

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.: TFK2015018

FEE \$ 405.00

TAX \$38.88

YOUR REF.: 065700-0140-07

**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 09, 2015 at 7:30 A.M.

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

BRYAN J. STEINKE, AS HIS SOLE AND SEPARATE PROPERTY

Recording Number(s) of document(s) by which title was acquired: 20091116001450 and 20091116001451, 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:

UNIT 210, OF AUSTIN A. BELL, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 9903031970 AND ANY AMENDMENTS THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 154 OF CONDOMINIUMS, PAGES 58 THROUGH 64, IN KING COUNTY, WASHINGTON; INCLUDING THEREWITH LIMITED COMMON ELEMENT PARKING SPACE NO. 48.

APN: 065700-0140-07

**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, 2011, if any.
3. General taxes payable in current and/or prior years and assessments or special levies, if any.
4. Rights of parties in possession of limited common element Parking Space No. 48. No assurance is herein provided that the space is currently allocated to Unit 210 or that there have been no record or off-record transfers or assignments of the space.

<b>INFORMATIONAL NOTES</b>
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- 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 legal includes the recording information of the Condominium Declaration. Assessor's legal description includes a percentage of interest of common areas/elements. Assessor's legal description includes "1 parking space". The record legal description includes, specifically, "Parking Space No. 48."  
APN: 065700-0140-07



AFTER RECORDING RETURN TO:

DEAN P. SHEPHERD, ATTORNEY  
P.O. BOX 416  
EDMONDS, WA 98020-0416



**20091116001450**

RAINIER TITLE D 67.00  
PAGE-001 OF 006  
11/16/2009 15:02  
KING COUNTY, WA

**E2417520**

11/16/2009 14:59  
KING COUNTY, WA  
TAX  
SALE

\$10.00  
\$0.00

PAGE-001 OF 001

(DEED)

Reference numbers of related documents: N/A  
on page(s) \_\_\_\_\_ of document

Grantor(s):

1. STEINKE, Kathryn, and  
STEINKE, Melvin J., as Co-Personal Representatives  
of the ESTATE OF DIANE J. STEINKE, Deceased

Grantee(s):

1. STEINKE, Bryan J., a single person

Legal Description:

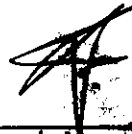
1. UNIT 210, AUSTIN A. BELL, A CONDOMINIUM, VOLUME 154 OF CONDOMINIUMS, PAGES 58 THROUGH 64, DECLARATION RECORDED UNDER KING COUNTY RECORDER'S NO. 99030031970, KING COUNTY, WA.
2. Additional legal description is on page(s) 5 and 6 of document

Assessor's Property Tax Parcel Account Number(s): 065700 0140 07

PERSONAL REPRESENTATIVE'S DEED

1. GRANTORS. The undersigned Grantors KATHRYN STEINKE and MELVIN J. STEINKE are the duly appointed, qualified and acting Co-Personal Representatives of the Estate of DIANE J. STEINKE, deceased.
2. ESTATE. DIANE J. STEINKE died May 29, 2007 and KATHRYN STEINKE and MELVIN J. STEINKE were appointed Co-Personal Representatives on January 17, 2008, in the State of Washington Superior Court for Snohomish County in Probate Number 07-4-00722-4.
3. NONINTERVENTION POWERS. By Order Granting Nonintervention Powers entered on January 17, 2008 in the probate proceedings, Grantors were authorized to administer and settle decedent's estate without further court intervention or supervision.
4. CONVEYANCE. Grantors hereby bargain, sell, and convey to **BRYAN J. STEINKE, a single person, an undivided fifty (50%) percent interest** in the following described property located in King County, State of Washington attached hereto as Exhibit "A" and incorporated herein by this reference.
5. LIMITATION OF COVENANTS. Grantors expressly limit the covenants of this deed to those expressed herein and exclude all covenants arising or to arise by statutory or other implication.

Accepted:



\_\_\_\_\_  
Bryan J. Steinke

DATED: October 11, 2009.

ESTATE OF DIANE J. STEINKE, DECEASED

By: Kathryn Steinke  
 KATHRYN STEINKE, as  
 Co-Personal Representative of the ESTATE OF  
 DIANE J. STEINKE, Deceased, and not in  
 her individual capacity

By: Melvin J. Steinke  
 MELVIN J. STEINKE, as  
 Co-Personal Representative of the ESTATE OF  
 DIANE J. STEINKE, Deceased, and not in  
 his individual capacity

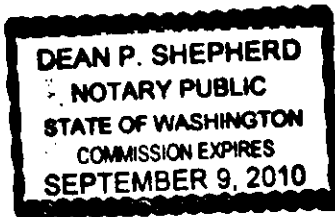
STATE OF WASHINGTON)  
 )ss.  
 County of SNOHOMISH )

On this day personally appeared before me KATHRYN J. STEINKE, to me known to be the individual described in and who executed the within and foregoing instrument as Co-Personal Representative of the Estate of DIANE J. STEINKE, deceased, and acknowledged to me that she signed the same as her free and voluntary act and deed for



the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11<sup>th</sup> day of OCTOBER, 2009.



Dean P. Shepherd  
DEAN P. SHEPHERD  
 (PRINT NAME)  
 NOTARY PUBLIC in and for the State of Washington,  
 residing at Edmonds  
 My appointment expires: 09/09/2010

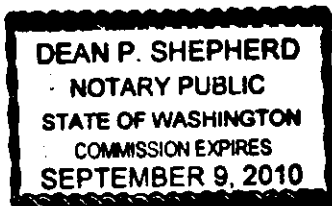
STATE OF WASHINGTON)

)ss.

County of SNOHOMISH )

On this day personally appeared before me MELVIN J. STEINKE, to me known to be the individual described in and who executed the within and foregoing instrument as Co-Personal Representative of the Estate of DIANE J. STEINKE, deceased, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11<sup>th</sup> day of OCTOBER, 2009.



Dean P. Shepherd  
DEAN P. SHEPHERD  
 (PRINT NAME)  
 NOTARY PUBLIC in and for the State of Washington,  
 residing at Edmonds  
 My appointment expires: 09/09/2010

**EXHIBIT A**

Unit 210, Austin A. Bell, a condominium and use of limited common elements, if any, recorded in Volume 154 of Condominiums, pages 58 through 64, inclusive, and any amendments thereto, according to the Declaration thereof recorded under King County Recording No. 9903031970, and any amendments thereto.  
Including therewith limited common element Parking Space No. 48.

Situate in the County of King, State of Washington.

General taxes and charges:		Federal Tax Lien:	
not paid.		Taxpayer:	Bryan J. Steinke
Year:	2009	Amount:	\$6,916.25
Amount billed:	\$2,100.33	Recorded:	October 17, 2002
Amount paid:	\$1,050.17	Recording No.:	20021017002176
Amount due:	\$1,050.16		
Tax account no.:	065700-0140-07		

Agreement and the terms and conditions thereof:  
Recorded: May 3, 1889  
Recording No.: 32553  
Regarding: Party wall along Southerly boundary line

Agreement and the terms and conditions thereof:  
Recorded: November 21, 1921  
Recording No.: 1589000  
Regarding: Indemnity

Agreement and the terms and conditions thereof:  
Recorded: November 28, 1937  
Recording No.: 2974624  
Regarding: Indemnity

Easement and the terms and conditions thereof:  
Grantee: City of Seattle  
Purpose: Foundations of existing building  
Area affected: Portion of common area  
Recorded: September 28, 1951  
Recording No.: 4173809

Temporary Shoring Easement Agreement, and the terms and conditions thereof.  
Recorded: August 13, 1997  
Recording No.: 9708131368

Public Place Indemnity Agreement, and the terms and conditions thereof.  
Recorded: October 29, 1997  
Recording No.: 9710290957

Public Place Indemnity Agreement, and the terms and conditions thereof.  
Recorded: December 17, 1997  
Recording No.: 9712171844

Public Place Indemnity Agreement, and the terms and conditions thereof.  
Recorded: August 27, 1999  
Recording No.: 19990727001079

Public Place Indemnity Agreement, and the terms and conditions thereof.

Recorded: April 28, 2000  
Recording No.: 20000428000534

Memorandum of Drainage Control, and the terms and conditions thereof.

Recorded: January 8, 1998  
Recording No.: 9801080486

Agreement for Cable Television Service and Equipment, together with a right of entry and other provisions

Between: Summit Communications, Inc.  
And: Austin A. Bell Building Assoc. LLC  
Recorded: October 27, 1998  
Recording No.: 9810270612

Provisions set forth on the Condominium Survey Map and Plans and amendments thereto, recorded under King County Recording Number(s) 9903031969.

Regulations and requirements provided for in that certain "Declaration":

Recorded: March 3, 1999  
Recording No.: 9903031970

Including, but not limited to, assessments levied by the Homeowner's Association and of Chapter 64.34 of Revised Code of Washington, designated as Washington Condominium Act and amendments thereto.

The Condominium Declaration was amended by instrument(s):

Recorded: April 14, 1999, August 11, 1999, March 15, 2004 and January 23, 2006  
Recording No.: 9904142683, 19990811001654, 20040315001747 and 20060123002206

Lien of assessments levied pursuant to the Declaration of Condominium for Austin A. Bell Condominium to the extent provided for by the Washington Condominium Act RCW 64.34.

Deed of Conservation Easement, and the terms and conditions thereof.

Recorded: April 25, 2000  
Recording No.: 20000425000763 through 20000425000788

Public Place Indemnity Agreement, and the terms and conditions thereof.

Recorded: April 28, 2000  
Recording No.: 20000428000534

Easement and the terms and conditions thereof:

Grantee: Northwest Institute for Historic Preservation, a private non-profit  
Washington corporation  
Purpose: Conservation  
Area affected: Common area  
Recorded: January 5, 2001  
Recording No.: 20010105001111

Public Place Indemnity Agreement, and the terms and conditions thereof.

Recorded: September 29, 2006  
Recording No.: 20060929001697

AFTER RECORDING RETURN TO:

DEAN P. SHEPHERD, ATTORNEY  
P.O. Box 416  
EDMONDS, WA 98020-0416



E2417524  
11/16/2009 15:01  
KING COUNTY, WA  
TAX  
SALE  
\$10.00  
\$0.00

PAGE-001 OF 001

# QUIT CLAIM DEED

Reference numbers of related documents: N/A  
on page \_\_\_\_\_ of document

Grantor(s):

1. STEINKE, a single man

67-110-13  
RECORDED BY  
RAINIER TITLE

Grantee(s):

461855

1. STEINKE, Bryan J., a single man

Legal Description:

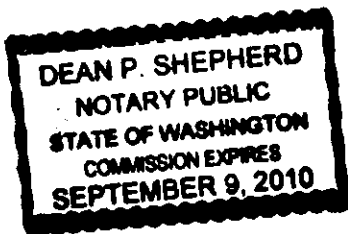
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2. Additional legal description is on page(s) 5 and 6 of document

Assessor's Property Tax Parcel Account Number(s): 065700014007



STEINKE, known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year first above written.



Dean P. Shepherd

DEAN P. SHEPHERD

(PRINT NAME)

NOTARY PUBLIC in and for the State of Washington,  
residing at Edmonds

My appointment expires: 09/09/2010

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Public Place Indemnity Agreement, and the terms and conditions thereof.  
Recorded: August 27, 1999  
Recording No.: 19990727001079

Public Place Indemnity Agreement, and the terms and conditions thereof.

Recorded: April 28, 2000  
Recording No.: 20000428000534

Memorandum of Drainage Control, and the terms and conditions thereof.

Recorded: January 8, 1998  
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Between: Summit Communications, Inc.  
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Recorded: October 27, 1998  
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