



First American

First American Title Insurance Company
818 Stewart St, Ste 800
Seattle, WA 98101
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King County Title Team
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Pat Fullerton (206) 615-3055
Peter Child (206) 336-0726

Kelly Cornwall (206) 336-0725

Jennifer Salas (206) 615-3011
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.:	TFK2015513
FEE	\$ 405.00	TAX \$ 38.88	YOUR REF.:
			0309-079700- 0267-05

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: June 17, 2016 at 7:30 A.M.

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

DAVID PAUL TRAN, AS HIS SOLE AND SEPARATE PROPERTY

Recording Number(s) of document(s) by which title was acquired: 20030612002874, copy(ies) attached.

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:

COMMENCING AT THE INTERSECTION OF THE NORTH BOUNDARY OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, WITH THE WESTERLY MARGIN OF 8TH AVENUE SOUTH AS NOW ESTABLISHED;
THENCE ALONG THE SAID WESTERLY MARGIN, SOUTH 0°55'57" EAST 230.04 FEET;
THENCE NORTH 89°50'12" WEST, PARALLEL WITH SAID NORTH LINE 226 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 0°55'57" EAST, 100.02 FEET;
THENCE NORTH 89°50'12" WEST, 85 FEET;
THENCE NORTH 0°55'57" WEST 100.02 FEET;
THENCE SOUTH 89°50'12" EAST 85 FEET TO THE TRUE POINT OF BEGINNING;

(BEING KNOWN AS THE EAST 85 FEET OF THE WEST 210 FEET OF LOT 3 IN BLOCK 32 OF BEVERLY PARK DIVISION NO. 3, ACCORDING TO THE UNRECORDED PLAT THEREOF)

APN: 079700026705

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, 2005, if any.
3. General taxes payable in current and/or prior years and assessments or special levies, if any.

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 note the following discrepancy(ies) between the tax assessor's legal description and the legal description of record:
Record title includes an appurtenant easement and record title also includes a full metes and bounds description and the LID legal refers to the Lot of an unrecorded plat.

APN: 079700026705

WHEN RECORDED RETURN TO

Name David Paul Tran
Address lot#0797000259
City, State, Zip 1040797000267



20030612002874
OLD REPUBLIC T WD
PAGE 001 OF 005
06/12/2003 14:41
KING COUNTY, WA

23.00

E1965111

06/12/2003 13:46
KING COUNTY WA
TAX \$54,569.88
SALE \$54,569.88

PAGE 001 OF 003

File for record at request of Escrow First Services
Escrow File EF132725

STATUTORY WARRANTY DEED

THE GRANTOR

Rodney Neill and Pamela J. Neill, Trustee of the Rodney and Pamela Neill Living Trust,

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants

David Paul Tran a Single Man,

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

Abbreviated Legal Description: Portion of the Northeast quarter of the Southwest
quarter of Section 5, Township 23 North, Range 4 East, W.M.

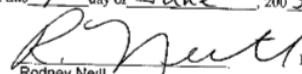
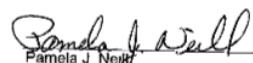
OET 5207004602-2
23/5

Subject to Easements, Restrictions, and Reservations of Record in addition to any other
exceptions set forth on Attached Exhibit "A"

More generally described as address lot#0797000259; lot#0797000267

TAX PARCEL ID NO 079700-0259-05 and 079700-0267-05

Dated this 9 day of June, 2003

By  By 
Rodney Neill Pamela J. Neill

By _____ By _____

STATE OF WASHINGTON Idaho
COUNTY OF KING Ada

STATE OF _____
COUNTY OF _____

On this 9 day of June, 2003
before me, the undersigned, a notary public in and
for the state of Washington, duly commissioned and sworn,
personally appeared

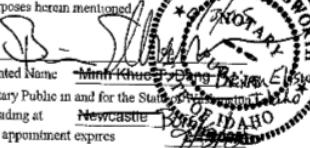
Rodney Neill and Pamela J. Neill
known to me to be the individual(s) described in and
who executed the within instrument and acknowledged that
(he/she/they) signed and sealed the same in a
free and voluntary act and deed, for the purpose(s)
purposes herein mentioned.

I certify that I know or have satisfactory evidence that

(is/are) the person(s) who appeared before me, and said
person(s) acknowledged that (he/she/they) signed this
instrument, on oath stated the (he/she/they) was authorized
to execute the instrument and acknowledged it as

of _____
to be the free and voluntary act of such party for the
uses and purposes mentioned in the instrument

Dated _____


Printed Name Brian Billsworth
Notary Public in and for the State of Washington
Residing at Newcastle
My appointment expires _____

Printed Name _____
Notary Public in and for the State of Washington
Residing at _____
My appointment expires _____

STATE OF Idaho }
County of Adm } SS

I certify that I know or have satisfactory evidence that RODNEY NEILL AND PAMELA J NEILL (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated the (he/she/they) was authorized to execute the instrument and acknowledged it as TRUSTEE OF THE RODNEY AND PAMELA NEILL LIVING TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: June 11, 2003

B. Ellsworth

Print Name Brian Ellsworth

Notary Public in and for the State of Idaho
Residing at: 205 N. 10th Street
My appointment expires: *



EXHIBIT "A"

PARCELA

The south 100 feet of the following described tract:

That portion of the Northeast quarter of the Southwest quarter of Section 5, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at the intersection of the East and West center line of said Section with the Westerly line of 8th Avenue South as conveyed to King County by Deed recorded under Recording No. 2724231;
THENCE South 0°55'57" East along said Westerly line 30.006 feet;
THENCE North 89°50'12" West parallel with the Northerly line of said Subdivision 206.00 feet to the True Point of Beginning of the tract herein described;
THENCE South 0°55'57" East 200.04 feet;
THENCE North 89°50'12" West 115.00 feet;
THENCE North 0°55'57" West 200.04 feet to the Southerly line of the Northerly 30.00 feet of said Subdivision;
THENCE South 89°50'12" East along said Southerly line 115.00 feet to the True Point of Beginning,
EXCEPT that portion described as follows:

Beginning at the Southwest corner of the above-described property;
THENCE North 0°55'57" West 60 feet,
THENCE South 89°50'12" East 3.00 feet,
THENCE Southerly 60 feet, more or less, to a point which is South 89°50'12" East 6 feet from said Southwest corner;
THENCE North 89°50'12" West 6.00 feet to the Point of Beginning;

(ALSO KNOWN AS a portion of Lot 2, Block 32, BEVERLY PARK DIV. NO. 3, according to the unrecorded plat thereof);

TOGETHER WITH an easement for ingress, egress and utilities over and across the Westerly 15 feet of the following:

That portion of the Northeast quarter of the Southwest quarter of Section 5, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at the intersection of the East and west center line of said Section with the Westerly line of 8th Avenue South as conveyed to King County by Deed recorded under Recording No. 2724231;
THENCE South 0°55'57" East along said Westerly line 30.006 feet;
THENCE North 89°50'12" West parallel with the Northerly line of said Subdivision 206.00 feet to the True Point of Beginning of the tract herein described;
THENCE South 0°55'57" East 200.04 feet;
THENCE North 89°50'12" West 115.00 feet;
THENCE North 0°55'57" West 200.04 feet to the Southerly line of the Northerly 30.00 feet of said Subdivision;
THENCE South 89°50'12" East along said Southerly line 115.00 feet to the True Point of Beginning,
EXCEPT the South 100 feet thereof;

EXHIBIT "A" CONTINUED ON NEXT PAGE

R.N.
B.M.

TOGETHER WITH that portion of said Subdivision described as follows:

Commencing at the intersection of the East and West center line of said Section with the Westerly line of said 8th Avenue South;
THENCE South 0°55'57" East along said Westerly line 30.006 feet;
THENCE North 89°50'12" parallel with the Northerly line of said Subdivision 200 00 feet to the True Point of Beginning;
THENCE continuing North 89°50'12" West along said parallel line 6.00 feet;
THENCE South 0°55'57" East 60 00 feet;
THENCE South 89°50'12" East 3 00 feet;
THENCE Northerly to the True Point of Beginning,

(ALSO KNOWN AS a portion of Lot 1, Block 32, BEVERLY PARK DIV. NO. 3, according to the unrecorded plat thereof);

PARCEL B:

Commencing at the intersection of the North boundary of the South half of Section 5, Township 23 North, Range 4 East, W M , in King County, Washington, with the Westerly margin of 8th Avenue South as now established;
THENCE along said Westerly margin South 0°55'57" East 230.04 feet;
THENCE North 89°50'12" West parallel with said North line 226 feet to the True Point of Beginning; of this description
THENCE South 0°55'57" East 100.02 feet;
THENCE North 89°50'12" West 85 feet;
THENCE North 0°55'57" West 100.02 feet;
THENCE South 89°50'12" East 85 feet to the True Point of Beginning;

(ALSO KNOWN AS the East 85 feet of the West 210 feet of Lot 3, Block 32, BEVERLY PARK DIV. NO. 3, according to the unrecorded plat thereof);

TOGETHER WITH an easement appurtenant to said Parcel B for ingress, egress and utilities over the South 15 feet of that portion of said South half of Section 5 lying between the above-described Parcel B and 8th Avenue South and North of the Easterly production of the South line of said Parcel B.

SITUATE in the County of King, State of Washington.

ABBREVIATED LEGAL

Portion of the Northeast quarter of the Southwest quarter of Section 5, Township 23 North, Range 4 East, W M

Tax Account No. 079700-0259-05 and 079700-0267-05

END OF EXHIBIT "A"

0704602

Page 3

RCN
BT

EXHIBIT "B"

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Dennis B. Alchele and Diane L. Alchele, his wife
Purpose: Ingress, egress and utilities
Area Affected: The South 15 feet of the East 80 feet of Parcel B and other property
Recorded: June 23, 1964
Recording No. 5751958

Refer to the record for full particulars

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Dennis B. Alchele and Diane L. Alchele, his wife
Purpose: Ingress, egress and utilities
Area Affected: The South 15 feet of the West 5 feet of Parcel B and other property
Recorded: July 9, 1964
Recording No. 5759146

Refer to the record for full particulars

TERMS, COVENANTS, CONDITIONS AND/OR OBLIGATIONS OF Road Maintenance
Agreement:

Recorded: April 19, 1971
Recording No. 7104190358

Affects Parcel B

Said Agreement was amended by Instrument recorded under Recording No. 7104190359

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Owners of said Premises
And: Northerly adjoining
Dated: January 23, 1993
Recorded: January 26, 1993
Recording No. 9310251707
Regarding: Maintenance of easement for ingress, egress and utilities described in
Parcel A

BM
PCN