

FILED

JUN 14 2019

Timothy W. Fitzgerald
SPOKANE COUNTY CLERK

CN: 201703018170

SN: 296

PC: 19

**Superior Court of Washington
County of SPOKANE**

In re the Marriage of:

SIRINYA SURINA

Petitioner,

And

AARON MICHAEL SURINA

Respondent.

No. 17-3-01817-0

**Motion to Disburse Payment for
Judgments Pursuant to Order
Entered Herein August 10, 2018**

I. Motion

Petitioner, Sirinya Surina by and through her attorney, Keith A. Glanzer moves the court for an order partially disbursing net proceeds of sale funds pursuant to page 2, line 18 of its order entered August 10, 2018.

This motion is based on the declaration of Petitioner below, and the records and files herein.

Dated: 6-14-2019



KEITH A. GLANZER, WSBA No. 20424
Attorney for Petitioner

KEITH A. GLANZER, P.S.

2024 W. Northwest Blvd
Spokane, WA 99205
Telephone: 509-326-4526
Facsimile: 509-324-0405

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II. Declaration

Sirinya Surina declares:

1. I am the Petitioner in this case.
2. The court ordered us to immediately sell our residence after finding an economic need had been established, which necessitated the sale of the house. (See August 10, 2018 Order: Page 1, line 24 for the findings and Page 2 line 9 for the order to sell). The economic need was confirmed when Respondent, Aaron Surina immediately (September 2018) failed to make the court ordered auto and house payments for the support of our children.
3. The court ordered the net proceeds of the sale to be deposited into the trust account of Keith A. Glanzer, P.S. "until further order of the court whether by stipulation or motion."
4. The funds for the net proceeds in the amount of approximately \$56,000.00 were deposited Keith A. Glanzer, P.S. Trust on June 12, 2019
5. On January 3, 2019 and March 27, 2019 the court ordered me to be the agent for the community to execute all documents sell the residence The court order me to handle the sale due to Respondent's meddling in the process, which caused the loss of several buyers.
6. When it came time to finally close the sale of the residence on June 7, 2019, I was advised by the closing attorney, Steve Gustafson that the March 27, 2019 court order was insufficient for me to firmly and finally convey the real estate to

1 the buyers. He advised closing the sale with me as the agent for the community
2 would possibly open up the title transfer to further litigation by Respondent,
3 Aaron Surina.
4

5 7. Mr. Gustafson asked me and my attorney permission to talk to Mr. Surina about
6 signing the Warranty Deed and closing documents to close the sale of the
7 property, which we agreed.

8 8. After Mr. Gustafson discussed the matter with Respondent, he reported to me
9 and my attorney that Respondent agreed to execute the closing documents, but
10 only on terms where \$1,000 would be paid to his real estate attorney Roger
11 Coombs. He further insisted that the judgments listed in Spokane County Title's
12 Commitment for Title Insurance not be paid directly to me, but rather paid into my
13 attorney's trust account as satisfaction of these judgements with the funds in trust
14 to be paid out later per court order. These judgements needed to be paid to
15 validate the title insurance and to convey clear title to the buyers. (See Exhibit A,
16 a true and correct copy of the title report issued by Spokane County Title.)
17

18 9. Respondent, Aaron Surina, is now refusing to disburse the amounts paid into
19 trust for these judgments to me as the court ordered. His refusal to stipulate
20 leaves me with no choice but to file this motion pursuant to the court order to
21 receive these badly needed funds
22
23
24

1 10. The judgments showing on the title report which were satisfied for the purposes
2 of title transfer by this non-specific payment are as follows:

3 a. Spokane County Superior Court Judgment :

4 Against: Aaron Surina
5 In Favor of: Sirinya Surina
6 Amount: \$2,325.00
7 Entered: April 11, 2019
8 Cause No.: 17-3-01817-0
9 Attorney For
10 Creditor: Keith A. Glanzer, P.S.

11 b. Spokane County Superior Court Judgment :

12 Against: Aaron Surina
13 In Favor of: Sirinya Surina
14 Amount: \$19,469.21
15 Entered: May 8, 2019
16 Cause No.: 17-3-01817-0
17 Attorney for
18 Creditor: Keith A. Glanzer, P.S.

19 11. There are additional judgements ordered by the court in favor of Sirinya Surina
20 in Spokane County Superior Court Cause No. 17-3-01817-0 as follows:

- 21 a. Amount: \$ 750.00
22 Entered: June 13, 2018
23 b. Amount: \$ 1,000.00
24 Entered: June 27, 2018
25 c. Amount: \$1,500.00
Entered: March 29, 2019

12. There is an additional judgement ordered in favor of Sirinya Surina in Spokane
County Superior Court Cause No. 19-3-00129-32 as follows:

- a. Amount: \$4,000.00
Entered: February 22, 2109

13. The various court ordered judgements total: \$29,044.21.

Request -- I ask the court to:

(a) Enter an Order to immediately pay to me, from the funds currently held in Keith A. Glanzer, P.S. Trust pursuant to the court's August 10, 2018 order, the amount of \$29,044.21 in satisfaction of the outstanding judgments noted above and award me attorney fees pursuant to Page 3, Line 3 of the August 10, 2019 Order as noted below.

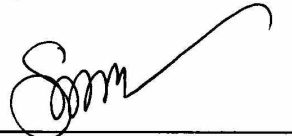
Money Judgement requested

I ask the court to approve a judgment ordering the other party to pay:

Judgment for	Debtor's name	Creditor's name	Amount	Interest
Lawyer fees and costs	Aaron Surina	Sirinya Surina	\$ 1,500.00	\$
Yearly Interest Rate for child support, medical support, and children's expenses: 12% . For other judgments: % (12% unless otherwise listed)				
Lawyer (name): Keith A. Glanzer represents: Sirinya Surina				
Self-represented Respondent: Aaron Surina				

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

Signed at Spokane, Washington, June 14, 2019



Sirinya Surina
Petitioner, Declarant

COMMITMENT FOR TITLE INSURANCE



1010 N Normandie, Suite 100
Spokane, WA 99201
Phone: 509-326-2626
Fax: 509-327-7570

EXHIBIT A



ALTA Commitment for Title Insurance
Issued by Old Republic National Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

Issued through the office of:
**Spokane County Title Company as
agent for
Old Republic National Title
Insurance Company**

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Corporation
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111



Authorized Officer or Agent

By  President
Attest  Secretary



Spokane County Title Company

Spokane County Title Company
1010 N. Normandie, Suite 100, Spokane, WA 99201
Phone: 509-326-2626 Fax: 509-327-7570

Agent for
Old Republic National Title Insurance Company
ALTA COMMITMENT

SCHEDULE A

Title Officer: Tom Irish

Order No.: SP20235

Escrow Officer: Steve Gustafson

Ref: Surina / Trotter

1. EFFECTIVE DATE: March 28, 2019 at 8:00 AM

2. POLICY OR POLICIES TO BE ISSUED:

- | | | |
|---|--------|--------------|
| a. ALTA HOMEOWNER'S REV. 12/02/13 | Amount | \$326,000.00 |
| Proposed Insured: | | |
| KENNETH V. TROTTER (SEE NOTE G) | | |
| b. ALTA 2006 EXTENDED LOAN POLICY | Amount | \$293,400.00 |
| Proposed Insured: | | |
| HOMESTREET BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR | | |
| c. | Amount | |
| Proposed Insured: | | |

PREMIUM INFORMATION:

a. SHORT TERM RATE	\$953.00	Tax:	\$84.82	Total:	\$1,037.82
b. SIMULTANEOUS RATE	\$494.00	Tax:	\$43.97	Total:	\$537.97
c.		Tax:		Total:	

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

Fee Simple

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

AARON M. SURINA (SEE SPECIAL EXCEPTION NO. 6)

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

SEE ATTACHED EXHIBIT "A"

Commitment No.: SP20235

SCHEDULE B - SECTION I

REQUIREMENTS:

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

END OF SCHEDULE B - SECTION I REQUIREMENTS

SCHEDULE B - SECTION II

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

GENERAL EXCEPTIONS:

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

END OF SCHEDULE B SECTION II GENERAL EXCEPTIONS

Commitment No.: SP20235

SPECIAL EXCEPTIONS:

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

NOTE: EXCISE TAX OF 1.78% IS DUE ON THE SALES PRICE. (TAX AREA CODE 0141)

2. GENERAL REAL ESTATE TAXES (INCLUDING AMOUNTS FOR AQUIFER, STORM WATER, IRRIGATION, DRAINAGE, WATER, AND FLOOD CONTROL, IF ANY), FOR THE YEAR 2019. THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE April 30, 2019, TO AVOID INTEREST AND PENALTIES;

FULL YEAR AMOUNT: \$3,504.55
FIRST HALF AMOUNT: \$1,752.27
TAX ACCOUNT NO.: 35261.1514

3. LIABILITY TO ASSESSMENTS, IF ANY, BY THE CITY OF SPOKANE VALLEY. FURTHER INFORMATION CAN BE OBTAINED BY CALLING (509) 921-1000.
4. LIABILITY TO ASSESSMENTS, IF ANY, BY SPOKANE COUNTY WATER DISTRICT NO. 3. FURTHER INFORMATION CAN BE OBTAINED BY CALLING (509) 536-0121.

5. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: AARON M. SURINA, A MARRIED MAN PURCHASING AS HIS
SEPARATE PROPERTY
TRUSTEE: INLAND PROFESSIONAL TITLE
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR MANN MORTGAGE, LLC DBA HERITAGE HOME
LOANS
AMOUNT: \$237,500.00
DATED: May 20, 2015
RECORDED: May 26, 2015
AUDITOR'S FILE NO.: 6401431

THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED BY
INSTRUMENT;

ASSIGNOR: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR MANN MORTGAGE, LLC DBA HERITAGE HOME
LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS
SUCCESSORS AND ASSIGNS
ASSIGNEE: CITIZENS BANK, N.A., ITS SUCCESSORS AND ASSIGNS
RECORDED: December 19, 2018
AUDITOR'S FILE NO.: 6770442

A NEW TRUSTEE WAS APPOINTED THEREUNDER BY INSTRUMENT;

NEW TRUSTEE: QUALITY LOAN SERVICE CORPORATION OF WASHINGTON
RECORDED: March 05, 2019
AUDITOR'S FILE NO.: 6785978

6. PENDENCY OF SPOKANE COUNTY SUPERIOR COURT CAUSE NO. 17301817-0;

FILED: August 14, 2017
PETITIONER: SIRINYA SURINA
RESPONDENT: AARON MICHAEL SURINA
ACTION FOR: DISSOLUTION OF MARRIAGE
ATTORNEY: KEITH A. GLANZER, P.S.

Commitment No.: SP20235

7. SPOKANE COUNTY SUPERIOR COURT JUDGMENT:

AGAINST: AARON SURINA
IN FAVOR OF: SIRINYA SURINA
AMOUNT: \$1,000.00
ENTERED: June 28, 2018
JUDGMENT NO.: 18904863-0
CAUSE NO.: 17-3-01317-0
ATTORNEY FOR
CREDITOR: KEITH GLANZER

8. SPOKANE COUNTY SUPERIOR COURT JUDGMENT:

AGAINST: AARON MICHAEL SURINA
IN FAVOR OF: SIRIYANA POLJARI
AMOUNT: \$4,000.00
ENTERED: February 02, 2019
CAUSE NO.: 19-3-00129-32
ATTORNEY FOR
CREDITOR: KEITH A. GLANZER

9. SPOKANE COUNTY SUPERIOR COURT JUDGMENT:

AGAINST: AARON SURINA
IN FAVOR OF: SIRINYA SURINA
AMOUNT: \$1,500.00
ENTERED: March 29, 2019
CAUSE NO.: 17-3-01817-0
ATTORNEY FOR
CREDITOR: KEITH A. GLANZER, P.S.

10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: M.N. JUKE AND LEONE E. JUKE; DORIS JOHNSON; HOMER
LEMREY AND MARIE E. LEMREY; AND ROBERT DEE RIEGEL
REGARDING: INSTALLATION, MAINTENANCE AND REPAIR OF WATER LINE
RECORDED: July 09, 1963
AUDITOR'S FILE NO.: 949749B
AFFECTS: THIS AND OTHER PROPERTY

SAID AGREEMENT IS A RE-RECORD OF INSTRUMENT RECORDED June 27, 1963 UNDER
FILE NO. 947080B.

11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: RADIOLOGY ASSOCIATES OF SPOKANE, P.S. EMPLOYEES
PROFIT SHARING PLAN, AND TRUST AND SPOKANE COUNTY, A
MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON
REGARDING: SEWER AND OTHER INCIDENTAL SERVICES
RECORDED: February 21, 1980
AUDITOR'S FILE NO.: 8002210202
AFFECTS: THIS AND OTHER PROPERTY

**12. RESTRICTIONS, EASEMENTS, SETBACKS AND OTHER MATTERS AS MAY BE DELINEATED
AND/OR CONTAINED ON THE FACE OF SAID PLAT, BUT OMITTING ANY COVENANTS OR
RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL
ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL
ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR
FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS
PERMITTED BY APPLICABLE LAW.**

Commitment No.: SP20235

13. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: RET, INC., A WASHINGTON CORPORATION, AND GOBER'S SEPTIC SERVICE, INC.
REGARDING: SEWERAGE MAINTENANCE
RECORDED: October 27, 1983
AUDITOR'S FILE NO.: 8310270153
AFFECTS: THIS AND OTHER PROPERTY

14. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR RESERVATIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW;

RECORDED: October 27, 1983
AUDITOR'S FILE NO.: 8310270166

END OF SCHEDULE B- SECTION II SPECIAL EXCEPTIONS

NOTES:

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

1616 S ROCKY RIDGE DR
SPOKANE VALLEY, WA 99212

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

TAX ACCOUNT NO.:	35261.1514
LAND:	\$45,000.00
IMPROVEMENTS:	\$246,800.00
TOTAL:	\$291,800.00

c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 85.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION:

LT 14 BLK 2 HEATHER PARK 1ST ADD

d. PARAGRAPHS A THROUGH K UNDER GENERAL EXCEPTIONS HEREIN ARE DELETED FOR THE EXTENDED COVERAGE LOAN POLICY.

e. NOTE: THE ALTA EXTENDED COVERAGE LOAN POLICY, WHEN ISSUED, WILL CONTAIN THE FOLLOWING ENDORSEMENT(S): ALTA 9, ALTA 22-06 AND ALTA 8.1

f. ACCORDING TO THE APPLICATION FOR TITLE INSURANCE, TITLE IS TO VEST IN KENNETH V. TROTTER. WE FIND NO PERTINENT MATTERS OF RECORD AGAINST THE NAME(S) OF SAID PARTY/PARTIES.

g. THE INTEREST OF THE PROPOSED INSURED WILL BE SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE/DOMESTIC PARTNER IF MARRIED/A MEMBER OF A DOMESTIC PARTNERSHIP AT DATE OF ACQUIRING SAID INTEREST, AND FURTHER SUBJECT TO MATTERS WHICH THE RECORDS MAY DISCLOSE AGAINST THE NAME OF SAID SPOUSE/DOMESTIC PARTNER.

Commitment No.: SP20235

- h. THE SUBJECT PREMISES MAY LIE WITHIN A COUNTY SEWERAGE AREA. AN INQUIRY SHOULD BE MADE TO THE SPOKANE COUNTY UTILITIES DEPARTMENT FOR ANY CHARGES THAT MAY BE OWED. FOR MORE INFORMATION CALL (509) 477-3804.
- i. THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST 24 MONTHS.
- j. PLEASE NOTE OUR RECORDING TIMES:
MONDAY - THURSDAY: 8:30 A.M., 10:30 A.M., 1:00 P.M. AND 2:30 P.M.
FRIDAY: 8:30 A.M., 10:30 A.M. AND 12:00 P.M.
E-RECORDING AVAILABLE MONDAY - FRIDAY UNTIL 3:00 P.M.

TITLE INFORMATION

Title Officer: Tom Irish
Email: tom@spokanetitle.com
Spokane County Title
1010 N. Normandie St., #100
Spokane, WA 99201
PH: (509) 326-2626 FX: (509) 327-7570

END OF SCHEDULE B- SECTION II NOTES



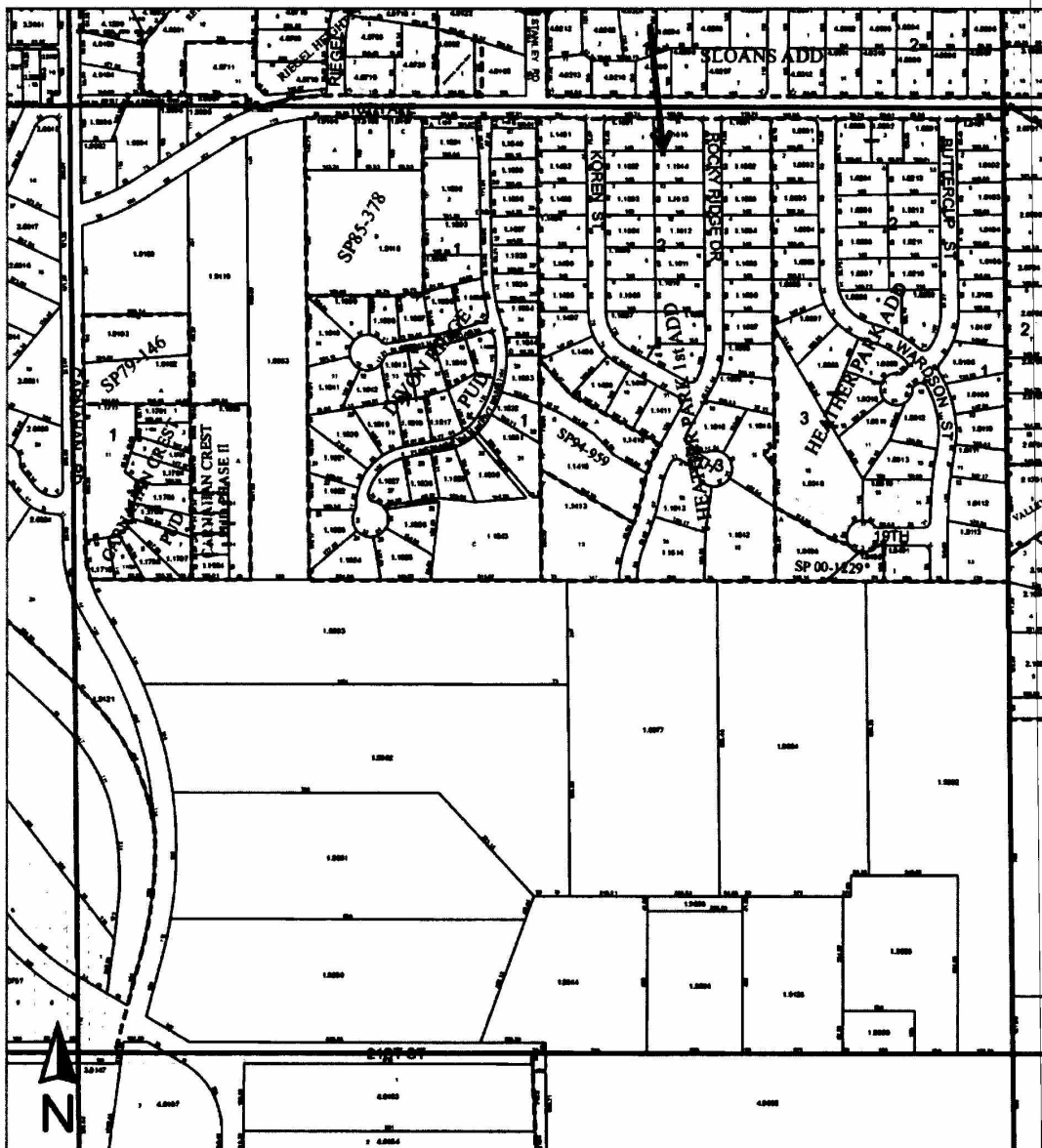
Authorized Signature

Commitment No.: SP20235

EXHIBIT "A"

**LOT 14 IN BLOCK 2, HEATHER PARK FIRST ADDITION, ACCORDING TO PLAT RECORDED IN
VOLUME 16 OF PLATS, PAGE 41;**

SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.



S C T

ParcelID: 35261.1514
1616 S Rocky Ridge Dr
Spokane Valley, WA 99212

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



***Spokane County Title Company**

SUPPLEMENTAL NO. 1

to

PRELIMINARY COMMITMENT

Issued By Spokane County Title Company
acting as agent for
Old Republic National Title Insurance Company

Order No.: SP20235
Escrow Officer:
Title Officer: Tom Irish

Ref: 0001116769/Surina /Trotter
Property Address: 1616 S ROCKY RIDGE DR
SPOKANE VALLEY, WA 99212

This Supplemental is made a part of said Commitment including any prior Supplemental, and is subject to the schedules, terms and provisions and the conditions and stipulations therein, except as modified by the provisions hereof.

ATTENTION: This Supplemental contains changes which impact title to the property set forth in the above referenced commitment.

Paragraph 2a of Schedule A of the above Commitment is hereby amended to reflect the form and amount of insurance requested:

a. SHORT TERM RATE		
ALTA HOMEOWNER'S POLICY - Rev. 12/02/13	Amount:	\$335,000.00
	Premium:	\$NO CHANGE

Amend Paragraph 2 on Schedule B - Section II, as follows:

GENERAL REAL ESTATE TAXES, (INCLUDING AMOUNTS FOR AQUIFER, STORM WATER, IRRIGATION, DRAINAGE WATER, AND FLOOD CONTROL, IF ANY), FOR THE SECOND HALF OF THE YEAR 2019 DUE, BUT NOT DELINQUENT UNTIL NOVEMBER 1;

FULL YEAR AMOUNT:	\$3,504.55
1ST HALF PAID:	\$1,752.27
2ND HALF DUE:	\$1,752.28
TAX ACCOUNT NO.:	35261.1514

Add Paragraph 15 to Schedule B - Section II, as follows:

SPOKANE COUNTY SUPERIOR COURT JUDGMENT:

AGAINST:	AARON SURINA
IN FAVOR OF:	SIRINYA SURINA
AMOUNT:	\$2,325.00
ENTERED:	April 11, 2019
CAUSE NO.:	17-3-01817-0
ATTORNEY FOR	
CREDITOR:	KEITH A. GLANZER, P.S.

Add Paragraph 16 to Schedule B - Section II, as follows:

SPOKANE COUNTY SUPERIOR COURT JUDGMENT:

AGAINST:	AARON SURINA
IN FAVOR OF:	SIRINYA SURINA
AMOUNT:	\$19,489.21
ENTERED:	May 08, 2019
CAUSE NO.:	17-3-01817-0
ATTORNEY FOR	
CREDITOR:	KEITH A. GLANZER, P.S.

Please amend loan number to read as follows:

0001116769

Effective Date: May 13, 2019 at 8:00 a.m.



Authorized Signature



***Spokane County Title Company**

SUPPLEMENTAL NO. 2

to

PRELIMINARY COMMITMENT

Issued By Spokane County Title Company
acting as agent for
Old Republic National Title Insurance Company

Order No.: SP20235
Escrow Officer: Steve Gustafson
Title Officer: Tom Irish

Ref: 0001116769 / Surina / T rotter
Property Address: 1616 S ROCKY RIDGE DR
SPOKANE VALLEY, WA 99212

This Supplemental is made a part of said Commitment including any prior Supplemental, and is subject to the schedules, terms and provisions and the conditions and stipulations therein, except as modified by the provisions hereof.

ATTENTION: This Supplemental contains changes which impact title to the property set forth in the above referenced commitment.

Add the following sub-paragraph to Paragraph 6 on Schedule B - Section II, to read as follows:

AN ORDER THEREUNDER WAS FILED March 29, 2019 AS FOLLOWS;

RESPONDENT SHALL IMMEDIATELY EXECUTE CLOSING DOCUMENTS BY GUSTAFSON LAW, INC., P.S. OR, PETITIONER, SIRINYA SURINA SHALL BE THE SOLE INDIVIDUAL MEMBER OF THE MARITAL COMMUNITY TO EXECUTE ALL DOCUMENTS TO COMPLETE THE SALE OF THE PROPERTY.

Effective Date: May 28, 2019 at 8:00 a.m.

Authorized Signature