONNA LYNNE	VANBATAVIA, STEVEN & MARILYN	\$423,500
07/09/99	QD 1568874	1	4452	THORNE, PAUL & DONNA L	THORNE, DONNA LYNNE	\$0

## Building Permits

No Building Permits Available

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	VAN RYN (TRUSTEE), LORETTA J	\$498,300	\$21,000	\$0	\$519,300	\$0	\$234,000
2024	VAN RYN (TRUSTEE), LORETTA J	\$498,300	\$21,000	\$0	\$519,300	\$0	\$222,700
2023	VAN RYN (TRUSTEE), LORETTA J	\$447,600	\$15,000	\$0	\$462,600	\$0	\$101,700
2022	VAN RYN (TRUSTEE), LORETTA J	\$303,400	\$10,000	\$0	\$313,400	\$0	\$90,700
2021	VAN RYN (TRUSTEE), LORETTA J	\$263,900	\$10,000	\$0	\$273,900	\$0	\$93,300

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## Parcel Comments

Date	Comment
08/02/17	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH

# COUNTY TAX INFO - TR 6 & 8

## Parcel

<b>Parcel#:</b>	123220237	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-44-IRB016-315-0050	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	TR-4 PTN FARM UNIT 315, IRR BLK 16 SE4 22-11-29, EXC W1640.6' & W1159' OF SW4 23-11-29 EXC PTN DAF: BEG AT SE COR 22-11-29; TH S89D36'W ALG S LN SD FU, 699.91' TO TPOB; TH CONT S89D36'W, 281.09'; TH N01D21'E, 933.79' TO N LN SD FU; TH S88D46'E ALG SD N LN, 280.96'; TH S01D21'W, 925.92' TO TPOB. AND EXC PTN DAF: BEG AT SE COR 22-11-29 TH S89D36'W ALG S LN SD FU, 438.99' TO TPOB; TH CONT S89D36'W, 260.92'; TH N01D21'E, 925.92' TO N LN SD FU; TH S88D46'E ALG SD N LN, 158.06'; TH N72D 20'E ALG SD N LN, 109.05'; TH S01D23'W, 953.91' TO TPOB.		
<b>Comment:</b>			

## Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220237</a>	\$4,612.20	\$2,533.91	\$2,078.28	\$66.70	\$2,144.98

## Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220237</a>	\$1,072.49	\$0.00	\$0.00	\$1,072.49	<input type="checkbox"/>

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\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

## 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2025-123220237</a>	\$2,078.28	\$66.70	\$0.00	\$1,072.49
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2025-1171150	05/05/2025	\$1,072.49	\$0.00	\$1,072.49
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2024-123220237</a>	\$1,839.90	\$65.52	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2024-1096591	05/02/2024	\$952.71	\$0.00	\$952.71
	2024-1129216	11/05/2024	\$952.71	\$0.00	\$952.71
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2023-123220237</a>	\$876.78	\$63.84	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2023-1022984	05/02/2023	\$470.31	\$0.00	\$470.31
	2023-1055253	11/03/2023	\$470.31	\$0.00	\$470.31
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2022-123220237</a>	\$815.14	\$57.54	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-952005	05/04/2022	\$436.34	\$0.00	\$436.34
	2022-982456	11/03/2022	\$436.34	\$0.00	\$436.34
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2021-123220237</a>	\$920.66	\$57.54	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-878949	05/03/2021	\$489.10	\$0.00	\$489.10
	2021-910625	11/03/2021	\$489.10	\$0.00	\$489.10
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2020-123220237</a>	\$964.06	\$56.04	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-801331	04/28/2020	\$510.05	\$0.00	\$510.05
	2020-839072	11/04/2020	\$510.05	\$0.00	\$510.05

# COUNTY TAX INFO - TR 9

## Parcel

<b>Parcel#:</b>	123220148	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-44-IRB016-315-0030	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	TR-3 PTN FARM UNIT 315, IRR BLK 16 W 1640' OF SE4 22-11-29		
<b>Comment:</b>	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$668,100	Land:	\$183,300	District:	112 - DISTRICT 112
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0		
<b>Total</b>	<b>\$668,100</b>	<b>Total</b>	<b>\$183,300</b>	<b>Total Acres:</b>	<b>43.10000</b>

## Ownership

Owner's Name	Ownership %	Owner Type
VAN RYN ETAL (TRUSTEE), LORETTA J	50%	Owner
VAN RYN (TRUSTEE), LORETTA J	50%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/18/17	QCD-1865286	11	56039	VAN RYN INVESTMENTS	VAN RYN (TRUSTEE), LORETTA J	\$0
07/25/05	WD-1667113	3	20751B	HYDE, LARRY & MARTHA	VAN RYN INVESTMENTS	\$575,000

## Building Permits

No Building Permits Available

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	VAN RYN (TRUSTEE), LORETTA J	\$668,100	\$0	\$0	\$668,100	\$0	\$183,300
2024	VAN RYN (TRUSTEE), LORETTA J	\$668,100	\$0	\$0	\$668,100	\$0	\$164,300
2023	VAN RYN (TRUSTEE), LORETTA J	\$581,900	\$0	\$0	\$581,900	\$0	\$145,000
2022	VAN RYN (TRUSTEE), LORETTA J	\$495,700	\$0	\$0	\$495,700	\$0	\$134,900
2021	VAN RYN (TRUSTEE), LORETTA J	\$431,000	\$0	\$0	\$431,000	\$0	\$139,200

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## Parcel Comments

Date	Comment
08/02/17	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH

# COUNTY TAX INFO - TR 9

## Parcel

<b>Parcel#:</b>	123220148	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-44-IRB016-315-0030	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	TR-3 PTN FARM UNIT 315, IRR BLK 16 W 1640' OF SE4 22-11-29		
<b>Comment:</b>			

## Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220148</a>	\$5,933.78	\$4,305.79	\$1,628.00	\$71.42	\$1,699.42

## Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220148</a>	\$849.71	\$0.00	\$0.00	\$849.71	<input type="checkbox"/>

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\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

## 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2025-123220148</a>	\$1,628.00	\$71.42	\$0.00	\$849.71
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2025-1171146	05/05/2025	\$849.71	\$0.00	\$849.71
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2024-123220148</a>	\$1,357.40	\$70.24	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2024-1096587	05/02/2024	\$713.82	\$0.00	\$713.82
	2024-1129212	11/05/2024	\$713.82	\$0.00	\$713.82
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2023-123220148</a>	\$1,250.08	\$68.56	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2023-1022980	05/02/2023	\$659.32	\$0.00	\$659.32
	2023-1055249	11/03/2023	\$659.32	\$0.00	\$659.32
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2022-123220148</a>	\$1,212.36	\$62.26	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-952001	05/04/2022	\$637.31	\$0.00	\$637.31
	2022-982452	11/03/2022	\$637.31	\$0.00	\$637.31
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2021-123220148</a>	\$1,373.60	\$62.26	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-878954	05/03/2021	\$717.93	\$0.00	\$717.93
	2021-910632	11/03/2021	\$717.93	\$0.00	\$717.93
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2020-123220148</a>	\$1,449.50	\$60.76	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-801327	04/28/2020	\$755.13	\$0.00	\$755.13
	2020-839068	11/04/2020	\$755.13	\$0.00	\$755.13

# COUNTY TAX INFO - TR 9

## Parcel

<b>Parcel#:</b>	123220120	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-44-IRB016-315-0010	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	TR-1 PTN FARM UNIT 315, IRR BLK 16 W 741.57' OF SW4SW4 22-11-29		
<b>Comment:</b>	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$178,100	Land:	\$20,000	District:	112 - DISTRICT 112
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0		
<b>Total</b>	<b>\$178,100</b>	<b>Total</b>	<b>\$20,000</b>	<b>Total Acres:</b>	<b>4.70000</b>

## Ownership

Owner's Name	Ownership %	Owner Type
VAN RYN ETAL (TRUSTEE), LORETTA J	50%	Owner
VAN RYN (TRUSTEE), LORETTA J	50%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/18/17	QCD-1865286	11	56039	VAN RYN INVESTMENTS	VAN RYN (TRUSTEE), LORETTA J	\$0
07/25/05	WD-1667113	3	20751B	HYDE, LARRY & MARTHA	VAN RYN INVESTMENTS	\$575,000

## Building Permits

No Building Permits Available

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	VAN RYN (TRUSTEE), LORETTA J	\$178,100	\$0	\$0	\$178,100	\$0	\$20,000
2024	VAN RYN (TRUSTEE), LORETTA J	\$178,100	\$0	\$0	\$178,100	\$0	\$17,900
2023	VAN RYN (TRUSTEE), LORETTA J	\$155,000	\$0	\$0	\$155,000	\$0	\$15,800
2022	VAN RYN (TRUSTEE), LORETTA J	\$115,900	\$0	\$0	\$115,900	\$0	\$51,800
2021	VAN RYN (TRUSTEE), LORETTA J	\$98,400	\$0	\$0	\$98,400	\$0	\$47,000

[View Taxes](#)

## Parcel Comments

Date	Comment
08/02/17	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH

# COUNTY TAX INFO - TR 9

## Parcel

<b>Parcel#:</b>	123220120	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-44-IRB016-315-0010	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	TR-1 PTN FARM UNIT 315, IRR BLK 16 W 741.57' OF SW4SW4 22-11-29		
<b>Comment:</b>			

## Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220120</a>	\$1,581.80	\$1,404.18	\$177.64	\$56.06	\$233.70

## Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220120</a>	\$116.85	\$0.00	\$0.00	\$116.85	<input type="checkbox"/>

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\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

## 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2025-123220120</a>	\$177.64	\$56.06	\$0.00	\$116.85
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2025-1171144	05/05/2025	\$116.85	\$0.00	\$116.85
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2024-123220120</a>	\$147.88	\$54.88	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2024-1096585	05/02/2024	\$101.38	\$0.00	\$101.38
	2024-1129210	11/05/2024	\$101.38	\$0.00	\$101.38
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2023-123220120</a>	\$136.22	\$53.20	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2023-1022977	05/02/2023	\$94.71	\$0.00	\$94.71
	2023-1055247	11/03/2023	\$94.71	\$0.00	\$94.71
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2022-123220120</a>	\$465.54	\$46.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-951999	05/04/2022	\$256.22	\$0.00	\$256.22
	2022-982450	11/03/2022	\$256.22	\$0.00	\$256.22
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2021-123220120</a>	\$463.78	\$46.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-878956	05/03/2021	\$255.34	\$0.00	\$255.34
	2021-910630	11/03/2021	\$255.34	\$0.00	\$255.34
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2020-123220120</a>	\$465.00	\$45.40	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-801325	04/28/2020	\$255.20	\$0.00	\$255.20
	2020-839066	11/04/2020	\$255.20	\$0.00	\$255.20

# COUNTY TAX INFO - TR 9 & 10

## Parcel

<b>Parcel#:</b>	123220139	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>	151 COULEE RD	<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-44-IRB016-315-0020	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	TR-2 PTN FARM UNIT 315, IRR BLK 16 SW4, EXC W 741.57' 22-11-29		
<b>Comment:</b>	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$832,000	Land:	\$304,500	District:	112 - DISTRICT 112
Improvements:	\$601,500	Improvements:	\$601,500	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0		
<b>Total</b>	<b>\$1,433,500</b>	<b>Total</b>	<b>\$906,000</b>	<b>Total Acres:</b>	<b>47.90000</b>

## Ownership

Owner's Name	Ownership %	Owner Type
VAN RYN ETAL (TRUSTEE), LORETTA J	50%	Owner
VAN RYN (TRUSTEE), LORETTA J	50%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/18/17	QCD-1865286	11	56039	VAN RYN INVESTMENTS	VAN RYN (TRUSTEE), LORETTA J	\$0
07/25/05	WD-1667113	3	20751B	HYDE, LARRY & MARTHA	VAN RYN INVESTMENTS	\$575,000

## Building Permits

Permit No.	Date	Description	Amount
7-1749	9/7/2007	FURNACE & HEAT PUMP IN BSMT	\$5,400.00

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	VAN RYN (TRUSTEE), LORETTA J	\$832,000	\$601,500	\$0	\$1,433,500	\$0	\$906,000
2024	VAN RYN (TRUSTEE), LORETTA J	\$832,000	\$601,500	\$0	\$1,433,500	\$0	\$885,200
2023	VAN RYN (TRUSTEE), LORETTA J	\$738,200	\$491,200	\$0	\$1,229,400	\$0	\$650,300
2022	VAN RYN (TRUSTEE), LORETTA J	\$550,900	\$386,900	\$0	\$937,800	\$0	\$535,000
2021	VAN RYN (TRUSTEE), LORETTA J	\$479,000	\$301,200	\$0	\$780,200	\$0	\$454,100

[View Taxes](#)

## Parcel Comments

Date	Comment
08/02/17	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH

# COUNTY TAX INFO - TR 9 & 10

## Parcel

<b>Parcel#:</b>	123220139	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>	151 COULEE RD	<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-44-IRB016-315-0020	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	TR-2 PTN FARM UNIT 315, IRR BLK 16 SW4, EXC W 741.57' 22-11-29		
<b>Comment:</b>			

## Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220139</a>	\$12,731.74	\$4,685.03	\$8,046.70	\$73.34	\$8,120.04

## Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220139</a>	\$4,060.02	\$0.00	\$0.00	\$4,060.02	<input type="checkbox"/>

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\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

## 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2025-123220139</a>	\$8,046.70	\$73.34	\$0.00	\$4,060.02
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2025-1171145	05/05/2025	\$4,060.02	\$0.00	\$4,060.02
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2024-123220139</a>	\$7,313.30	\$72.16	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2024-1096586	05/02/2024	\$3,692.73	\$0.00	\$3,692.73
	2024-1129211	11/05/2024	\$3,692.73	\$0.00	\$3,692.73
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2023-123220139</a>	\$5,606.42	\$70.48	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2023-1022979	05/02/2023	\$2,838.45	\$0.00	\$2,838.45
	2023-1055248	11/03/2023	\$2,838.45	\$0.00	\$2,838.45
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2022-123220139</a>	\$4,808.10	\$64.18	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-952000	05/04/2022	\$2,436.14	\$0.00	\$2,436.14
	2022-982451	11/03/2022	\$2,436.14	\$0.00	\$2,436.14
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2021-123220139</a>	\$4,480.98	\$64.18	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-878953	05/03/2021	\$2,272.58	\$0.00	\$2,272.58
	2021-910631	11/03/2021	\$2,272.58	\$0.00	\$2,272.58
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2020-123220139</a>	\$4,510.00	\$62.68	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-801326	04/28/2020	\$2,286.34	\$0.00	\$2,286.34
	2020-839067	11/04/2020	\$2,286.34	\$0.00	\$2,286.34

# COUNTY TAX INFO - TR 11

## Parcel

<b>Parcel#:</b>	123220175	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-13-IRB016-113-0010	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	FARM UNIT 113, IRR BLK 16, EXC TR-1		
<b>Comment:</b>	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$1,336,300	Land:	\$366,700	District:	112 - DISTRICT 112
Improvements:	\$4,600	Improvements:	\$4,600	Current Use/DFL:	Yes
Permanent Crop:	\$20,500	Permanent Crop:	\$20,500		
<b>Total</b>	<b>\$1,361,400</b>	<b>Total</b>	<b>\$391,800</b>	<b>Total Acres:</b>	<b>88.00000</b>

## Ownership

Owner's Name	Ownership %	Owner Type
VAN RYN ETAL (TRUSTEE), LORETTA J	50%	Owner
VAN RYN (TRUSTEE), LORETTA J	50%	Owner

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/18/17	QCD-1865286	11	56039	VAN RYN INVESTMENTS	VAN RYN (TRUSTEE), LORETTA J	\$0
04/26/05	WD-1661835	7	19796	TRANSMUTATION PROPERTIES INC	VAN RYN INVESTMENTS	\$0
01/26/05	WD-1657274	7	18893	VANBATAVIA, STEVEN (ETAL)	TRANSMUTATION PROPERTIES INC	\$6,176,875
04/05/99	WD 1566001	1	4044	NAEF, FERRIS & KATHY	VANBATAVIA, STEVEN & MARILYN	\$358,300

## Building Permits

No Building Permits Available

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	VAN RYN (TRUSTEE), LORETTA J	\$1,336,300	\$4,600	\$20,500	\$1,361,400	\$0	\$391,800
2024	VAN RYN (TRUSTEE), LORETTA J	\$1,336,300	\$4,600	\$16,500	\$1,357,400	\$0	\$349,700
2023	VAN RYN (TRUSTEE), LORETTA J	\$1,096,900	\$3,300	\$16,500	\$1,116,700	\$0	\$293,100
2022	VAN RYN (TRUSTEE), LORETTA J	\$934,500	\$3,300	\$16,500	\$954,300	\$0	\$274,100
2021	VAN RYN (TRUSTEE), LORETTA J	\$812,700	\$5,300	\$16,500	\$834,500	\$0	\$284,200

[View Taxes](#)

## Parcel Comments

Date	Comment
08/02/17	50% - THE EXEMPT TRUST AND 50% - THE MARITAL DEDUCTION TRUST, LORETTA J VAN RYN TRUSTEE OF BOTH

# COUNTY TAX INFO - TR 11

## Parcel

<b>Parcel#:</b>	123220175	<b>Owner Name:</b>	VAN RYN (TRUSTEE), LORETTA J
<b>DOR Code:</b>	83 - Resource - Agriculture Current Use	<b>Address1:</b>	THE MARITAL DEDUCTION TRUST 50%
<b>Situs:</b>		<b>Address2:</b>	3550A DOGWOOD RD
<b>Map Number:</b>	112922-13-IRB016-113-0010	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-8609
<b>Description:</b>	FARM UNIT 113, IRR BLK 16, EXC TR-1		
<b>Comment:</b>			

## Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220175</a>	\$12,091.38	\$8,611.58	\$3,479.80	\$119.06	\$3,598.86

## Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	
Real Property	VAN RYN (TRUSTEE), LORETTA J	<a href="#">2025-123220175</a>	\$1,799.43	\$0.00	\$0.00	\$1,799.43	<input type="checkbox"/>

[Add Selected to Cart](#)

\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

## 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2025-123220175</a>	\$3,479.80	\$119.06	\$0.00	\$1,799.43
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2025-1171148	05/05/2025	\$1,799.43	\$0.00	\$1,799.43
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2024-123220175</a>	\$2,889.14	\$117.88	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2024-1096589	05/02/2024	\$1,503.51	\$0.00	\$1,503.51
	2024-1129214	11/05/2024	\$1,503.51	\$0.00	\$1,503.51
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2023-123220175</a>	\$2,526.90	\$116.20	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2023-1022982	05/02/2023	\$1,321.55	\$0.00	\$1,321.55
	2023-1055251	11/03/2023	\$1,321.55	\$0.00	\$1,321.55
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2022-123220175</a>	\$2,463.36	\$106.60	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2022-952003	05/04/2022	\$1,284.98	\$0.00	\$1,284.98
	2022-982454	11/03/2022	\$1,284.98	\$0.00	\$1,284.98
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2021-123220175</a>	\$2,804.44	\$106.60	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-878947	05/03/2021	\$1,455.52	\$0.00	\$1,455.52
	2021-910627	11/03/2021	\$1,455.52	\$0.00	\$1,455.52
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2020-123220175</a>	\$3,110.10	\$105.10	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-801329	04/28/2020	\$1,607.60	\$0.00	\$1,607.60
	2020-839070	11/04/2020	\$1,607.60	\$0.00	\$1,607.60



# DAIRY FACILITY SPEC SHEET

# DAIRY FACILITY SPEC SHEET

## ***TRACT 3***

### Feed Storage

- Trench bunker (runs north and south): 390' x 50' x 15'
- Trench bunker (angled): 520' x 55' x 14'

### Heifer Facilities

- Loafing Shed:
  - o 90' x 45'
  - o Heifer headlocks and ample bunk space for drive-by TMR feeding
- Heifer Barn:
  - o 145' x 80'
  - o 192 headlocks
  - o Originally designed for freestalls (the freestall dividers have been removed)
- Loafing Shed:
  - o 95' x 40'
  - o 3' feed bunk overhang
  - o 70 headlocks

## ***TRACT 4***

### Year Built

- Originally built in the early 1990s with ongoing upgrades, including a major milking parlor renovation in 2014

### Feed Storage

- Commodity Barn:
  - o 110' x 30', 7 bays (≈15.5' each)
  - o Concrete push wall outside commodity shed for efficiently loading feed ingredients into the TMR mixer
  - o Concrete slab on open side of the commodity shed for loading, storage, and handling of feed ingredients
  - o Attached commodity shed to the shop 60' x 40', 3 bays (each bay is 40' x 20')

### Milking Parlor & Milk House

- Parlor: Delaval Double 16 Rapid Release Herringbone
- Equipment:
  - o 2 receiving pumps
  - o 32 Germania pulsators, 32 claws, 32 automatic takeoffs
  - o Hot water backflush sanitation system
  - o Clean water floor flush system
  - o Delaval control valve vacuum
- Ventilation & Comfort:
  - o 4 Schaefer fans over parlor
  - o 8 Schaefer fans in holding pen
  - o Foot bath in both return alleys
  - o Automatic soaker in each return alley
  - o Manure pans with floor gutter grates
- Milk Cooling & Storage:
  - o Delaval 6,000-gallon bulk tank
  - o Mueller 3,000-gallon bulk tank
  - o 15,000-gallon exterior milk silo
- Mechanical Room:
  - o Refrigeration compressors, glycol cooler
  - o Vacuum pumps
  - o Propane hot water tanks with one 400-gallon storage
  - o Two air compressors
  - o Calf milk pasteurizer with bulk tank
- Additional:
  - o Two small offices

# DAIRY FACILITY SPEC SHEET

- o Bathroom
- o Portable PTO-driven electric generator

## Transition Barn

- Dimensions: 96' x 96'
  - o 26' x 60' straw-bedded pack
  - o 18' x 96' straw-bedded pack adjacent to transition barn, divided into three individual calving and sick cow pens and one pen currently used for storage
    - o East side: straw-bedded pack for hospital cows, fresh cows, dry cows, and youngstock
    - o Enclosed medicine room
- Headlocks:
  - o West side: 33 cow headlocks
  - o East side: 34 youngstock & 23 cow headlocks
- Waterers:
  - o Two Miraco Mirafront automatic waterers (east side)
  - o Stock water tank in transition cow pen
- Ventilation:
  - o Two Schaefer fans installed over feed alley
- Entry & Doors:
  - o Feed alley features overhead doors at both ends for easy access
  - o Sliding doors: Three on north side, one on south side, providing access to pens

## Four Freestall Barns

- Structure: Wood frame, tin roof, head-to-head design
- Dimensions: 95' x 255' (including breezeway)
- Stalls: Sand bedding, -236-238 headlocks per barn (-948 total), with -224 stalls per barn (-896 total)
- Waterers: 2 large automatic concrete cow waterers per pen
- Ventilation & Comfort:
  - o 10 fans directly over freestalls per pen (-20 per barn)
  - o 17-18 Schaefer fans over feed alley
  - o Open side walls: Curtains installed on the east side of the first freestall barn and west side of fourth freestall barn. The north side of the breezeway also has a curtain
    - o Ridge vent for removing heat, moisture, and gases
- Lighting: Installed over feed alleys in barns
- Other dimensions (approximate):
  - o Center Feeding Alleys: 17-18'
  - o Feed alley: 13.5-14'
  - o Crossover alleys: 6.5-7'
  - o Outside curb-to-curb: 15'
  - o Back alley: 9.5-10'
  - o Curb height: 9"

## Heifer & Dry Cow Facilities

- Heifer Lot (west of barns):
  - o 322' concrete J-bunk with 14" height at headlocks and 22.5" height at feed alley
  - o 10-10.5' concrete feed alley with locking gates for sorting
  - o 10.5' concrete slab for drive-by TMR feeding alley
  - o 189 headlocks
  - o 1 automatic concrete waterer
  - o 58' x 40' loafing shed located in the dry lot
- Dry Cow Lot (north of lagoons):
  - o 600' concrete J-bunk with 17" height
  - o 10.5' concrete slab for drive-by TMR feeding alley

# DAIRY FACILITY SPEC SHEET

- o 11.5' concrete feed alley
- o 320 headlocks
- o Dry cow loafing sheds: 70' x 38' and 105' x 40'

## Calves & Youngstock

- 259 calf hutches

## Shop & Support Facilities

- Shop:
  - o 60' x 40', 1 entry door, 2 overhead 14' x 14' doors
  - o Enclosed tool room
- Storage Shed:
  - o 60' x 40' shed connected to the shop, with 3 bays (each 40' x 20')

## Manure Management System

- Flush Water System: Electric valve-controlled system installed to clean alleys located on the south side of freestall barn
- Manure is tire-scraped from pens into a manure basin on the north side of freestall barn
- Manure Separation: Manure basin connected to a Daritech DTX manure separator, separating solids and liquids prior to lagoon storage
- Lagoon #1 flows into Lagoon #2 through a connecting pipe

## **TRACT 5**

- Truck scale: 110' x 11'

\*\*All information provided herein, including measurements, acreage, building dimensions, and other details, is believed to be accurate but is not guaranteed. Schrader Real Estate and Auction Company, its agents, and representatives make no warranties or representations as to the completeness or correctness of the information. Buyers are strongly encouraged to perform their own independent inspections, measurements, and due diligence prior to making any purchase decisions.\*\*

# **IMPROVEMENT LIST PER TRACT & IRRIGATION CHART**

# IMPROVEMENT LIST PER TRACT

TRACT 1							
BUILDING(S)	LENGTH	WIDTH	SQUARE FOOT	YEAR BUILT	BEDROOMS	Bathrooms	ATTACHED GARAGE STALLS
Doublewide - Moduline Woodbridge (Model)	60'	27'	1,620	1999	3	2	0
Utility Shed	9'	18'	162				
Carport	21'	18'	378				
TRACT 2							
BUILDING(S)	LENGTH	WIDTH	SQUARE FOOT	YEAR BUILT	BEDROOMS	Bathrooms	ATTACHED GARAGE STALLS
House			2616	1972	3	2	0
Detached Garage	24'	40'	960	1972			
Shop	48'	40'	1920	1988			
Machine Shed	216'	45'	9720	1980			
Loafing Shed	240'	50'	12000	2006			
TRACT 3							
BUILDING(S)	LENGTH	WIDTH	SQUARE FOOT	YEAR BUILT	BEDROOMS	Bathrooms	ATTACHED GARAGE STALLS
Loafing Shed (West side of tract)	90'	45'	4050	1991			
Freestall Barn	145'	80'	11600	1991			
Attached Loafing shed	95'	40'	3800	1991			
Loafing Shed (by mechanic's house)	30'	15'	450	2003			
Double wide modular home not on assessor site			1,344	1997	3	2	0
Carport							
Mechanic's house	50'	24'	1,200	1957	3	1	0
Garage/Utility Building	36'	24'	864	1991			
Car port	24'	13'	312	N/A			
Bunker (Angled)	520'	55'	14' sidewall				
Bunker (North to South)	390'	50'	15' sidewall				
TRACT 4							
BUILDING(S)	LENGTH	WIDTH	SQUARE FOOT	YEAR BUILT	BEDROOMS	Bathrooms	ATTACHED GARAGE STALLS
Freestall Barn #1	240'	100'	24000	1991			
Freestall Barn #2	240'	100'	24000	1991			
Freestall Barn #3	240'	100'	24000	1991			
Freestall Barn #4	240'	100'	24000	1991			
Breezeway (Lean-to)	20'	480'	9600	1991			
Milking Parlor (Entire Structure)	180'	40'	7200	1991			
Individual Cow Pens Off Milking Parlor	90'	20'	1800	1991			
Transition Barn - East of Parlor	95'	100' S, 104' N	9520	1991			
Shop	40'	60'	2400	1991			
Commodity Shed - Connected to Shop	40'	60'	2400	1991			
Commodity Shed	36'	110'	3960	1991			
Loafing Shed - Northwest of freestall barns	60'	40'	2400	1991			
Loafing Shed - North of freestall barns	106'	40'	4240	1991			
Loafing Shed - Farther north of freestall barns	70'	40'	2800	1991			
Utility Building by Blue Home	40'	20'	800				
Two Story Home - Blue Home			2,256	1991	4	2.5	2
Attached Garage - Blue Home			484				
Slab Porch with Roof			416				
TRACT 5							
BUILDING(S)	LENGTH	WIDTH	SQUARE FOOT	YEAR BUILT	BEDROOMS	Bathrooms	ATTACHED GARAGE STALLS
Truck Scale	110'	11'					
TRACT 6 - NO STRUCTURES							

# IMPROVEMENT LIST PER TRACT

TRACT 7							
BUILDING(S)	LENGTH	WIDTH	SQUARE FOOT	YEAR BUILT	BEDROOMS	Bathrooms	ATTACHED GARAGE STALLS
House (remodeled in 2015)			2705	1992	4	3	0
Covered wood deck			617.5				
Detached Garage	24'	30'	940				2
Garage Interior Finish			720				
TRACT 8							
BUILDING(S)	LENGTH	WIDTH	SQUARE FOOT	YEAR BUILT	BEDROOMS	Bathrooms	ATTACHED GARAGE STALLS
House (doublewide modular home) - no data on assessor			1456	1999	3	2	0
Carport							
Abandoned single wide modular home							
TRACT 9 - NO STRUCTURES							
TRACT 10							
BUILDING(S)	LENGTH	WIDTH	SQUARE FOOT	YEAR BUILT	BEDROOMS	Bathrooms	ATTACHED GARAGE STALLS
House			1712	1986	4	2	0
Utility Building	30'	24'	720				
Pole Shed/Shop	40'	36'	1440				
Hay Shed	100'	44'	4400				
TRACT 11 - NO STRUCTURES							

# IRRIGATION CHART

TRACT #	#OF TOWERS	BRAND	TURNOUT #('S)	IRRIGATION PARCEL #('S)	ACRE FEET ALLOCATION/IR-RIGABLE ACRE
1	*6	Reinke (Northeast Pivot)	016-115-001-03000-0A, 016-115-001-03000-0B & 016-114-001-03000-0 (Inactive)	016-114-001-03000-0 & 016-115-001-03000-0	4.42
	7	Reinke (Southeast Pivot)			4.39
	6	Valley (Northwest Pivot)			
	6	Reinke (Southwest Pivot)			
3	6	Reinke (North Pivot)	016-314-002-03100-0A & 016-314-002-03100-0C.P	016-314-002-03100-0	4.40
	*7	Reinke (South Pivot)			
4	-	-	**016-314-002-03100-0B.P	016-314-002-03100-0	4.40
5	4	Valley	016-315-001-03000-0C	016-315-001-03000-0 & 016-315-001-03010-D	4.69
					4.5
6	5	Valley	016-315-001-03000-0C	016-315-001-03000-0 & 016-315-001-03010-D	4.69
					4.5
9	6	Zimmatic (West Pivot)	016-315-001-03000-0B	016-315-001-03000-0	4.69
	*5	Zimmatic (East Pivot)			
11	*4	Rienke (West Pivot)	016-113-002-03100-0	016-113-002-03100-0	4
	8	Reinke (East Pivot)			

**NOTE:** \* Indicates a swing arm. \*\*Indicates turnout is only for use of washing down the parlor & water stock.

# PRELIMINARY TITLE

# PRELIMINARY TITLE

## LIMITED LIABILITY REPORT

### SCHEDULE A

Office File Number <b>CBF20226</b> Ref. No.:	Effective Date <b>August 26, 2025</b> at 8:00 a.m.	Premium <b>\$1,400.00</b>
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THE ASSURED REFERRED TO ON THE FACE PAGE ARE: **SCHRADER REAL ESTATE AND AUCTION CO., INC.**

THAT ACCORDING TO THE COMPANY'S PROPERTY RECORDS RELATIVE TO THE FOLLOWING DESCRIBED REAL PROPERTY (BUT WITHOUT EXAMINATION OF THOSE COMPANY RECORDS MAINTAINED AND INDEXED BY NAME):

#### SEE ATTACHED EXHIBIT "A"

A. THE LAST RECORDED INSTRUMENT PURPORTING TO TRANSFER TITLE TO SAID REAL PROPERTY INDICATES THAT TITLE WAS CONVEYED TO:

[LORETTA J. VAN RYN, TRUSTEE OF THE EXEMPT TRUST CREATED UNDER THE ARIE VAN RYN FAMILY TRUST ESTABLISHED DECEMBER 28, 1989, AN UNDIVIDED 50% INTEREST, AND TO LORETTA J. VAN RYN, TRUSTEE OF THE MARITAL DEDUCTION TRUST CREATED UNDER THE ARIE VAN RYN FAMILY TRUST ESTABLISHED DECEMBER 28, 1989, AN UNDIVIDED 50% INTEREST](#)

B. THERE ARE NO MORTGAGES OR DEEDS OF TRUST WHICH PURPORT TO AFFECT SAID PROPERTY, OTHER THAN THOSE SHOWN BELOW UNDER EXCEPTIONS.

NO GUARANTEE IS MADE REGARDING (A) MATTERS AFFECTING THE BENEFICIAL INTEREST OF ANY MORTGAGE OR DEED OF TRUST WHICH MAY BE SHOWN HEREIN AS AN EXCEPTION, OR (B) OTHER MATTERS WHICH MAY AFFECT ANY SUCH MORTGAGE OR DEED OF TRUST.

NO GUARANTEE IS MADE REGARDING ANY LIENS, CLAIMS OF LIEN, DEFECTS OR ENCUMBRANCES OTHER THAN THOSE SPECIFICALLY PROVIDED FOR ABOVE, AND, IF INFORMATION WAS REQUESTED BY REFERENCE TO A STREET ADDRESS, NO GUARANTEE IS MADE THAT SAID REAL PROPERTY IS THE SAME AS SAID ADDRESS.

#### EXCEPTIONS:

1. **SECOND HALF GENERAL PROPERTY TAXES UNDER "OPEN SPACE" STATUS FOR THE YEAR 2025:**

FULL AMOUNT: \$31,667.66  
FIRST HALF: \$15,833.83 PAID  
SECOND HALF: \$15,833.83 (MUST BE PAID PRIOR TO NOVEMBER 1, TO AVOID PENALTY AND INTEREST)  
TAX ACCOUNT NO.: [123-230-066](#) PARCEL A  
WITHOUT SAID STATUS: \$51,089.50 ORIGINAL AMOUNT

CONTINUED

# PRELIMINARY TITLE

2. GENERAL TAXES FOR THE SECOND HALF OF THE YEAR 2025 DUE, BUT NOT DELINQUENT UNTIL NOVEMBER 1, 2025;  
AMOUNT BILLED: \$8,781.26  
AMOUNT PAID: \$4,390.63  
AMOUNT DUE: \$4,390.63  
TAX ACCOUNT NO.: [123-220-273](#) PARCEL B
3. SECOND HALF GENERAL PROPERTY TAXES UNDER "OPEN SPACE" STATUS FOR THE YEAR 2025:  
FULL AMOUNT: \$11,188.60  
FIRST HALF: \$5,594.30 PAID  
SECOND HALF: \$5,594.30 (MUST BE PAID PRIOR TO NOVEMBER 1, TO AVOID PENALTY AND INTEREST)  
TAX ACCOUNT NO.: [123-220-166](#) PARCEL C  
WITHOUT SAID STATUS: \$14,914.84 ORIGINAL AMOUNT
4. SECOND HALF GENERAL PROPERTY TAXES UNDER "OPEN SPACE" STATUS FOR THE YEAR 2025:  
FULL AMOUNT: \$3,598.86  
FIRST HALF: \$1,799.43 PAID  
SECOND HALF: \$1,799.43 (MUST BE PAID PRIOR TO NOVEMBER 1, TO AVOID PENALTY AND INTEREST)  
TAX ACCOUNT NO.: [123-220-175](#) PARCEL D  
WITHOUT SAID STATUS: \$12,091.38 ORIGINAL AMOUNT
5. SECOND HALF GENERAL PROPERTY TAXES UNDER "OPEN SPACE" STATUS FOR THE YEAR 2025:  
FULL AMOUNT: \$3,446.52  
FIRST HALF: \$1,723.26 PAID  
SECOND HALF: \$1,723.26 (MUST BE PAID PRIOR TO NOVEMBER 1, TO AVOID PENALTY AND INTEREST)  
TAX ACCOUNT NO.: [123-220-264](#) PARCEL E  
WITHOUT SAID STATUS: \$11,908.42 ORIGINAL AMOUNT
6. SECOND HALF GENERAL PROPERTY TAXES UNDER "OPEN SPACE" STATUS FOR THE YEAR 2025:  
FULL AMOUNT: \$2,959.44  
FIRST HALF: \$1,479.72 PAID  
SECOND HALF: \$1,479.72 (MUST BE PAID PRIOR TO NOVEMBER 1, TO AVOID PENALTY AND INTEREST)  
TAX ACCOUNT NO.: [123-220-068](#) PARCEL E  
WITHOUT SAID STATUS: \$10,218.26 ORIGINAL AMOUNT
7. SECOND HALF GENERAL PROPERTY TAXES UNDER "OPEN SPACE" STATUS FOR THE YEAR 2025:  
FULL AMOUNT: \$5,484.42  
FIRST HALF: \$2,742.21 PAID  
SECOND HALF: \$2,742.21 (MUST BE PAID PRIOR TO NOVEMBER 1, TO AVOID PENALTY AND INTEREST)  
TAX ACCOUNT NO.: [123-220-200](#) PARCEL F  
WITHOUT SAID STATUS: \$19,583.00 ORIGINAL AMOUNT

CONTINUED

# PRELIMINARY TITLE

8. SECOND HALF GENERAL PROPERTY TAXES UNDER "OPEN SPACE" STATUS FOR THE YEAR 2025:  
FULL AMOUNT: \$233.70  
FIRST HALF: \$116.85 PAID  
SECOND HALF: \$116.85 (MUST BE PAID PRIOR TO NOVEMBER 1, TO AVOID PENALTY AND INTEREST)  
TAX ACCOUNT NO.: [123-220-120](#) PARCEL G  
WITHOUT SAID STATUS: \$1,581.80 ORIGINAL AMOUNT
9. SECOND HALF GENERAL PROPERTY TAXES UNDER "OPEN SPACE" STATUS FOR THE YEAR 2025:  
FULL AMOUNT: \$8,120.04  
FIRST HALF: \$4,060.02 PAID  
SECOND HALF: \$4,060.02 (MUST BE PAID PRIOR TO NOVEMBER 1, TO AVOID PENALTY AND INTEREST)  
TAX ACCOUNT NO.: [123-220-139](#) PARCEL H  
WITHOUT SAID STATUS: \$12,731.74 ORIGINAL AMOUNT
10. SECOND HALF GENERAL PROPERTY TAXES UNDER "OPEN SPACE" STATUS FOR THE YEAR 2025:  
FULL AMOUNT: \$1,699.42  
FIRST HALF: \$849.71 PAID  
SECOND HALF: \$849.71 (MUST BE PAID PRIOR TO NOVEMBER 1, TO AVOID PENALTY AND INTEREST)  
TAX ACCOUNT NO.: [123-220-148](#) PARCEL I  
WITHOUT SAID STATUS: \$5,933.78 ORIGINAL AMOUNT
11. SECOND HALF GENERAL PROPERTY TAXES UNDER "OPEN SPACE" STATUS FOR THE YEAR 2025:  
FULL AMOUNT: \$2,144.98  
FIRST HALF: \$1,072.49 PAID  
SECOND HALF: \$1,072.49 (MUST BE PAID PRIOR TO NOVEMBER 1, TO AVOID PENALTY AND INTEREST)  
TAX ACCOUNT NO.: [123-220-237](#) PARCEL J  
WITHOUT SAID STATUS: \$4,612.20 ORIGINAL AMOUNT
12. THIS LAND IS INCLUDED WITHIN SOUTH COLUMBIA BASIN IRRIGATION DISTRICT AND IS SUBJECT TO LAWS AND REGULATIONS OF THE UNITED STATES AND THE STATE OF WASHINGTON APPLICABLE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT.
13. TERMS, COVENANTS AND CONDITIONS CONTAINED IN APPLICATION FOR CURRENT USE CLASSIFICATION ENTERED INTO PURSUANT TO RCW 84.34 (INCLUDING POTENTIAL LIABILITY FOR FUTURE APPLICABLE TAXES, PENALTIES AND INTEREST UPON BREACH OF, OR WITHDRAWAL FROM, SAID CLASSIFICATION).
14. PERPETUAL RIGHT OF WAY IN FAVOR OF THE UNITED STATES OF AMERICA, ITS SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS OVER PORTION OF SAID PREMISES DESIGNATED AS "RIGHTS OF WAY FOR CANALS" AND/OR "RIGHTS OF WAY FOR DRAINS" ON THE RECORDED FARM UNIT PLAT OF IRRIGATION BLOCK 16 TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN CANALS, LATERALS, PIPELINES AND OPEN DRAINS OR PIPE DRAINS, AND TO DUMP WASTE MATERIALS IN CONNECTION WITH SAID CANALS, LATERALS OR DRAINS UPON SAID PREMISES DISCLOSED BY INSTRUMENT RECORDED MAY 19, 1952 IN VOLUME 78, PAGE 572.

CONTINUED

# PRELIMINARY TITLE

15. PERPETUAL RIGHT OF WAY IN FAVOR OF THE UNITED STATES OF AMERICA, ITS SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS OVER PORTION OF SAID PREMISES DESIGNATED AS "RIGHTS OF WAY FOR CANALS" AND/OR "RIGHTS OF WAY FOR DRAINS" ON THE RECORDED FARM UNIT PLAT OF IRRIGATION BLOCK 16 TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN CANALS, LATERALS, PIPELINES AND OPEN DRAINS OR PIPE DRAINS, AND TO DUMP WASTE MATERIALS IN CONNECTION WITH SAID CANALS, LATERALS OR DRAINS UPON SAID PREMISES DISCLOSED BY INSTRUMENT RECORDED DECEMBER 13, 1954, IN VOLUME 86, PAGE 420.
16. RESERVATIONS, EXCEPTIONS, AND CONDITIONS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA, RECORDED OCTOBER 16, 1958 UNDER AUDITOR'S FILE NO. [197220](#), SUBSTANTIALLY AS FOLLOWS:

(A) RESERVATION TO UNITED STATES OF A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED OR TO BE CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND OF RIGHT OF WAY FOR PROPOSED PUBLIC ROADS SHOWN ON SAID FARM UNIT PLAT.

(B) RESERVATIONS TO THE UNITED STATES OF ALL MINERALS, INCLUDING SOURCE MATERIAL AS THE SAME IS DEFINED BY THE ACT OF AUGUST 1, 1946, (PUBLIC LAW 585, 79TH CONGRESS), WHETHER OR NOT OF COMMERCIAL VALUE, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, MAKING JUST COMPENSATION FOR ANY DAMAGE OR ANY INJURY OCCASIONED THEREBY TO THE SUBJECT LANDS AND IMPROVEMENTS THEREON.

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.

AFFECTS: PARCEL A

17. AGREEMENT AND GRANT OF EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO;  
BETWEEN: WARREN E. MANN AND CLEO S. MANN  
AND: CLIFFORD L. KENFIELD AND BERNECE KENFIELD  
RECORDED: OCTOBER 6, 1959  
RECORDING NO.: [207597](#)  
AFFECTS: PARCEL A

CONTINUED

# PRELIMINARY TITLE

18. RESERVATIONS, EXCEPTIONS, AND CONDITIONS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA, RECORDED OCTOBER 5, 1962 UNDER AUDITOR'S FILE NO. [240667](#), SUBSTANTIALLY AS FOLLOWS:

(A) RESERVATION TO UNITED STATES OF A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED OR TO BE CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND OF RIGHT OF WAY FOR PROPOSED PUBLIC ROADS SHOWN ON SAID FARM UNIT PLAT.

(B) RESERVATIONS TO THE UNITED STATES OF ALL MINERALS, INCLUDING SOURCE MATERIAL AS THE SAME IS DEFINED BY THE ACT OF AUGUST 1, 1946, (PUBLIC LAW 585, 79TH CONGRESS), WHETHER OR NOT OF COMMERCIAL VALUE, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, MAKING JUST COMPENSATION FOR ANY DAMAGE OR ANY INJURY OCCASIONED THEREBY TO THE SUBJECT LANDS AND IMPROVEMENTS THEREON.

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.

AFFECTS: PARCEL A

19. RESERVATIONS, EXCEPTIONS, AND CONDITIONS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA, RECORDED OCTOBER 18, 1962 UNDER AUDITOR'S FILE NO. [241055](#), SUBSTANTIALLY AS FOLLOWS:

(A) RESERVATION TO UNITED STATES OF A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED OR TO BE CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND OF RIGHT OF WAY FOR PROPOSED PUBLIC ROADS SHOWN ON SAID FARM UNIT PLAT.

(B) RESERVATIONS TO THE UNITED STATES OF ALL MINERALS, INCLUDING SOURCE MATERIAL AS THE SAME IS DEFINED BY THE ACT OF AUGUST 1, 1946, (PUBLIC LAW 585, 79TH CONGRESS), WHETHER OR NOT OF COMMERCIAL VALUE, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, MAKING JUST COMPENSATION FOR ANY DAMAGE OR ANY INJURY OCCASIONED THEREBY TO THE SUBJECT LANDS AND IMPROVEMENTS THEREON.

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.

AFFECTS: PARCEL'S B, C, G, H, I AND J

CONTINUED

# PRELIMINARY TITLE

20. RESERVATIONS, EXCEPTIONS, AND CONDITIONS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA, RECORDED APRIL 11, 1963 UNDER AUDITOR'S FILE NO. [247166](#), SUBSTANTIALLY AS FOLLOWS:

(A) RESERVATION TO UNITED STATES OF A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED OR TO BE CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND OF RIGHT OF WAY FOR PROPOSED PUBLIC ROADS SHOWN ON SAID FARM UNIT PLAT.

(B) RESERVATIONS TO THE UNITED STATES OF ALL MINERALS, INCLUDING SOURCE MATERIAL AS THE SAME IS DEFINED BY THE ACT OF AUGUST 1, 1946, (PUBLIC LAW 585, 79TH CONGRESS), WHETHER OR NOT OF COMMERCIAL VALUE, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, MAKING JUST COMPENSATION FOR ANY DAMAGE OR ANY INJURY OCCASIONED THEREBY TO THE SUBJECT LANDS AND IMPROVEMENTS

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.

AFFECTS: PARCEL F

21. CONTRACT FOR RECLASSIFICATION AS IRRIGABLE OF HIGH LAND INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;

BETWEEN: THE UNITED STATES OF AMERICA  
AND: SOUTH COLUMBIA BASIN IRRIGATION DISTRICT AND ROSEMARY VOSS,  
A DIVORCED WOMAN  
DATED: FEBRUARY 23, 1963  
RECORDED: APRIL 19, 1963  
RECORDING NO.: [247478](#)  
AFFECTS: PARCEL F

22. CONTRACT FOR RECLASSIFICATION AS IRRIGABLE OF HIGH LAND INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;

BETWEEN: THE UNITED STATES OF AMERICA  
AND: SOUTH COLUMBIA BASIN IRRIGATION DISTRICT  
AND: CLARENCE L. MAKUS AND SHIRLEY J. MAKUS  
DATED: AUGUST 4, 1965  
RECORDED: SEPTEMBER 7, 1965  
RECORDING NO.: [277378](#)  
AFFECTS: PARCEL E AND J

CONTINUED

# PRELIMINARY TITLE

**23. CONTRACT FOR RECLASSIFICATION AS IRRIGABLE OF HIGH LAND INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;**

**BETWEEN:** THE UNITED STATES OF AMERICA  
**AND:** SOUTH COLUMBIA BASIN IRRIGATION DISTRICT  
**AND:** WILLIAM J. MCKEE AND IONE M. MCKEE, HIS WIFE  
**DATED:** OCTOBER 5, 1965  
**RECORDED:** OCTOBER 22, 1965  
**RECORDING NO.:** [279000](#)  
**AFFECTS:** PARCEL D

**24. CONTRACT FOR RECLASSIFICATION AS IRRIGABLE OF HIGH LAND INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;**

**BETWEEN:** THE UNITED STATES OF AMERICA  
**AND:** SOUTH COLUMBIA BASIN IRRIGATION DISTRICT AND PAUL C. NAEF AND KATHRYN NAEF, HIS WIFE  
**DATED:** DECEMBER 14, 1965  
**RECORDED:** FEBRUARY 4, 1966  
**RECORDING NO.:** [282963](#)  
**AFFECTS:** PARCEL F

**25. CONTRACT FOR RECLASSIFICATION AS IRRIGABLE OF HIGH LAND INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;**

**BETWEEN:** THE UNITED STATES OF AMERICA  
**AND:** SOUTH COLUMBIA BASIN IRRIGATION DISTRICT AND ANDREW H. LEE AND ELSIE C. LEE, HIS WIFE  
**DATED:** DECEMBER 16, 1965  
**RECORDED:** FEBRUARY 4, 1966  
**RECORDING NO.:** [282966](#)  
**AFFECTS:** PARCELS B, C, G, H AND I

CONTINUED

# PRELIMINARY TITLE

26. RESERVATIONS, EXCEPTIONS, AND CONDITIONS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA, RECORDED MAY 16, 1966 UNDER AUDITOR'S FILE NO. [287349](#), SUBSTANTIALLY AS FOLLOWS:

(A) RESERVATION TO UNITED STATES OF A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED OR TO BE CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND OF RIGHT OF WAY FOR PROPOSED PUBLIC ROADS SHOWN ON SAID FARM UNIT PLAT.

(B) RESERVATIONS TO THE UNITED STATES OF ALL MINERALS, INCLUDING SOURCE MATERIAL AS THE SAME IS DEFINED BY THE ACT OF AUGUST 1, 1946, (PUBLIC LAW 585, 79TH CONGRESS), WHETHER OR NOT OF COMMERCIAL VALUE, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, MAKING JUST COMPENSATION FOR ANY DAMAGE OR ANY INJURY OCCASIONED THEREBY TO THE SUBJECT LANDS AND IMPROVEMENTS THEREON.

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.

AFFECTS: PARCEL J

27. APPLICATION AND AGREEMENT FOR PURCHASE OF POWER, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO;

BETWEEN: BIG BEND ELECTRIC COOPERATIVE, INC.

AND: R.E. DARRINGTON, JR.

RECORDED: JUNE 25, 1974

RECORDING NO.: [346354](#)

AFFECTS: PARCEL A

28. RESERVATIONS, EXCEPTIONS, AND CONDITIONS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA, RECORDED OCTOBER 24, 1975 UNDER AUDITOR'S FILE NO. [356107](#), SUBSTANTIALLY AS FOLLOWS:

(A) RESERVATION TO UNITED STATES OF A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED OR TO BE CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND OF RIGHT OF WAY FOR PROPOSED PUBLIC ROADS SHOWN ON SAID FARM UNIT PLAT.

(B) RESERVATIONS TO THE UNITED STATES OF ALL MINERALS, INCLUDING SOURCE MATERIAL AS THE SAME IS DEFINED BY THE ACT OF AUGUST 1, 1946, (PUBLIC LAW 585, 79TH CONGRESS), WHETHER OR NOT OF COMMERCIAL VALUE, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, MAKING JUST COMPENSATION FOR ANY DAMAGE OR ANY INJURY OCCASIONED THEREBY TO THE SUBJECT LANDS AND IMPROVEMENTS THEREON.

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

# PRELIMINARY TITLE

THERETO.  
AFFECTS: PARCEL D

CONTINUED

29. CONTRACT FOR RECLASSIFICATION OF LAND AND TEMPORARY WATER SERVICE, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO;  
BETWEEN: SOUTH COLUMBIA BASIN IRRIGATION DISTRICT  
AND: VERNON L. VOGT AND MANUELA VOGT, HIS WIFE AND WILLIAM VOGT AND BYRDA VOGT, HIS WIFE  
RECORDED: FEBRUARY 13, 1976  
RECORDING NO.: [358350](#)  
AFFECTS: PARCEL D
30. AGREEMENT FOR JOINT USE OF IRRIGATION SYSTEM AND POND, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO;  
BETWEEN: JASPER E. OLINGER AND ALICE J. OLINGER  
AND: THE STANDARD LIFE INSURANCE COMPANY OF PORTLAND MORTGAGEE AND THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK  
RECORDED: JANUARY 30, 1978  
RECORDING NO.: [377399](#)  
AFFECTS: PARCEL A
31. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: DECEMBER 9, 1981  
RECORDING NO.: [414971](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL F
32. EASEMENT AND THE TERMS AND CONDITIONS THEREOF;  
GRANTEE: BIG BEND ELECTRIC COOPERATIVE, INC.  
PURPOSE: ELECTRICAL POWER AGREEMENT AND RIGHT-OF-WAY EASEMENT  
RECORDED: April 02, 1987  
AUDITOR'S FILE NO.: [451595](#)  
AFFECTS: PARCELS B, C, G, H AND I
33. DECLARATION OF EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;  
RECORDED: NOVEMBER 5, 1985  
RECORDING NO.: [441692](#)  
AFFECTS: PARCEL F
34. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: DECEMBER 1, 1986  
RECORDING NO.: [449054](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL B

# PRELIMINARY TITLE

CONTINUED

35. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: DECEMBER 1, 1986  
RECORDING NO.: [449055](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL C
36. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: FEBRUARY 17, 1988  
RECORDING NO.: [456978](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL B
37. COVENANTS CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
RECORDING NO.: [450958](#)  
AFFECTS: PARCEL'S B, C, G, H AND J
38. COVENANTS CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
RECORDING NO.: 456573
39. COVENANTS CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
RECORDING NO.: [472072](#)  
AFFECTS: PARCEL A
40. EASEMENT - RESERVATION, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;  
RECORDED: APRIL 18, 1990  
RECORDING NO.: [471174](#)  
AFFECTS: PARCEL A
41. RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: JULY 25, 1990  
RECORDING NO.: [473234](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC., A CORPORATION, ITS SUCCESSORS AND ASSIGNS  
AFFECTS: PARCEL A
42. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: JULY 25, 1990

# PRELIMINARY TITLE

RECORDING NO.: [473239](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL A

CONTINUED

43. RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: SEPTEMBER 20, 1990  
RECORDING NO.: [474486](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC., A COOPERATIVE, ITS SUCCESSORS AND ASSIGNS  
AFFECTS: PARCEL A
44. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: SEPTEMBER 20, 1990  
RECORDING NO.: [474488](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL A
45. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: OCTOBER 18, 1990  
RECORDING NO.: [475029](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL B AND C
46. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: OCTOBER 18, 1990  
RECORDING NO.: [475030](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL A
47. COVENANTS CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS;  
RECORDING NO.: 476482
48. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: MARCH 21, 1991  
RECORDING NO.: [477955](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL A

# PRELIMINARY TITLE

CONTINUED

49. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: MARCH 21, 1991  
RECORDING NO.: [477956](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL A
50. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: P RANDY NAEF AND LEE-ANA NAEF, HUSBAND AND WIFE  
PURPOSE: EASEMENT FOR IRRIGATION  
RECORDED: DECEMBER, 1994  
AUDITOR'S FILE NO.: [516938](#)  
AFFECTS: PARCEL J
51. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: JUNE 13, 1994  
RECORDING NO.: [510705](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL A
52. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: NOVEMBER 16, 1995  
RECORDING NO.: [525672](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC.  
AFFECTS: PARCEL D
53. RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: JANUARY 11, 1996  
RECORDING NO.: [527188](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC., A CORPORATION  
AFFECTS: PARCEL A
54. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: JANUARY 11, 1996

# PRELIMINARY TITLE

RECORDING NO.: [527196](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC., A CORPORATION  
AFFECTS: PARCEL A

CONTINUED

55. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: SEPTEMBER 30, 1996  
RECORDING NO.: [535382](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC., A CORPORATION  
AFFECTS: PARCEL A

56. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: DECEMBER 14, 1998  
RECORDING NO.: [1559880](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC., A CORPORATION

57. EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;  
RECORDED: MARCH 18, 1999  
RECORDING NO.: [1563514](#)  
IN FAVOR OF: PAUL C. NAEF, AS TRUSTEE OF THE KATHRYN NAEF TESTAMENTARY TRUST, A PERPETUAL NON-EXCLUSIVE EASEMENT TO ALLOW THE CURRENT IRRIGATION CIRCLE (OR REPLACEMENT CIRCLE)  
AFFECTS: PARCEL F

58. RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: MAY 28, 1999  
RECORDING NO.: [1566485](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC., A CORPORATION, ITS SUCCESSORS AND ASSIGNS  
AFFECTS: PARCEL E

59. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;  
RECORDED: MAY 28, 1999  
RECORDING NO.: [1566486](#)  
IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC., A CORPORATION  
AFFECTS: PARCEL E

CONTINUED

# PRELIMINARY TITLE

**60. NOTES AS CONTAINED ON THE FACE OF SAID SHORT PLAT 2001-15, AS FOLLOWS:**

**A) DRAIN CONSTRUCTION: RISING GROUNDWATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINAGE OF SUBDIVISION AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL LAND USE UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMICAL FEASIBILITY REQUIREMENTS.**

**B) THIS LAND IS INCLUDED IN THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT, AND IS SUBJECT TO LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IF IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS PLAT IS SERVED BY COUNTY ROADS ALL IRRIGABLE LANDS WITHIN THE ROAD RIGHT-OF-WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO FRANKLIN COUNTY AND PAYABLE TO THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION OPERATION AND MAINTENANCE OF THE PROJECT.**

**C) WATER SUPPLY: RECLAMATION'S CONCURRENCE IN THIS PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.**

**D) APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO COUNTY ROADS.**

**61. ELECTRICAL POWER AGREEMENT AND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;**

**RECORDED: JULY 12, 2004**

**RECORDING NO.: [1647450](#)**

**IN FAVOR OF: BIG BEND ELECTRIC COOPERATIVE, INC., A CORPORATION**

**AFFECTS: PARCEL A**

**62. EASEMENT(S) DELINEATED ON THE FACE OF SAID SHORT PLAT 2001-15;  
FOR: IRRIGATION, DRAINS, USBR RIGHT OF WAY AND ROAD RIGHT OF WAY**

**63. MORTGAGE AND THE TERMS AND CONDITIONS THEREOF:**

**MORTGAGOR: LORETTA J. VAN RYN, TRUSTEE OF THE EXEMPT TRUST  
CREATED UNDER THE ARIE VAN RYN FAMILY TRUST,  
ESTABLISHED DECEMBER 28, 1989 AND LORETTA J. VAN RYN,  
TRUSTEE OF THE MARITAL DEDUCTION TRUST CREATED UNDER**

# PRELIMINARY TITLE

MORTGAGEE: THE ARIE VAN RYN FAMILY TRUST, ESTABLISHED DECEMBER 28, 1989  
BANK OF THE WEST  
AMOUNT:   
DATED: June 20, 2017  
RECORDED: August 07, 2017  
RECORDING NO.: [1865803](#)  
AFFECTS: ALL PARCELS

CONTINUED

## 64. MORTGAGE AND THE TERMS AND CONDITIONS THEREOF:

MORTGAGOR: LORETTA J. VAN RYN, TRUSTEE OF THE EXEMPT TRUST  
CREATED UNDER THE ARIE VAN RYN FAMILY TRUST,  
ESTABLISHED DECEMBER 28, 1989 AND LORETTA J. VAN RYN,  
TRUSTEE OF THE MARITAL DEDUCTION TRUST CREATED UNDER  
THE ARIE VAN RYN FAMILY TRUST, ESTABLISHED DECEMBER 28,  
1989  
MORTGAGEE: BMO BANK N.A., SUCCESSOR-IN-INTEREST TO BANK OF THE  
WEST, A CALIFORNIA BANKING CORPORATION  
AMOUNT:   
DATED: January 30, 2024  
RECORDED: March 12, 2024  
RECORDING NO.: [1983756](#)  
AFFECTS: ALL PARCELS

## 65. FINANCING STATEMENT AND THE TERMS AND CONDITIONS THEREOF:

DEBTOR: VAN RIJN FARMS  
SECURED PARTY: DIVERSIFIED FINANCIAL SERVICES, LLC  
COVERS: 2019 MODEL 8000 VALLEY PIVOT 1064' 6-TOWER  
RECORDED: January 16, 2019  
AUDITOR'S FILE NO.: [1889748](#)

SAID FINANCING STATEMENT WAS CONTINUED BY INSTRUMENT RECORDED September 28, 2023  
UNDER AUDITOR'S FILE NO. [1978888](#).  
AFFECTS: PARCEL E

## 66. FINANCING STATEMENT AND THE TERMS AND CONDITIONS THEREOF:

DEBTOR: VAN RIJN FARMS  
SECURED PARTY: DIVERSIFIED FINANCIAL SERVICES, LLC  
COVERS: 2022 MODEL E2065-G/57" REINKE PIVOT, 498' 4-TOWER  
RECORDED: February 03, 2023  
AUDITOR'S FILE NO.: [1971039](#)  
AFFECTS: PARCEL D

## 67. FRANKLIN COUNTY SUPERIOR COURT JUDGMENT:

AGAINST: DONALD VAN RYN, AND INDIVIDUAL; AND LORETTA J. VAN RYN,  
AN INDIVIDUAL, BOTH ALSO DOING BUSINESS AS VAN RIJN  
FARMS  
IN FAVOR OF: CHS CAPITAL, LLC, DBA CHSC MN, A MINNESOTA LIMITED  
LIABILITY COMPANY

# PRELIMINARY TITLE

AMOUNT:   
ENTERED: November 20, 2023  
CAUSE NO.: 23-2-50698-11  
ATTORNEY FOR  
CREDITOR: HAWLEY TROXELL ENNIS & HAWLEY LLP

SAID JUDGEMENT IS ALSO RECORDED UNDER FRANKLIN COUNTY AUDITOR'S FILE NO. [1981855](#).

CONTINUED

**68. FRANKLIN COUNTY SUPERIOR COURT JUDGMENT:**

AGAINST: DONALD VAN RYN AND LORETTA VAN RYN, HUSBAND AND WIFE,  
DBA VAN RIJN FARMS  
IN FAVOR OF: NUTRIEN AG SOLUTIONS, INC., A DELAWARE CORPORATION  
AMOUNT:   
ENTERED: August 27, 2024  
JUDGMENT NO.: 24-9-00770-7  
CAUSE NO.: 24-2-50736-11  
ATTORNEY FOR  
CREDITOR: LARSON FOWLES, PLLC

**69. TERMS AND CONDITIONS OF THE TRUST UNDER WHICH TITLE IS VESTED.**

**70. ANY SECURITY IN CROPS GROWING OR TO BE GROWN ON SAID PREMISES AND GOODS WHICH ARE OR MAY BECOME FIXTURES LOCATED ON SAID PREMISES CREATED OR EXISTING UNDER PROVISIONS OF UNIFORM COMMERCIAL CODE R.C.W. 62-A.**

**71. ANY UNRECORDED LEASEHOLDS; RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON SAID PROPERTY, AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.**

END OF SCHEDULE A EXCEPTIONS.

# PRELIMINARY TITLE

NOTES:

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

3550 DOGWOOD RD  
PASCO, WA 99301

2131 ELM RD  
PASCO, WA 99301

3832 DOGWOOD RD  
PASCO, WA 99301

NKA  
PASCO, WA 99301

2001 ELM RD  
PASCO, WA 99301

NKA  
PASCO, WA 99301

NKA  
PASCO, WA 99301

NKA  
PASCO, WA 99301

151 COULEE RD  
PASCO, WA 99301

NKA  
PASCO, WA 99301

NKA  
PASCO, WA 99301

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

TAX ACCOUNT NO.:	123-230-066 PARCEL A
LAND:	\$2,995,800.00
IMPROVEMENTS:	\$2,756,500.00
TOTAL:	\$5,752,300.00

CONTINUED

TAX ACCOUNT NO.:	123-220-273 PARCEL B
LAND:	\$176,600.00

# PRELIMINARY TITLE

IMPROVEMENTS:	\$805,800.00
TOTAL:	\$982,400.00
TAX ACCOUNT NO.:	123-220-166 PARCEL C
LAND:	\$694,000.00
IMPROVEMENTS:	\$985,300.00
TOTAL:	\$1,679,300.00
TAX ACCOUNT NO.:	123-220-175 PARCEL D
LAND:	\$1,336,300.00
IMPROVEMENTS:	\$4,600.00
TOTAL:	\$1,361,400.00
TAX ACCOUNT NO.:	123-220-264 PARCEL E
LAND:	\$1,326,800.00
IMPROVEMENTS:	\$14,000.00
TOTAL:	\$1,340,800.00
TAX ACCOUNT NO.:	123-220-068 PARCEL E
LAND:	\$1,139,300.00
IMPROVEMENTS:	\$11,200.00
TOTAL:	\$1,150,500.00
TAX ACCOUNT NO.:	123-220-200 PARCEL F
LAND:	\$2,204,900.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$2,204,900.00
TAX ACCOUNT NO.:	123-220-200 PARCEL G
LAND:	\$2,995,800.00
IMPROVEMENTS:	\$2,756,500.00
TOTAL:	\$5,752,300.00
TAX ACCOUNT NO.:	123-220-120 PARCEL H
LAND:	\$178,100.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$178,100.00
TAX ACCOUNT NO.:	123-220-139 PARCEL I
LAND:	\$832,000.00
IMPROVEMENTS:	\$601,500.00
TOTAL:	\$1,433,500.00
TAX ACCOUNT NO.:	123-220-148 PARCEL J
LAND:	\$668,100.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$668,100.00

CONTINUED

- c. PAID SOUTH COLUMBIA BASIN IRRIGATION DISTRICT ASSESSMENTS FOR THE YEAR 2025;  
BASE AMOUNT: \$14,055.80

# PRELIMINARY TITLE

PARCEL NO.: 123-230-066 PARCEL A

- d. PAID SOUTH COLUMBIA BASIN IRRIGATION DISTRICT ASSESSMENTS FOR THE YEAR 2025;  
BASE AMOUNT: \$13,112.57  
PARCEL NO.: 123-220-237 PARCEL J, 123-220-166 PARCEL C, 123-220-120 PARCEL G,  
123-220-139 PARCEL H, 123-220-148 PARCEL I
- e. PAID SOUTH COLUMBIA BASIN IRRIGATION DISTRICT ASSESSMENTS FOR THE YEAR 2025;  
BASE AMOUNT: \$1,632.60  
PARCEL NO.: 123-220-237 PARCEL J, 123-220-166 PARCEL C
- f. PAID SOUTH COLUMBIA BASIN IRRIGATION DISTRICT ASSESSMENTS FOR THE YEAR 2025;  
BASE AMOUNT: \$7,884.16  
PARCEL NO.: 123-220-175 PARCEL D
- g. PAID SOUTH COLUMBIA BASIN IRRIGATION DISTRICT ASSESSMENTS FOR THE YEAR 2025;  
BASE AMOUNT: \$12,061.71  
PARCEL NO.: 123-220-200 PARCEL F
- h. PAID SOUTH COLUMBIA BASIN IRRIGATION DISTRICT ASSESSMENTS FOR THE YEAR 2025;  
BASE AMOUNT: \$377.39  
PARCEL NO.: 123-220-264 PARCEL E, 123-220-068 PARCEL E, 123-220-273 PARCEL B

# PRELIMINARY TITLE

## EXHIBIT "A"

### PARCEL A: (123-230-066)

ALL OF THAT PORTION OF WATER DELIVERY UNIT NO. 314, IRRIGATION BLOCK 16, OF THE SOUTH COLUMBIA IRRIGATION DISTRICT, AS DEPICTED ON THE 10-19-78 REVISION ON FILE WITH THE UNITED STATE BUREAU OF RECLAMATION IN EPHRATA, WASHINGTON, LYING IN THE WEST HALF OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 29 EAST, W.M., FRANKLIN COUNTY, WASHINGTON, AND THAT PORTION OF SAID UNIT 314, LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION;  
THENCE SOUTH 74°24'00" EAST ALONG THE WATER DELIVERY UNIT BOUNDARY 153.67 FEET;  
THENCE SOUTH 02°57'15" WEST 1,083.55 FEET TO THE SAID WATER DELIVERY UNIT BOUNDARY;

THENCE SOUTH 74°58'00" WEST ALONG SAID BOUNDARY 69.00 FEET;  
THENCE NORTH 88°31'00" WEST ALONG SAID BOUNDARY 55.00 FEET TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION;  
THENCE NORTH 01°29'09" EAST 1,141.16 FEET TO THE SAID POINT OF BEGINNING.

### PARCEL B: (123-220-237)

THAT PORTION OF FARM UNIT 315, EIGHTH REVISION FARM UNIT PLAT, IRRIGATION BLOCK 16, COLUMBIA BASIN PROJECT, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF SOUTH COLUMBIA BASIN FARM UNIT PLATS, PAGE 20, RECORDS OF FRANKLIN COUNTY, WASHINGTON.

THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 29 WEST OF THE WILLAMETTE MERIDIAN, EXCEPT THE WEST 1,640.60 FEET THEREOF; AND THE WEST 1,159.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON, AND EXCEPT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN;

THENCE SOUTH 89°36'50" WEST ALONG THE SOUTH LINE OF SAID UNIT 315, 699.91 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°36'50" WEST 281.09 FEET;

THENCE NORTH 01°21'43" EAST 933.79 FEET TO THE NORTH LINE OF SAID UNIT 315;

THENCE SOUTH 88°46'56" EAST ALONG SAID NORTH LINE 280.96 FEET;

THENCE SOUTH 01°21'43" WEST 925.92 FEET TO THE TRUE POINT OF BEGINNING AND EXCEPT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN;

THENCE SOUTH 89°36'50" WEST ALONG THE SOUTH LINE OF SAID UNIT 315, 438.99 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°36'50" WEST 260.92 FEET;

THENCE NORTH 01°21'43" EAST 925.92 FEET TO THE NORTH LINE OF SAID FARM UNIT 315;

THENCE SOUTH 88°46'56" EAST ALONG SAID NORTH LINE 156.06 FEET;

THENCE NORTH 72°20'00" EAST ALONG SAID NORTH LINE 109.05 FEET;

THENCE SOUTH 01°23'00" WEST 953.91 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS TRACT 4).

CONTINUED

# PRELIMINARY TITLE

**PARCEL C:** (123-220-166)

THAT PORTION OF FARM UNIT 315, EIGHTH REVISION FARM UNIT PLAT, IRRIGATION BLOCK 16, COLUMBIA BASIN PROJECT, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF SOUTH COLUMBIA BASIN FARM UNIT PLATS, PAGE 51, DESCRIBED AS FOLLOWS; THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT THE WEST 1,159.00 FEET THEREOF, RECORDS OF FRANKLIN COUNTY, WASHINGTON. (ALSO KNOWN AS TRACT 5).

**PARCEL D:** (123-220-175)

FARM UNIT 113, FARM UNIT PLAT, IRRIGATION BLOCK 16, COLUMBIA BASIN PROJECT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "C" OF PLATS, PAGE 17, RECORDS OF FRANKLIN COUNTY, WASHINGTON AND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 29 EAST, W.M., EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER 50.00 FEET SOUTH  $1^{\circ}19'36''$  WEST FROM THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER, SAID POINT BEING ON THE CENTERLINE OF A COUNTY ROAD KNOWN AS COULEE ROAD, AND SAID POINT ALSO BEING ON THE EAST LINE OF SAID FARM UNIT;  
THENCE SOUTH  $01^{\circ}19'36''$  WEST ALONG SAID LINE 748.60 FEET;  
THENCE SOUTH  $89^{\circ}36'44''$  WEST 291.08 FEET;  
THENCE NORTH  $01^{\circ}19'36''$  EAST 748.60 FEET;  
THENCE NORTH  $89^{\circ}39'44''$  EAST 291.08 FEET TO THE POINT OF BEGINNING.

**PARCEL E:** (123-220-264 AND 123-220-068)

FARM UNIT 115, IRRIGATION BLOCK 16, COLUMBIA BASIN PROJECT, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "C" OF THE SOUTH COLUMBIA BASIN IRRIGATION PLAT, PAGE 17, IN FRANKLIN COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF FARM UNIT 115, IRRIGATION BLOCK 16, COLUMBIA BASIN PROJECT, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "C" OF PLATS, PAGE 17, RECORDS OF FRANKLIN COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 29 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID FARM UNIT 115;  
THENCE NORTH  $89^{\circ}43'00''$  EAST ALONG THE NORTH LINE THEREOF, FOR 623.38 FEET;  
THENCE SOUTH  $00^{\circ}17'00''$  EAST FOR 390.00 FEET;  
THENCE SOUTH  $89^{\circ}43'00''$  WEST FOR 388.94 FEET TO INTERSECT A 1,120.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST (THE RADIUS POINT BEARS SOUTH  $46^{\circ}48'63''$  WEST);  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $16^{\circ}53'12''$ , FOR AN ARC DISTANCE OF 310.55 FEET TO THE WEST LINE OF SAID FARM UNIT 115;  
THENCE NORTH  $01^{\circ}22'00''$  EAST ALONG SAID WEST LINE FOR 194.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTINUED

# PRELIMINARY TITLE

**PARCEL F:** (123-220-200)

LOT 2, AS DELINEATED ON SHORT PLAT NO. 2001-15, RECORDED UNDER AUDITOR'S RECORDING NO. 1590481, RECORDS OF FRANKLIN COUNTY, WASHINGTON.

**PARCEL G:** (123-220-120)

THAT PORTION OF FARM UNIT 315, EIGHTH REVISION FARM UNIT PLAT, IRRIGATION BLOCK 16, AS PER PLAT THEREOF RECORDED IN VOLUME 1 OF SOUTH COLUMBIA BASIN FARM UNIT PLATS, PAGE 51, DESCRIBED AS FOLLOWS: THE WEST 741.57 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 29 EAST, W.M., FRANKLIN COUNTY, WASHINGTON.

**PARCEL H:** (123-220-139)

THAT PORTION OF FARM UNIT 315, EIGHTH REVISION FARM UNIT PLAT, IRRIGATION BLOCK 16, AS PER PLAT THEREOF RECORDED IN VOLUME 1 OF SOUTH COLUMBIA BASIN FARM UNIT PLATS, PAGE 51, DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF SECTION 22; TOWNSHIP 11 NORTH, RANGE 29 EAST, W.M., FRANKLIN COUNTY, WASHINGTON: EXCEPT THE WEST 741.57 FEET THEREOF.

**PARCEL I:** (123-220-148)

THAT PORTION OF FARM UNIT 315, EIGHTH REVISION FARM UNIT PLAT, IRRIGATION BLOCK 16, AS PER PLAT THEREOF RECORDED IN VOLUME 1 OF SOUTH COLUMBIA BASIN FARM UNIT PLATS, PAGE 51, DESCRIBED AS FOLLOWS: THE WEST 1,640.6 FEET OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 29 EAST, W.M., FRANKLIN COUNTY, WASHINGTON.

**PARCEL J:** (123-220-273)

THAT PORTION OF FARM UNIT 115, IRRIGATION BLOCK 16, COLUMBIA BASIN PROJECT WASHINGTON, ACCORDING TO VOLUME C OF SOUTH COLUMBIA BASIN IRRIGATION DISTRICT PLATS, PAGE 17, RECORDS OF FRANKLIN COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 29 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID FARM UNIT 115;  
THENCE NORTH 89°43'00" EAST, ALONG THE NORTH LINE THEREOF, FOR 623.38 FEET;  
THENCE SOUTH 00°17'00" EAST FOR 390.00 FEET;  
THENCE SOUTH 89°43'00" WEST FOR 388.94 FEET TO INTERSECT A 1,120.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST (THE RADIUS POINT BEARS SOUTH 46°48'53" WEST);  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°53'12", FOR AN ARC DISTANCE OF 310.55 FEET TO THE WEST LINE OF SAID FARM UNIT 115;  
THENCE NORTH 01°22'00" EAST, ALONG SAID WEST LINE FOR 194.62 FEET TO THE TRUE POINT OF BEGINNING.

# PRELIMINARY TITLE

## **Cascade Title Company of Benton-Franklin Counties**

### **Privacy Policy Notice**

#### **PURPOSE OF THIS NOTICE**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Cascade Title Company of Benton-Franklin Counties**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates as permitted by law.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

ORT 287-C      5/07/01

# PHOTOS

# PHOTOS



***TRACT 1***



# PHOTOS

***TRACT 2***



***TRACT 3***



# PHOTOS

***TRACT 4***



***TRACT 5***



# PHOTOS

***TRACT 6***



***TRACT 7***



# PHOTOS

***TRACT 8***



***TRACT 9***



# PHOTOS

***TRACT 10***



***TRACT 11***





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