

King County has obtained title reports for notice purposes as required by Washington State law. We have furnished these title reports for viewing purposes ONLY. These documents are a public record, but should not be relied upon for personal use or as a basis for determining whether or not to bid on a parcel. King County makes no guarantee or warranty, expressed or implied that the information contained in the title reports is accurate or complete in scope or substance. They are restricted to the use of King County Treasury for the purpose of determining necessary parties defendant in an action concerning matters to be disclosed at a later date. **POTENTIAL BUYERS SHOULD NOT RELY ON THE INFORMATION PROVIDED IN SAID TITLE REPORTS, AND DO SO AT THEIR OWN RISK.**



**First American**

*First American Title Insurance Company*

818 Stewart St, Ste 800

Seattle, WA 98101

Phn - (206)728-0400 (800)826-7718

Fax -

**King County Title Team**

818 Stewart St, Ste. 800, Seattle, WA 98101

Fax No. (866) 904-2177

Fax No. (866) 561-3729

**EMAIL: TITLEKINGWA@firstam.com**

Pat Fullerton (206) 615-3055

Kelly Cornwall (206) 336-0725

Jennifer Salas (206) 615-3011

Peter Child (206) 336-0726

Kathy J. Turner (206) 336-0724

Curtis Goodman (206) 615-3069

Municipality Title Officer

**TAX FORECLOSURE  
LITIGATION GUARANTEE**

LIABILITY Pursuant to  
Contract Bid No.  
1073-11

ORDER NO.: TFK2015360

FEE \$ 405.00

TAX \$38.88

YOUR REF.: 982870-0785-07

**First American Title Insurance Company**

a Corporation, herein called the Company

GUARANTEES

**King County**

herein called the Assured, against loss not exceeding the liability amount stated above 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 stated below,

1. The title to the herein described land was vested in the vestee named, subject to the matters shown as exceptions herein, which exceptions are not necessarily shown in the order of their priority;

**All subject, however, to the exclusions from coverage, the limits of liability and other provisions of the conditions and stipulations hereto annexed and made a part of this Guarantee.**

Dated: July 14, 2015 at 7:30 A.M.

Title to said estate or interest at the date hereof is vested in:

THE HEIRS AT LAW OF EDDIE L. TATE AND GENEIVA G. TATE, DECEASED

Recording Number(s) of document(s) by which title was acquired: 8505070033, copy(ies) attached.

Title acquired through King County Superior Court Cause No. 15-4-03620-1.

The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

Fee Simple Estate

The land referred to in this Guarantee is situated in the State of Washington, County of King, and is described as follows:

Lot 1, and the South 30 feet of Lot 2, Block 35, Yeslers H L Second Addition to the City of Seattle, Supplemental, according to plat thereof recorded in Volume 1 Plats, page 249, records of King County, Washington.

APN: 982870-0785-07

**EXCEPTIONS:**

1. This report is not to be used as a basis for closing any transaction affecting title to said property. It is restricted to use of the addressee for the purpose of determining necessary parties defendant in an action concerning matters to be disclosed at a later date.
2. Agreements, Conditions, Covenants, Reservations and Restrictions, and Easements created of record prior to January 1, 2012, if any.
3. General taxes payable in current and/or prior years and assessments or special levies, if any.
4. Judgment.  
In Favor of: Ross Radley  
Against: Eddie Tate  
Amount: \$2,278.00 , together with interest, costs and attorneys' fees, if any  
Dated: March 22, 2013  
Filed: March 22, 2013  
Judgment No. (if applicable) : 13-9-13158-2  
Case/Cause No.: 13-2-05868-5  
Attorney for Judgment Creditor: Ross A Radley

5. Geneva Tate died intestate.

Probate Case No.: 15-4-03620-1, King County  
Personal Representative: Azani Tate  
Attorney for Estate: Keith D. Armstrong

Said probate discloses that Eddie L. Tate is also deceased.

6. Right, title and interest of Donnie Brooks Tate, Marcia Tate Arunga, Monica Tate, and Azani Tate as disclosed in Superior Court Cause No. 15-4-03620-1, and in addition any unnamed heirs. The following matters may attach to said premises:

7. Judgment.

In Favor of: Washington State Department of Employment Security  
Against: Monica L. Tate  
Amount: \$576.63 , together with interest, costs and attorneys' fees, if any  
Dated: August 14, 2012  
Filed: August 14, 2012  
Judgment No. (if applicable) : 12-9-19353-9  
Case/Cause No.: 12-2-27001-5  
Attorney for Judgment Creditor:

8. Judgment.

In Favor of: Caroline Kline Galland Home  
Against: Monica Tate  
Amount: \$3,669.01 , together with interest, costs and attorneys' fees, if any  
Dated: September 25, 2012  
Filed: September 25, 2012  
Judgment No. (if applicable) : 12-9-25876-2  
Case/Cause No.: 09-4-05766-1  
Attorney for Judgment Creditor: Michelle Lynn Graunke

9. Judgment.

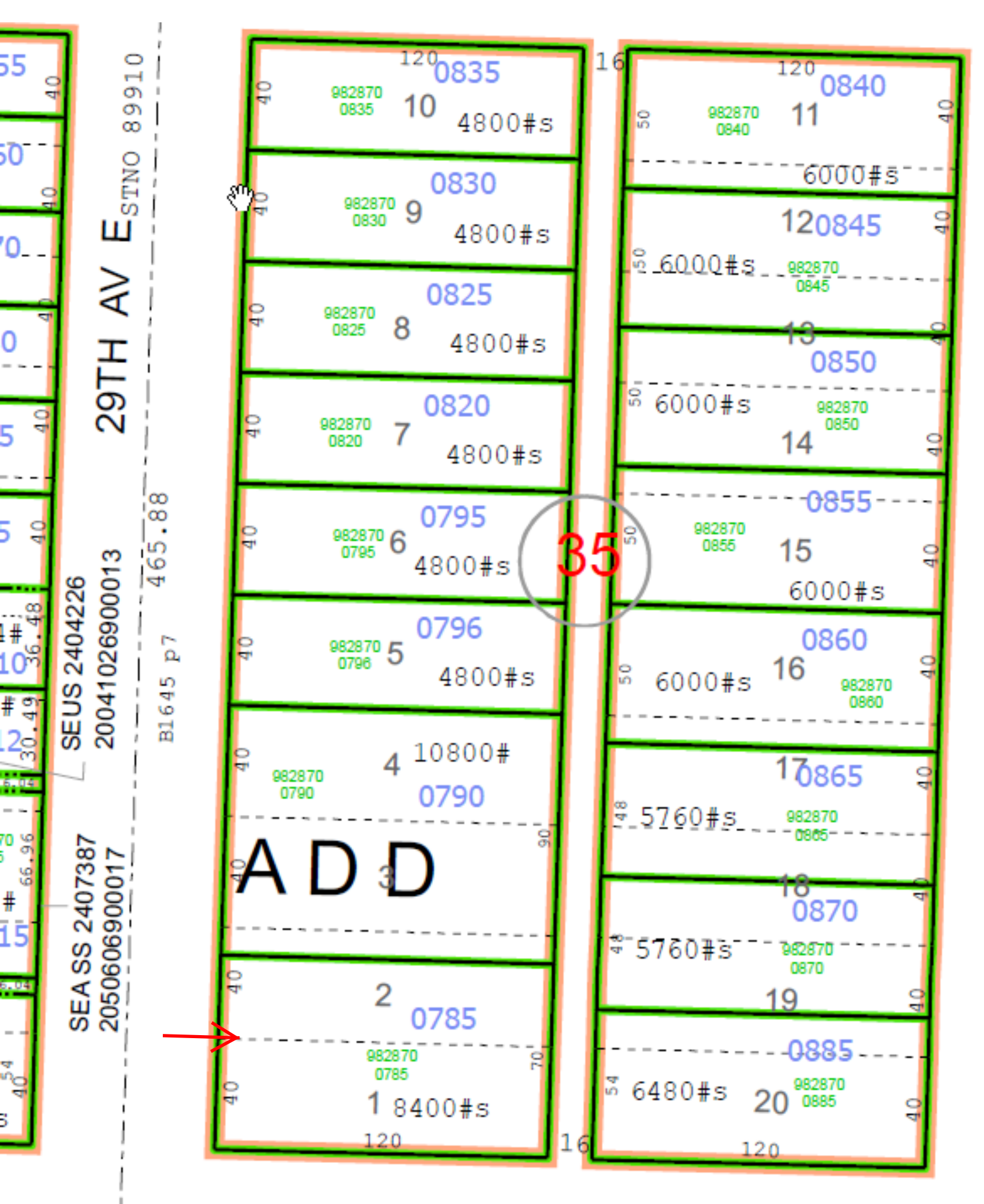
In Favor of: Aiken St. Louis & Siljeg PS  
Against: Monica Tate  
Amount: \$2,000.00 , together with interest, costs and attorneys' fees, if any  
Dated: October 16, 2016  
Filed: October 16, 2012  
Judgment No. (if applicable) : 12-9-28208-6  
Case/Cause No.: 09-4-05766-1  
Attorney for Judgment Creditor: Richard L. Furman, Jr.

#### INFORMATIONAL NOTES

A. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.

- B. The Schedule of Exclusions from Coverage of this Guarantee and the Guarantee Conditions and Stipulations Form No. 1282 (Rev. 12/15/95) have been accepted by the Assured and are incorporated herein by reference. Said form has been delivered to the Assured as a master form rather than attached to each report individually, at the request of the Assured.
  
- C. We find no discrepancy between the tax assessor's legal description and the legal description of record.

APN: 982870-0785-07



29TH AV E

SEUS 2404226  
20041026900013

SEA SS 2407387  
2050606900017

B1645 P7  
465.88

ADD

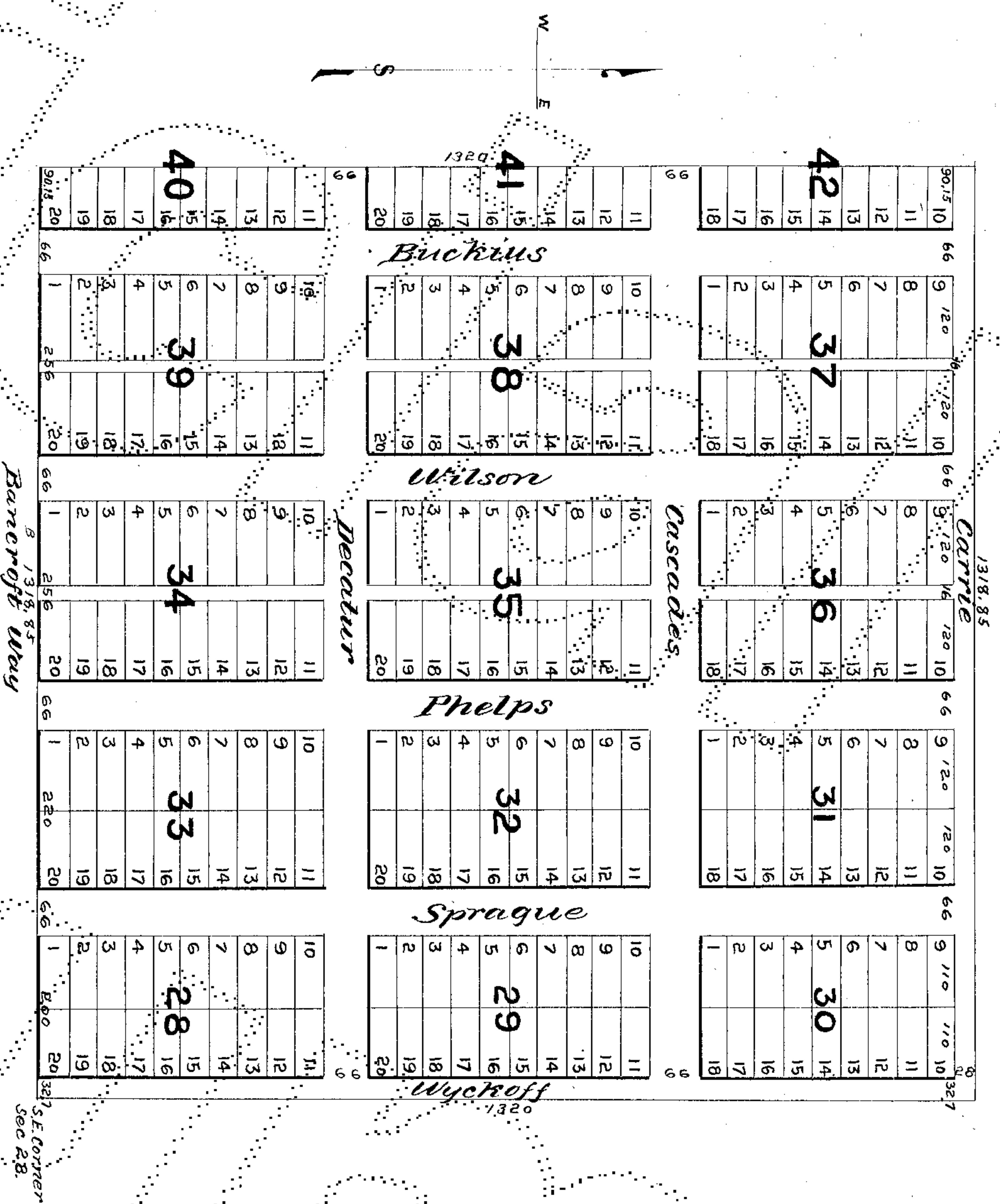
35

# Yesters 2<sup>nd</sup> Addition to the City of Seattle. Supplemental

Surveyed by Whitworth and Thomson Engineers

Scale 100 feet to 1 inch

Recording Scale 200 feet to 1 inch.



**EXPLANATION** This Yesters Second Addition to the City of Seattle consists of the South East quarter of the South East quarter of Section 28 in Town 2 S North of Range 4 East Will. Mer in King County Washington. The initial point of this tract is the S. E. Corner of Block 28 which is 32 feet West of the S. E. Corner of Section 28 and on the line between sections 28 and 35 in said Township. Decatur Cascades Buckius, Wilson, Phelps and Sprague streets are 66 feet wide. Garrison Street is 28 ft. and Wyckoff is 32.7 feet - all lots are 40 feet wide, but vary in depth as follows: no blocks 28, 29 and 30 are 100 feet  
 " " " 31, 32 " " 110 "  
 " " " 34, 35, 36, 37, 38, 39 " 120 "  
 " " " 40, 41, 42 " 90.5 "  
 All lots of 16 feet in width bisect blocks Nos. 34-35-36 37-38 & 39

**DEED** This is to certify that P. H. Lewis being owner in fee simple of the S.E. 1/4 of Section 28 in Town 2 S North of Range 4 East Will. Mer in King County Washington, has taken and plotted the same into Blocks 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 according to this plat of Yesters Second Addition to the City of Seattle, Witnesses my hand and seal this 17th day of March A. D. 1883.

in presence of  
 A. MacRintosh  
 Wm. H. Reeves } Phillip H. Lewis (Seal)

**ACKNOWLEDGMENT**  
 Territory of Washington }  
 County of King } ss

Personally appeared before me, Wm. H. Reeves a Notary Public in and for King County Washington, P. H. Lewis and acknowledged the foregoing plat of Yesters Second Addition to the City of Seattle to be free and voluntary act and for the purposes hereat mentioned.

Wm. H. Reeves  
 Notary Public

(Seal)

(1172)

Filed for Record at the request of Wm. H. Reeves  
 April 14th A. D. 1883 @ 2.10 P.M. and recorded on the  
 1 of plats this May 22<sup>nd</sup> 1883.  
 S. C. Harris County Auditor  
 by L. S. Booth Dep.

W 70898-18

8505070033

SPECIAL WARRANTY DEED  
(CORPORATE FORM)

WASHINGTON MUTUAL SAVINGS BANK  
1101 Second Ave.  
Seattle, WA 98101

TO  
EDDIE L. TATE ET UX



FILED FOR RECORD  
TICOR TITLE SERVICE  
1008 WESTERN AVE  
SEATTLE, WA 98108  
SAFE  
SAFECOT  
INSURANCE C

Mailed to  
Eddie L. Tate  
5220 25th Ave., South  
Seattle, WA 98108

70898-18

REC PURCHASE - Loan #01-01-548-8  
Recorded 11/26/62, Vol. 4347, P. 233  
A.F. #5510864  
SALES TAX EXEMPT - IN FULFILLMENT OF  
VA CONTRACT

SPECIAL WARRANTY DEED  
(CORPORATE FORM)

THE GRANTOR WASHINGTON MUTUAL SAVINGS BANK, a corporation

for and in consideration of -----TEN AND NO/100-----Dollars  
(\$ 10.00 ), in hand paid, grant s , bargains , sells , conveys , and confirm to  
EDDIE L. TATE and GENEVA TATE, his wife-----

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

Lot 1, and the South 30 feet of Lot 2, Block 35, YESLER'S SECOND  
ADDITION to the CITY OF SEATTLE, SUPPLEMENTAL, according to plat  
thereof recorded in Volume 1 of Plats, page 249, records of  
King County, Washington.

SUBJECT TO: Exceptions, restrictions, reservations and easements of record, if any.

SALES TAX EXEMPT IN FULFILLMENT OF VA CONTRACT

The Grantor for itself and for its successors in interest do es by these presents expressly  
limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory  
or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by,  
through or under said Grantor and not otherwise, it will forever warrant and defend the said de-  
scribed real estate.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this  
26th day of April, 1985

EXCISE TAX NOT REQUIRED  
King Co. Assessed Value

By [Signature]

WASHINGTON MUTUAL SAVINGS BANK, a corporation

By Susan C. Barrett  
Asst. Vice President  
By Judith A. Ruud  
Asst. Vice President

STATE OF WASHINGTON,

County of KING } ss.

On this 26th day of April, 1985, before me, the undersigned,  
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared  
Susan C. Barrett and Judith A. Ruud  
to me known to be the Assistant Vice Presidents of  
WASHINGTON MUTUAL SAVINGS BANK  
the corporation that executed the foregoing instrument, and acknowledged the 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  
authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

[Signature]  
Notary Public in and for the State of Washington  
residing at Seattle