

# LITIGATION/TRUSTEE'S SALE/CONTRACT FORFEITURE

Guarantee Number:

Issued By:



**Fidelity National Title**  
Insurance Company

**Amended 611136796TX**

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

King County Treasury

**SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY**, a California corporation, herein called the Company, guarantees the Assured against loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the Date of Guarantee stated in Schedule A, the title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions in Schedule B, which Exceptions are not necessarily shown in the order of their priority.

This Guarantee shall not be valid or binding until countersigned below by an authorized signatory of the Company.

**Fidelity National Title Insurance Company**

By:

\_\_\_\_\_  
President

**Fidelity National Title Company of Washington**  
3500 188th St. SW, Suite 300  
Lynnwood, WA 98037

Countersigned By:

\_\_\_\_\_  
Authorized Officer or Agent



Attest:

\_\_\_\_\_  
Secretary

ISSUING OFFICE:
Title Officer: Bill Fisher / Mike McCarthy / Terry Sarver Fidelity National Title Company of Washington 3500 188th St. SW, Suite 300 Lynnwood, WA 98037 Phone: (425)771-3031 Main Phone: (425)771-3031 Email: Unit2@fnf.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$425.00	\$41.65

Effective Date: July 25, 2016 at 08:00 AM

1. Assured: King County Treasury
2. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:
  - Fee Simple
3. Title to the estate or interest in the land is at the date hereof is vested in:
  - Raymond D. Meakin, as his separate estate
4. The land referred to in this Guarantee situated in the County of King, State of Washington, and is described as follows:

**For APN/Parcel ID(s): 042305-9121-09**

That portion of the Northeast quarter of the Southeast quarter of the Southeast quarter of Section 4, Township 23 North, Range 5 East, W.M., lying North of State Road No. 2, described as follows:

Beginning at a point on the East line of said subdivision 373 feet North of the Southeast corner thereof, said point being 20 feet North of the North edge of paving of State Highway No. 2;  
 Thence Westerly, parallel with said highway, 175 feet to the True Point of Beginning;  
 Thence continuing Westerly, parallel with said Highway, 68 feet;  
 Thence North, 145 feet;  
 Thence Easterly, parallel with said Highway, 68 feet;  
 Thence South, 145 feet to the True Point of Beginning;

Except that portion thereof conveyed to the State of Washington by deed recorded under recording No. 7112270085, records of King County, Washington.

Situate in the County of King, State of Washington.

**Abbreviated Legal**

Portion of the Southwest quarter of the Northeast quarter of Section 7, Township 21 North, Range 4 East, W.M., in King County, Washington

**END OF SCHEDULE A**

**SCHEDULE B**

THE TITLE TO SAID ESTATE OR INTEREST IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Landscape Area Easement and terms and conditions therein,

Grantor: W. H. Hughes Jr. Co. Inc., a Washington Corporation  
 Grantee: Raymond D. Meakin, a Single Man  
 Recording Date: August 7, 2013  
 Recording No.: 20130807001743

Which among other things provides: Easement for landscape maintenance purposes.

2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2010  
 Tax Account No.: 042305-9121-09  
 Levy Code: 2100  
 Assessed Value-Land: \$101,000.00  
 Assessed Value-Improvements: \$85,000.00

General and Special Taxes:

Billed: \$2,080.52  
 Paid: \$1,040.26  
 Unpaid: \$1,040.26

3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
 Tax Account No.: 042305-9121-09  
 Levy Code: 2100  
 Assessed Value-Land: \$104,000.00  
 Assessed Value-Improvements: \$51,000.00

General and Special Taxes:

Billed: \$2,062.35  
 Paid: \$0.00  
 Unpaid: \$2,062.35

4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2013  
 Tax Account No.: 042305-9121-09  
 Levy Code: 2100  
 Assessed Value-Land: \$100,000.00  
 Assessed Value-Improvements: \$53,000.00

General and Special Taxes:

Billed: \$2,185.15  
 Paid: \$0.00  
 Unpaid: \$2,185.15

**SCHEDULE B**

(continued)

5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2014  
Tax Account No.: 042305-9121-09  
Levy Code: 2100  
Assessed Value-Land: \$100,000.00  
Assessed Value-Improvements: \$40,000.00

## General and Special Taxes:

Billed: \$2,002.35  
Paid: \$0.00  
Unpaid: \$2,002.35

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2015  
Tax Account No.: 042305-9121-09  
Levy Code: 2100  
Assessed Value-Land: \$122,000.00  
Assessed Value-Improvements: \$62,000.00

## General and Special Taxes:

Billed: \$2,337.18  
Paid: \$0.00  
Unpaid: \$2,337.18

7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2016  
Tax Account No.: 042305-9121-09  
Levy Code: 2100  
Assessed Value-Land: \$130,000.00  
Assessed Value-Improvements: \$61,000.00

## General and Special Taxes:

Billed: \$2,537.65  
Paid: \$0.00  
Unpaid: \$2,537.65

## Tax Payer's Address:

3608 NE Sunset Blvd.  
Renton, WA 98058

8. Foreclosure Costs, resulting from tax foreclosure proceedings.

**SCHEDULE B**

(continued)

9. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
  
10. Right of any party interested to sue or petition to have set aside, modified, or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant thereto, through which title to the land described herein is derived, and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing parties, or as a result of such suit or petition.

Note A: The Public Records indicate that the address of the improvement located on said Land is as follows:

3616 NE Sunset Blvd  
Renton, WA 98056

Note B: 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. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

**END OF SCHEDULE B**

**SCHEDULE C  
INFORMATION FOR THE ASSURED**

1. This Guarantee is restricted to the use of the Assured solely for the purpose of providing information to facilitate the commencement of a suit at law or foreclosure pursuant to RCW 61.24 of a mortgage described in Schedule B affecting the land described in Schedule A. The Company shall have no liability for any reliance hereon except for the purpose for which this Guarantee is issued. This Guarantee is neither a commitment nor an obligation by the Company to issue any policy or policies of title insurance insuring said land, and it is not to be used as a basis for closing any transaction affecting title to said land.
2. Upon request WITHIN SIXTY (60) DAYS from the effective date of this Guarantee, the Company will extend the effective date of this Guarantee by endorsement to include the filing of any complaint and recording of Notice of Lis Pendens, recording of Notice of Intent to Forfeit Real Estate Contract, or recording of the Notice of Trustee's Sale. Such an endorsement will show as additional exceptions, and therefore exclude from coverage, those matters attaching subsequent to the effective date of the Guarantee but prior to the issuance of the endorsement.
3. Upon request on the thirtieth (30<sup>th</sup>) day preceding the date set for the forfeiture of real estate contract, or trustee's sale, the Company will issue an endorsement identifying federal tax liens, if any, affecting the land described in Schedule A. THE RESPONSIBILITY, HOWEVER, FOR DETERMINING THE THIRTIETH (30<sup>TH</sup>) DAY BEFORE THE SALE OR FORFEITURE, AND FOR MAKING THE REQUEST ON THAT SAME DAY, IS BORNE BY THE ASSURED.
4. The Company may, BUT IS NOT OBLIGATED TO, issue additional endorsements extending the effective date of the Guarantee at the request for the Assured. The Company will not, and accepts no obligation to, issue an endorsement extending the effective date to, or beyond, the date of any sale of the premises, recording of a Declaration of Forfeiture or a Real Estate Contract, trustee's sale or deed in lieu thereof.
5. Attention is called to the Servicemembers Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100) and amendments thereto which contain inhibitions against the sale of land under a deed of trust if the owner is entitled to the benefits of said Act.
6. Attention is called to the Federal Tax Lien Act of 1966 and amendments thereto which, among other things, provides for the giving of written notice of sale or forfeiture in a specified manner to the Secretary of the Treasury or his delegate as a requirement for the discharge or divestment of a federal tax lien in a non-judicial sale or forfeiture, and establishes with respect to such lien a right in the United States to redeem the property within a period of one hundred twenty (120) days from the date of any such sale or forfeiture.

**EXCLUSIONS FROM COVERAGE**

The following mailers are expressly excluded from the coverage of this Guarantee:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation effecting the land has been recorded in the public records at Date of Guarantee.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Guarantee.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Guarantee.
3. Defects, liens, encumbrances, adverse claims against the title as guaranteed, or other matters:
  - (a) created, suffered, assumed or agreed to by one or more of the Assured;
  - (b) not known to the Company, not recorded in the public records at Date of Guarantee but known to one or more of the Assured at Date of Guarantee;
  - (c) resulting in no loss or damage to the Assured;
  - (d) attaching or created subsequent to Date of Guarantee.
4. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule B or with respect to the validity, legal effect or priority of any matter shown therein.
5. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
6. Unpatented mining claims; reservations or exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations. Indian treaty or aboriginal rights, including easements or equitable servitudes; water rights, claims or title to water.
7. Title to any property beyond the lines of the land expressly described in the description set forth in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; of any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
8. Any loss or damage which arises out of any transaction affecting the estate or interest shown in Schedule A of this Guarantee by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**CONDITIONS AND STIPULATIONS****1. DEFINITION OF TERMS**

The following terms when used in this Guarantee mean;

- (a) "land": the land described in this Guarantee and improvements affixed thereto which by law constitute real property.
- (b) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge. With respect to Section 1(a)(iv) of the Exclusions from Coverage, "public records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district in which the land is located.
- (c) "date." "Date of Guarantee": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Guarantee, or in a supplemental writing executed by the Company.
- (e) "mortgage": mortgage, deed of trust, trust deed, real estate contract or other security instrument,

**2. PROSECUTION OF ACTIONS**

- (a) The Company shall have the right at its own cost to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein guaranteed; and the Company may take any appropriate action under the terms of this Guarantee whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision hereof.
- (b) in all cases where the Company does so institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for such purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

**3. NOTICE OF LOSS-LIMITATION OF ACTION**

A statement in writing or any loss or damage for which it is claimed the Company is liable under this Guarantee shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Guarantee until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Guarantee unless action shall be commenced thereon within two years after expiration of said thirty day period. Failure to furnish such statement of loss or damage or to commence such action within the time hereinbefore specified, shall be a conclusive bar against maintenance by the Assured of any action under this Guarantee,

(continued)

**4. OPTION TO PAY, SETTLE OR COMPROMISE CLAIMS**

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage, the Company shall have the option to purchase the indebtedness secured by said mortgage. Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness and the mortgage securing the same to the Company upon payment of the purchase price.

**5. LIMITATION OF LIABILITY-PAYMENT OF LOSS**

- (a) The liability of the Company under this Guarantee shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall such liability exceed the amount of total liability stated within this Guarantee.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorney's fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for damages shall arise or be maintainable under this Guarantee (1) if the Company after having received notice of an alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Guarantee, except for attorneys' fees as provided for in paragraph 5(b) hereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Guarantee for endorsement of such payment unless the Guarantee be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Guarantee, the loss or damage shall be payable within thirty days thereafter.

**6. SUBROGATION UPON PAYMENT OR SETTLEMENT**

Whenever the Company shall have settled a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to such claim had this Guarantee not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss. The Assured if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect such right or subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving such rights or remedies.

**7. GUARANTEE ENTIRE CONTRACT**

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Guarantee.

No provision or condition of this Guarantee can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

**8. NOTICES, WHERE SENT**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this guarantee and shall be addressed to the Company at: Fidelity National Title Insurance Company, P.O. Box 45023, Jacksonville, FL 32232-5023.

**9. THE FEE SPECIFIED WITHIN THIS GUARANTEE IS THE TOTAL FEE FOR TITLE SEARCH AND EXAMINATION AND FOR THIS GUARANTEE.****END OF CONDITIONS AND STIPULATIONS**





20100416000562

KARR TD 63.00  
PAGE-001 OF 002  
04/16/2010 11:59  
KING COUNTY, WA

AFTER RECORDING RETURN TO:

JOHANNA M. COOLBAUGH  
Karr Tuttle Campbell  
1201 Third Avenue, Suite 2900  
Seattle, Washington 98101

E2436966

04/16/2010 11:59  
KING COUNTY, WA  
TAX \$10.00  
SALE \$0.00

PAGE-001 OF 001

Grantor: RAYMOND D. MEAKIN,  
Trustee of the Meakin Credit Trust under agreement  
dated January 12, 2009.

Grantee: RAYMOND D. MEAKIN, a single man

Abbreviated Legal Description: W 68 FT OF E 243 FT OF S 145 FT OF POR OF  
NE 1/4 OF SW 1/4 OF SE 1/4 LY N OF STATE  
HWAY # 2 MEAS ALG SD HWAY & PLL  
THERETO LESS POR FOR SR 900

Assessor's Tax Parcel Number: 042305-9121

**TRUSTEE'S DEED**

THE GRANTOR, RAYMOND D. MEAKIN, Trustee of the Meakin Credit  
Trust under agreement dated January 12, 2009,

FOR AND IN CONSIDERATION of inheritance and other good and  
valuable consideration in hand paid

GRANTS, BARGAINS, CONVEYS AND CONFIRMS TO

RAYMOND D. MEAKIN, a single man,

the following described real estate, situated in the County of King, State of Washington,  
together with all after acquired title of the grantors thereto.



IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR KING COUNTY

In Re the Estate of

ALFRED L. MEAKIN, SR.,

Deceased.

RAYMOND MEAKIN,

Petitioner,

v.

JEFFREY MEAKIN, Personal Representative of  
the Estate of Alfred L. Meakin, Sr.,

Respondent.

No. 09-4-01268-4 KNT

NON-JUDICIAL DISPUTE RESOLUTION  
AGREEMENT  
(RCW 11.96A.220)

THIS Non-Judicial Dispute Resolution Agreement is made pursuant to RCW 11.96A et. seq.

**PARTIES**

THIS AGREEMENT is entered into by the following Parties:

1. RAYMOND MEAKIN, Petitioner;

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2. LINDA WOOD, Personal Representative of the Estate of Alfred L. Meakin, Sr., Respondent;
  3. JEFFREY MEAKIN, Respondent; and
  4. ALFRED L. MEAKIN, JR., specific legatee under the Last Will and Testament of Alfred L. Meakin, Sr.

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### RECITALS

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5. On July 2, 2009, Raymond Meakin filed a Petition to Contest Will; For Order Revoking Probate of Will; Directing Entry of Order to Probate Prior Will; and Granting of Testamentary Relief; and for Award of Petitioner's Attorney's Fees and Costs (the "Petition").
  6. On November 17, 2009, the Court compelled the Parties mediate the issues.

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### AGREEMENT

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7. The Parties agree settle all issues and to divide the assets of the Estates of Alfred L. Meakin, Sr. and Violet Meakin as follows:
    - a. Raymond Meakin shall receive the following assets:
      - Real property located at 3608 NE Sunset Boulevard, Renton (Ray's house)
      - Real property located at 3616 NE Sunset Boulevard, Renton (rental house)
      - Real property located at 3600 NE Sunset Boulevard, Renton (vacant lot)
      - Morgan Stanley Account No. X114082
      - Morgan Stanley Account No. X116639
      - Wells Fargo Account No. X1322

- Winter Contract from the sale of real property (as of March 5, 2010, the date of mediation)
- The time share unit located in Kauai, Hawaii
- All motor vehicles titled in the name of Alfred L. Meakin, Sr. and/or Violet Meakin
- Television set located in the living room of the South Taft Street residence
- Three pictures located at the South Taft Street residence (Italian village, Hong Kong scene, flower scene)
- The Special Administrator shall disperse to Raymond Meakin thirty thousand dollars in cash from the estate of Alfred Meakin.

b. Alfred L. Meakin, Jr. shall receive \$10,000 from the Estate of Alfred L. Meakin, Sr.

c. Jeffrey Meakin shall receive the following assets:

- Real property and contents located at 7100 South Taft Street, Seattle (excepting the television set and three pictures identified above). Raymond Meakin warrants that the property is in the same condition as it was during Thomas Keller's inspection.
- 1,000 shares of First Financial Northwest titled in the name of Jeffrey Meakin, Violet Meakin, and Al Meakin.
- All other assets of the Estate of Alfred L. Meakin, Sr.

8. Raymond Meakin shall cause his Petition to be struck from the trial calendar.

9. Release. Each party to this Agreement, individually and in any fiduciary capacity, and such Party's heirs, successors, and assigns (a "Releasing Party") hereby fully releases and forever discharges every other Party to this Agreement, individually and in any fiduciary capacity,

1 and such Party's heirs, successors, and assigns (a "Released Parties") and each of them from  
2 any and all claims, demands, obligations, promises, causes of action of any kind or nature at  
3 law or in equity, or liabilities of any nature whatsoever, known or unknown, direct or  
4 indirect, including claims for attorneys' fees, on account of or arising out of or related to any  
5 acts or omissions of the Released Parties or any of them prior to and through the Effective  
6 Date of this Agreement ("Claim Items"), provided, however, that nothing contained herein  
7 shall operate to release any Claims arising out of the rights and obligations of the parties  
8 under this Agreement. Further, each Releasing Party hereby covenants not to initiate or  
9 participate in any lawsuit against the Released Parties concerning the Claim Items, and  
10 indemnifies and holds harmless the Released Parties from any lawsuits by the Releasing  
11 Party concerning Claim Items.  
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13 10. Effect of Agreement. This agreement shall be a non-judicial agreement, which will have the  
14 same effect as a court decree described in RCW 11.96A.220. The Parties recognize that the  
15 agreement will become legal and effective upon the signatures of the parties. Each Party  
16 hereto covenants and agrees that the terms hereof shall be enforceable as a non-judicial  
17 agreement and shall be further enforceable as an executing contract. Each Party  
18 acknowledges receipt of sufficient consideration for the enforcement of the promises  
19 contained herein.  
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21 11. Independent Counsel. The Parties certify that they are of legal age, have read this  
22 Agreement, fully understand their rights, and are not acting under duress, compulsion, or  
23 misrepresentation. Each Party further acknowledges and represents that each has been  
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1 advised and consulted with his or her own independent attorney prior to executing this  
2 Agreement.

3 12. Entire Agreement. This non-judicial agreement contains the entire agreement and  
4 understanding between the Parties hereto, with respect to the subject matter hereof,  
5 supersedes all prior agreements and understandings, and may not be changed except by an  
6 instrument in writing signed by all the Parties.

7 13. Severability. If any provision of this Agreement or the application of any such provision to  
8 any person or circumstance shall be held invalid, illegal, or unenforceable in any respect by  
9 a court of competent jurisdiction, such invalidity, illegality, or unenforceability shall not  
10 affect any other provision hereof.

11 14. Filing. The Parties hereby authorize Moen Law Offices, P.S. to cause this Agreement or a  
12 memorandum thereof to be filed in King County Superior Court pursuant to RCW  
13 11.96A.230, and otherwise comply with the provisions of that statute in order to have this  
14 Agreement deemed approved and become the equivalent of a final court order binding all  
15 parties to this Agreement. The Parties hereby waive any notice otherwise required by RCW  
16 11.96A.230.

17 15. Jurisdiction. The Parties recognize that by participating in this Agreement and court filing  
18 thereof, the King County Superior Court has acquired jurisdiction over both the subject  
19 matter of this Agreement and over the person of each party to this Agreement with respect  
20 to such subject matter. The Parties further agree and stipulate that the Court shall retain both  
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1 subject matter jurisdiction and personal jurisdiction over the Parties to reopen the  
2 proceeding for enforcement purposes.

3 16. Remedies. The Parties agree that they may not have an adequate remedy at law for breach  
4 of this Agreement. Thus, the Parties shall have available for any breach of this Agreement  
5 the remedies of specific performance and injunctive relief, together with all other remedies  
6 at law and in equity.

7 17. Attorney's Fees. If arbitration, suit or action is instituted to declare or enforce any of the  
8 provisions of this Agreement, the substantially prevailing party in such arbitration, suit or  
9 action shall be entitled to its costs and disbursements, expert witness fees and such  
10 reasonable attorney's fees as may be set by the arbitrator of the court in which such  
11 arbitration, suit or action is tried, heard or decided and by the Appellate Court in the event of  
12 any appeal.

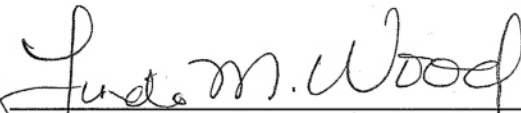
13 18. Notices. Except to the extent otherwise provided by law, all notices to a Party under this  
14 Agreement shall be in writing and shall be given by personal service or by mail posted to the  
15 address set forth next to the signature of that party, or to a subsequent address of a party  
16 established by notice thereof according to this section.

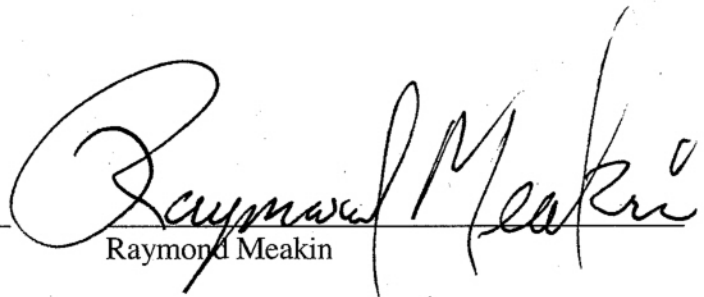
17 19. Governing Law. The Parties expressly agree that all the terms and provisions of the  
18 Agreement shall be construed under the internal laws and not the laws pertaining to conflicts  
19 or choice of law of the State of Washington, including, but not limited to the provisions of  
20 RCW 11.96A et seq.  
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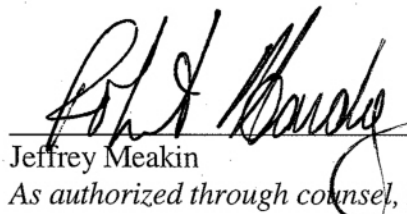


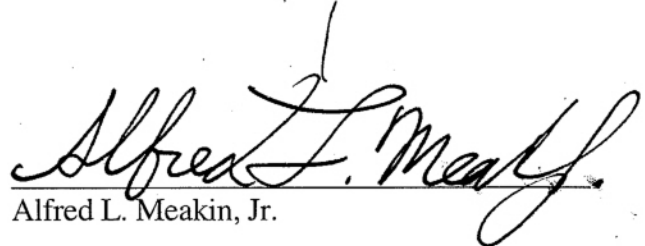
1 WHEREFORE, the Parties agree to the terms, conditions, and distributions described above as  
2 indicated by their signature below.

3 DATED: March 5, 2010.

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5  
6 Linda Wood, Personal Representative of the  
7 Estate of Alfred L. Meakin

  
Raymond Meakin

8   
9  
10 Jeffrey Meakin  
11 *As authorized through counsel, Robert Hardy*

  
Alfred L. Meakin, Jr.

FILED

12 MAR 27 PM 2:25

KING COUNTY  
SUPERIOR COURT CLERK  
KENT, WA

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

Estate of

ALFRED L. MEAKIN, SR.,

Deceased.

No. 09-4-01268-4 KNT

FINDINGS OF FACT, CONCLUSIONS  
OF LAW, AND ORDER APPROVING  
FINAL REPORT AND FINAL  
DISTRIBUTIONS, DISCHARGING  
SUCCESSOR PR AND EXONERATING  
BOND

THIS MATTER having come on for hearing on the petition of Thomas M. Keller, court-appointed Successor Personal Representative ("Successor PR"), and the court having considered the petition, as well as the files and records herein, now, therefore, the court hereby enters the following Findings of Fact, Conclusion of Law and Order:

**I.  
FINDINGS OF FACT**

A. The facts alleged in the Final Report and Accounting of the Successor PR and all the attachments thereto are true and include all of the facts necessary to give this court jurisdiction over this matter and the parties.

B. All acts required of the Successor PR to date have been performed.

C. All liability for the decedent's last illness, funeral and burial expenses, state and federal income and estate taxes, and all other costs, expenses and fees incurred or to be incurred in the administration of the decedent's estate have been fully paid or satisfied or are to be paid as set forth in paragraph V of petitioner's Final Report, excepting expenses

1 incidental to this hearing on the Final Report, the preparation of the final fiduciary income  
2 tax return and the payment of any tax due thereon, and the distribution of the remaining  
3 property.

4 D. The heirs of the decedent are Raymond D. Meakin, Alfred L. Meakin, Jr. and  
5 Jeffrey D. Meakin.

6 E. The creditor's claim of Michael Olver was allowed and paid in full on January  
7 20, 2010, and a Receipt acknowledging the same is on file.

8 F. The creditor's claim of Carmember Service in the amount of \$1,829.08 was  
9 not filed within the time limits of RCW 11.40.051(a), was thereafter rejected, and no suit was  
10 filed on such rejection within 30 days thereof.

11 G. An Interim Accounting for the period August 21, 2009, through September  
12 20, 2011, was filed by the Successor PR on September 21, 2011, and approved by this court  
13 on September 29, 2011.

14 H. A Non-Judicial Dispute Resolution Agreement ("NJDRA") dated March 5,  
15 2010, was entered into between the heirs of this estate requiring distribution of the remaining  
16 probate estate as set forth in Paragraph VII of the Final Report.

17 I. Certain assets of the estate have previously been distributed by the Successor  
18 PR as set forth in Paragraph VII of the Final Report and Receipts for said assets are on file,  
19 or will be requested.

20 J. The period during which a claim could be made by the IRS for possible  
21 additional income taxes, interest and penalties thereon for the 2009 or earlier income tax  
22 returns of the decedent expired on February 29, 2012.

23 K. The estate is ready to be closed.  
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**II.**  
**CONCLUSIONS OF LAW**

A. The Final Report and Accounting of the Successor Administrator is reasonable, and should be approved.

B. The fees set forth in paragraph IX of petitioner's Final Report are reasonable, and should be approved.

C. The creditor's claim of Cardmember Service in the amount of \$1,829.08 is barred pursuant to RCW 11.40.051(a).

D. After payment of all remaining costs of administration, all property remaining on hand and all property which may have belonged to decedent or to decedent's estate and was not previously distributed, whether such property is known or hereafter discovered, is required by the NJDRA to be distributed to Jeffrey D. Meakin.

**III.**  
**ORDER**

Based upon the foregoing Findings of Fact and Conclusion of Law, it is hereby ORDERED, ADJUDGED AND DECREED as follows:

A. All acts of the Successor PR in administering the estate as set forth in the Final Report and attached accountings are approved.

B. All liability for the decedent's last illness, funeral and burial expenses, state and federal estate taxes, and all other costs, expenses and fees incurred or to be incurred in the administration of the decedent's estate have been fully paid or satisfied or are to be paid as set forth in paragraph V, excepting expenses incidental to the hearing on the Final Report, the preparation and filing of the final fiduciary income tax return for the estate and the payment of any tax due thereon, and the distribution of the remaining property.

C. The remaining assets of this estate shall be distributed without any payment to Cardmember Service on their creditor's claim in the amount of \$1,829.08 filed on January 13, 2010.

1 D. The fees and costs set forth in Paragraph V of the Final Report are hereby  
2 approved as reasonable, and the Successor PR is authorized to disburse the remaining  
3 outstanding balance of such fees and costs.

4 E. The estate is ready to be closed.

5 F. After payment of all remaining costs of administration, all property remaining  
6 on hand and all property which may have belonged to decedent or to decedent's estate and  
7 was not previously distributed, whether such property is known or hereafter discovered, shall  
8 be distributed to Jeffrey D. Meakin.

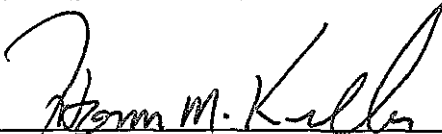
9 G. Upon certification to this court of the above-described distribution of the  
10 remaining assets to Jeffrey D. Meakin and filing of the final fiduciary income tax return and  
11 payment of any tax due thereon, Thomas M. Keller as Successor PR shall be deemed  
12 discharged and his Bond No. SJ1248 from Contractors Bonding and Insurance Company  
13 deemed exonerated.

14 DONE IN OPEN COURT this 27 day of March, 2012.

15   
16 \_\_\_\_\_  
17 Judge/Court Commissioner

18 Presented By:

19 THOMAS M. KELLER P.S.

20   
21 By \_\_\_\_\_  
22 Thomas M. Keller, WSBA No. 7675  
23 Successor PR  
24  
25  
26

1 Copy Received; Approved as to Form:

2 KARR TUTTLE CAMPBELL

3  
4 By Johanna Coolbaugh by Thom M. Keller per email  
5 Johanna M. Coolbaugh, WSBA No. \_\_\_\_\_ authority 3/26/12  
6 Attorneys for Raymond D. Meakin and  
7 Alfred L. Meakin, Jr.

8  
9 WILEY LAW OFFICES, PLLC

10 By \_\_\_\_\_  
11 Boyd S. Wiley, WSBA No. \_\_\_\_\_  
12 Attorneys Jeffrey D. Meakin  
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1 Copy Received; Approved as to Form:

2 KARR TUTTLE CAMPBELL

3  
4 By

Johanna M. Coolbaugh, WSBA No. \_\_\_\_\_  
Attorneys for Raymond D. Meakin and  
Alfred L. Meakin, Jr.

6  
7 WILEY LAW OFFICES, PLLC

8  
9 By

  
Boyd S. Wiley, WSBA No. 210817  
Attorneys Jeffrey D. Meakin

RPCI 042305912109 I072616 **DOC:** **08/31/15 REVALUE** **ST:CURNT ACTIVE**  
 MEAKIN RAYMOND D 150729 W 68 FT OF E 243 FT OF S 145 FT  
 3608 NE SANSET BLVD 07/26/16 OF POR OF NE 1/4 OF SW 1/4 OF  
 RENTON WA 98058 SE 1/4 LY N OF STATE HWAY # 2  
 MEAS ALG SD HWAY & PLL THERETO  
**LOT:04-23-05** **BLOCK:9121** **LAST LEGAL** LESS POR FOR SR 900  
 IS 5

RY OY	BILLED	PAID	INTEREST	PENALTY	AMOUNT DUE	07/26/16
16	2,537.65	.00	76.13	76.13	2,689.91	
15	2,337.18	.00	350.58	257.09	2,944.85	
14	2,002.35	.00	540.63	220.26	2,763.24	
13	2,185.15	.00	852.21	240.37	3,277.73	
12	2,062.35	.00	1,051.80	226.86	3,341.01	

RY OY	BILLED	PAID	INTEREST	PENALTY	AMOUNT DUE	07/26/16
10	2,080.52	1,040.26	717.78	158.22	1,916.26	

RPCI 042305912109 I072616 JUMP CODE: \_\_\_\_\_ **(FORE)** **TOTAL:** 16,933.00  
**ADDITIONAL DATA** P/N

ENTR



RY	OY	ST	SC	NC	LEVY	OM-LV	LAND	IMPS	BILLED	PAID	P	A
17		T			2100		130,000	61,000	.00	.00		
16		T			2100		130,000	61,000	2,524.99	.00	F	
15		T			2100		122,000	62,000	2,324.52	.00	F	
14		T			2100		100,000	40,000	1,995.07	.00	F	
13		T			2100		100,000	53,000	2,177.87	.00	F	

RY	OY	ST	SC	NC	LEVY	OM-LV	LAND	IMPS	BILLED	PAID	P	A
12		T			2100		104,000	51,000	2,050.27	.00	F	
10		T			2100		101,000	85,000	2,068.44	1,034.22	H	

YEAR	RECEIVABLE TYPE	LEVY	BILLED AMT	PAID AMT	ACRE	BENEFIT
				<b>TOTAL DUE:</b>		12,164.94
16	NOXIOUS WEED	9420	3.21	.00		
16	CONSERVATION	9430	9.45	.00		
15	NOXIOUS WEED	9420	3.21	.00		
15	CONSERVATION	9430	9.45	.00		
14	NOXIOUS WEED	9420	2.10	.00		
14	CONSERVATION	9430	5.18	.00		
RPCI 042305912109 I072616 JUMP CODE: _____				<b>ADDITIONAL DATA</b>		P/N

ENTR

YEAR	RECEIVABLE TYPE	LEVY	BILLED AMT	PAID AMT	ACRE	BENEFIT
13	NOXIOUS WEED	9420	2.10	.00		
13	CONSERVATION	9430	5.18	.00		
12	NOXIOUS WEED	9420	2.10	.00		
12	CONSERVATION	9430	9.98	.00		
10	NOXIOUS WEED	9420	2.10	1.05		
10	CONSERVATION	9430	9.98	4.99		

RPCI 042305912109 I072616 JUMP CODE: \_\_\_\_\_ P/P

ENTR

# Property Search



King, Washington  
**Searched: Tax ID 42305 Pcl 9121**  
Non-Order Search

Property Start: 1/2/1969  
Property Cover: 7/14/2016  
Searched By: WILLIAM CAI  
Searched On: 7/26/2016 12:38 PM

Company: FIDELITY NATIONAL TITLE | LYNNWOOD | 02 | CRN: 00036-00092

From Date: 01/02/1969  
Thru Date: N/A

Parties:

Doc. Type Filter: INCLUDE ONLY: ASE\*, LID\*  
Doc. Type Categories: N/A

Property Options: INCLUDE ALL-TRACT; INCLUDE UNDERLYING, ONE LEVEL; INCLUDE SPLITS

Search Results Filters:  
Sort Order: RETRIEVAL SEQUENCE

		Type	CI	Rec Date	Doc ID	1st Party	2nd Party	Legal	Remarks
	x	ASE		9/19/1991	1394	KC WATER DISTRICT NO 107		Sec 4 T 23N R 5E	

**End of Search.**  
**1 Records Found.**

# Property Search



King, Washington

**Searched: Tax ID 42305 Pcl 9121**

Non-Order Search

Property Start: 1/2/1969

Property Cover: 7/14/2016

Searched By: WILLIAM CAI

Searched On: 7/26/2016 12:38 PM

Company: FIDELITY NATIONAL TITLE | LYNNWOOD | 02 | CRN: 00036-00092

---

## From

### Legal Description

**Tax ID 42305 Pcl 9121**

From: Sec 4 T 23N R 5E

Sec 4 T 23N R 5E

### Rel. Type

CF

### Created

1/1/1800

1/1/1800

### Vacated

Partial

Partial

### Vacated\Replat

## To

### Legal Description

**No Overlying for:**

Tax ID 42305 Pcl 9121

### Rel. Type

### Created

12/27/1971

### Vacated

### Vacated\Replat

City LID(S) are Clear.



**20130807001743**

W H HUGHES JR EAS 77.00  
PAGE-001 OF 006  
08/07/2013 13:21  
KING COUNTY, WA

AFTER RECORDING RETURN TO:

WH Hughes Homes  
14401 Issaquah Hobart Road SE, Suite 104  
Issaquah, WA, 98027

Grantor(s): W.H. HUGHES JR. CO. INC., A WASHINGTON CORPORATION

Grantee(s): RAYMOND D. MEAKIN, A SINGLE MAN

Abbreviated Legal Description: Por of NE1/4, SW1/4, SE1/4; Sec 4, T23N, R5E

Additional Legal Description is on page(s) Exhibit "A" & "B" and Depicted on Exhibit "C" of Document.

Assessor's Property Tax Parcel or Account No.: 042305-9090

## LANDSCAPE AREA EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the Grantor, W. H. Hughes Jr. Co. Inc., a Washington Corporation, being the owner of Parcel "A" being described on EXHIBIT "A", attached hereto and made a part hereof, do hereby grant and convey to the Grantee, Raymond D. Meakin, a Single Man, being the owner of Parcel "B" being described on EXHIBIT "B" and further depicted on EXHIBIT "C", attached hereto and made a part hereof, their successors and assigns, an easement for landscape maintenance purposes over, through, under, across and upon the following described property situated in King County, Washington, being more particularly described as follows:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION, NORTH 01°07'27" EAST A DISTANCE OF 373 FEET FROM THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE NORTHERLY MARGIN OF STATE HIGHWAY NO. 2 (SUNSET HIGHWAY); THENCE WESTERLY, ALONG SAID MARGIN OF STATE HIGHWAY NO. 2, NORTH 82°22'48" WEST A DISTANCE OF 300 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE OF SAID SUBDIVISION, NORTH 01°07'27" EAST A DISTANCE OF 30.19 FEET TO A POINT BEING 60.00 FEET NORTH, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID STATE HIGHWAY NO. 2 FOR THE NORTH MARGIN OF THAT PORTION APPROPRIATED BY KING COUNTY SUPERIOR COURT CAUSE NO. 742207 FOR SUNSET HIGHWAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE NORTH 01°07'27" EAST A DISTANCE OF 50.00 FEET; THENCE NORTH 88°48'16" WEST A DISTANCE OF 8.00 FEET; THENCE SOUTH 04°29'36" WEST TO THE NORTH MARGIN OF SAID APPROPRIATION FOR SUNSET HIGHWAY; THENCE ALONG SAID NORTH MARGIN NORTH 87°48'03" EAST A DISTANCE OF 11.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Landscape Area Easement Continued:

This easement property, as described is not for the placement of building structures or storing of vehicles of any kind. All building structures and vehicles must be placed or parked outside of the aforesaid easement area.

This easement shall be a covenant running with the land forever and shall be binding on the grantor's successors, heirs and assigns.

In witness whereof, said corporation has caused this instrument to be executed by its proper officers this 1 day of Aug, 2013

H. HUGHES JR. CO. INC., a Washington Corporation

[Signature]  
Wilford H. Hughes Jr., President

STATE OF WASHINGTON) ) SS  
COUNTY OF KING )

On this day and year first above written, before me personally appeared WILFORD H. HUGHES JR. to me known to be the PRESIDENT of 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.

In witness whereof, I have hereunto set my hand and fixed my official seal the day and year first above written.



[Signature]  
Print Name: Sarah R. Palmer  
Notary Public in and for the State of Washington  
residing at Benton, WA  
My appointment expires: 3/30/17

Landscape Area Easement Continued:

GRANTEE ACKNOWLEDGEMENT:

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 6 day of August, 2013, personally appeared before me

Raymond D. Meakin, a Single Man

Raymond D. Meakin  
Raymond D. Meakin

STATE OF WASHINGTON)

COUNTY OF KING ) SS )

Raymond D. Meakin to me known to be the individual described in and who executed the foregoing instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and fixed my official seal the day and year first above written.



Sarah R. Palmer  
Print Name: Sarah R. Palmer

Notary Public in and for the State of Washington

residing at Benton, WA

My appointment expires: 3/30/17



## EXHIBIT "A"

### PARCEL "A" (APN 042305-9090)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION, 373 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE NORTHERLY MARGIN OF STATE HIGHWAY NO. 2 (SUNSET HIGHWAY);  
THENCE WESTERLY, ALONG SAID SUNSET HIGHWAY, 300 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE OF SAID SUBDIVISION, 145 FEET;  
THENCE EASTERLY, 300 FEET TO A POINT ON SAID EAST LINE WHICH IS 145 FEET NORTH OF THE NORTHERLY MARGIN OF SAID SUNSET HIGHWAY;  
THENCE NORTH, ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SUBDIVISION, BEING THE NORTHEAST CORNER THEREOF;  
THENCE WEST, ALONG SAID NORTH LINE, 484.62 FEET TO A POINT WHICH IS 170 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION;  
THENCE SOUTH, PARALLEL TO SAID WEST LINE TO THE NORTHERLY MARGIN OF SUNSET HIGHWAY;  
THENCE EASTERLY, ALONG SAID SUNSET HIGHWAY, TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF APPROPRIATED BY KING COUNTY SUPERIOR COURT CAUSE NO. 742207 FOR SUNSET HIGHWAY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

July 29, 2013  
EXHIBIT-A- PARCEL A LEGAL.doc

## **EXHIBIT "B"**

### **PARCEL "B" (APN 042305-9091)**

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION, 373 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE NORTHERLY MARGIN OF STATE HIGHWAY NO. 2; THENCE WESTERLY PARALLEL WITH SAID HIGHWAY 175 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING PARALLEL WITH SAID HIGHWAY 125 FEET; THENCE NORTH 145 FEET; THENCE EASTERLY PARALLEL WITH SAID HIGHWAY 125 FEET; THENCE SOUTH 145 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY STATUTORY WARRANTY DEED RECORDING NO. 7112270085 FOR STATE ROUTE 900;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

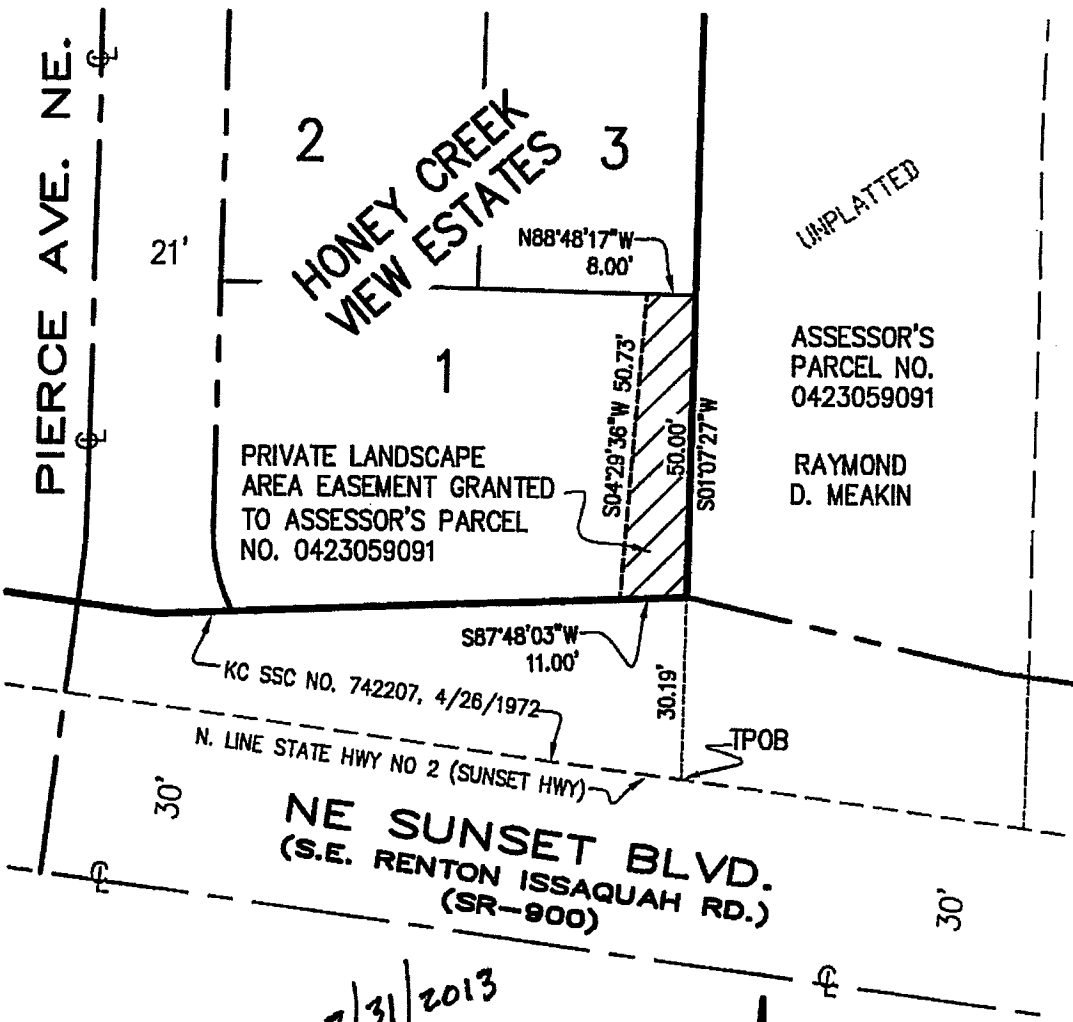
July 29, 2013  
EXHIBIT-B- PARCEL B LEGAL.doc

S:\projects\2008 projects\08-084 Davis-Price LLC Short Plat\img\08-084 PVT LANDSCAPE ESMT EXHIB C.dwg 7/31/2013 10:51:59 AM PLOT

# EXHIBIT "C"

## PRIVATE LANDSCAPE AREA EASEMENT

SW. 1/4, SE. 1/4, SECTION 4, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M.  
KING COUNTY, WASHINGTON.



Prepared By:  
**KENNETH R. ANDERSON**  
 AND ASSOCIATES, INC.  
 Surveying, Mapping and Land Planning  
 1720-SOUTH 341st PLACE SUITE-C  
 P.O. BOX 4173  
 Federal Way, Washington 98003-4173

**HONEY CREEK VIEW ESTATES**  
 3524 SUNSET BLVD., RENTON, WA  
 PARCEL NO(S). 042305-9090  
 042305-9081



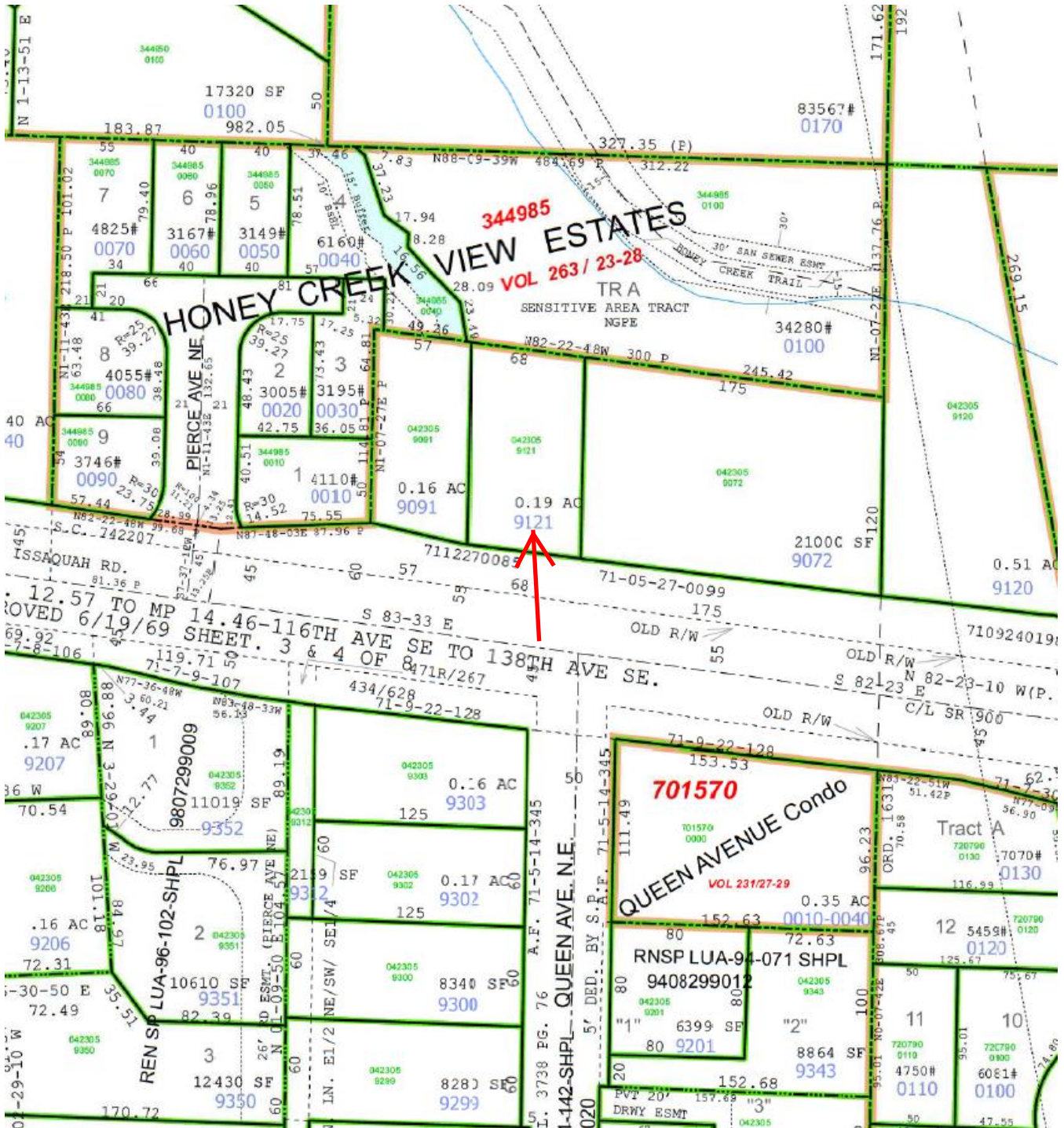
SCALE: 1"=30'  
 DATE: 7/31/2013  
 PAGE 1 OF 1



# Fidelity National Title Insurance Company

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. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.

## SOUTHEAST QUARTER, SECTION 4, TOWNSHIP 23 NORTH, RANGE 5 EAST PARCEL NUMBERS: 042305-9121-09





# Fidelity National Title

COMPANY OF WASHINGTON, INC.

611136796TX

**Remit Payment To:**

Fidelity National Title Company of Washington  
1111 3rd Ave., Suite 320  
Seattle, WA 98101  
Phone: (425)771-3031 Fax: (425)771-7910

## INVOICE

**Due upon receipt**

King County Treasury  
ATTN: Jill Smith  
500 Fourth Avenue, Room 611  
Seattle, WA 98104

**Order Number:** 611136796TX

**Invoice Date:** August 5, 2016

**Invoice Number:** 611136796TX-1

**Operation:** 01530.610051

**Seller(s):** RAYMOND D MEAKIN

**Title Officer:** Bill Fisher / Mike McCarthy / Te

**Property Description:**

3616 Northeast Sunset Blvd., Renton, WA 98056  
Ptn. NE4, SW4, SE4, Sect. 4, T23N, R5E, W.M. Unit(S): Tax/Map ID(s):

**Policies Applied For:** Litigation Guarantee 1,000.00

Bill Code	Description	Amount
TP	Owner's Policy (Coverage \$1,000.00) (Litigation Guarantee)	425.00 *
<b>Subtotal:</b>		<b>\$ 425.00</b>
<b>Tax:</b>		<b>\$ 41.65</b>
<b>Invoice total amount due:</b>		<b>\$ 466.65</b>

**Thank you for the opportunity to serve you.  
Please return a copy of this invoice with your payment**