

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.: TFK2015424

FEE \$ 405.00

TAX \$38.88

YOUR REF.: 152407-9092-08

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 07, 2015 at 7:30 A.M.

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

CHRISTOPHER LUDINGTON, AS HIS SOLE AND SEPARATE PROPERTY

Recording Number(s) of document(s) by which title was acquired: 20090206000212, 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:

LOT 2, SHORT PLAT NO 781058, RECORDED UNDER RECORDING NUMBER 8206300804, IN KING COUNTY, WASHINGTON, BEING A PORTION OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON.

APN: 152407-9092-08

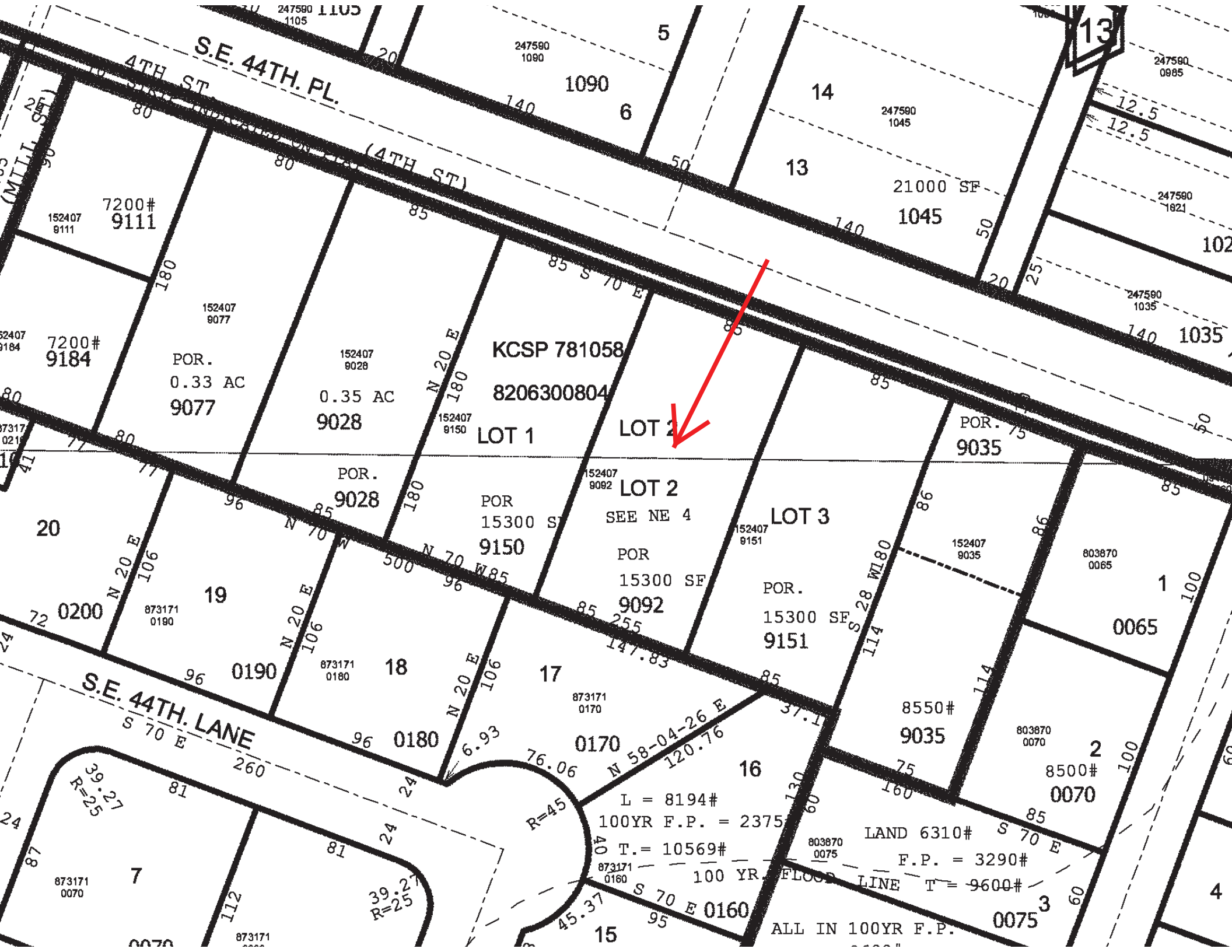
EXCEPTIONS:

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. Facility Charges, if any, including but not limited to hook-up, or connection charges and latecomer charges for sewer, water and public facilities of Water District No. 127 as disclosed by instrument recorded under recording no. 8908230227.

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:
Assessors Legal includes more thorough description of the underlying short plat. Both Legals adequately describe the property herein described.
APN: 152407-9092-08



S.E. 44TH. PL.

4TH ST

(4TH ST)

13

247590
1090

1090

5

14

247590
1045

247590
0985

12.5

12.5

247590
1621

102

247590
1035

140

1035

152407
9111

7200#
9111

152407
9077

POR.
0.33 AC
9077

152407
9028

0.35 AC
9028

KCSP 781058
8206300804

LOT 1

LOT 2

POR.
9035

POR.
9028

POR
15300 SF
9150

152407
9092

LOT 2

SEE NE 4

LOT 3

POR
15300 SF
9092

152407
9151

POR.
15300 SF
9151

152407
9035

803870
0065

0065

20

0200

873171
0190

19

0190

873171
0180

18

0180

17

873171
0170

0170

R=45

L = 8194#
100YR F.P. = 2375
T. = 10569#

LAND 6310#
F.P. = 3290#

100 YR. FLOOD LINE T = 9600#

873171
0070

7

873171

R=25

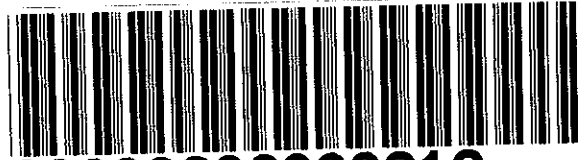
15

0160

ALL IN 100YR F.P.

0075

4



AFTER RECORDING MAIL TO:

Christopher Ludington
33605 44th Place
Fall City, WA 98024

20090206000212
FIRST AMERICAN D 44.00
PAGE001 OF 003
02/06/2009 09:51
KING COUNTY, WA

E2379277
02/06/2009 09:43
KING COUNTY, WA
TAX \$10.00
SALE \$0.00
PAGE001 OF 001

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

3/044

BARGAIN AND SALE DEED

File No: **4251-1344795 (MLP)**

Date: **January 27, 2009**

Grantor(s): **Federal Home Loan Mortgage Corporation**

Grantee(s): **Christopher Ludington**

Abbreviated Legal: **LOT 2, KING COUNTY SHORT PLAT NO 781058, REC 8206300804, KING COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **152407-9092-08**

FIRST AMERICAN 1344795

THE GRANTOR(S), Federal Home Loan Mortgage Corporation, organized and existing under the Laws of the United States of America, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, grants, bargains, sells, conveys, and confirms to **Christopher Ludington, an unmarried person,** the following described real estate, situated in the County of **King,** State of **Washington.**

LEGAL DESCRIPTION: Real property in the County of King, State of Washington, described as follows:

Lot 2, KING COUNTY SHORT PLAT NO. 781058, recorded under Recording No. 8206300804, records of King County, Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The Grantor, for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim, by, through or under said Grantor and not otherwise, he/she/they will forever warrant and defend the said described property.

FIRST AMERICAN TITLE INSURANCE COMPANY
Exhibit "A"

Vested Owner: Federal Home Loan Mortgage Corporation

Real property in the County of King, State of Washington, described as follows:

Lot(s) 2, King County Short Plat Number 781058, recorded under Recording Number 8206300804, in King County, Washington, being a portion of Section 15, Township 24 North, Range 7 East, W.M., in King County, Washington.

Tax Parcel Number: 152407-9092-08

Situs Address: 33605 SE 44th Place, Fall City, WA 98024

Return Original to:
Jonson & Jonson, P.S.
3000 Bank of California Center
900 Fourth Avenue
Seattle, WA 98164
ATTN: RJ/9244

RECEIVED THIS DAY

89/08/23 #0227 9
REC FEE 2.00
REC'D F 7.00
CASHSL *****9.00
55

AUG 23 9 14 AM '89

BY THE DIVISION OF
WATER DISTRICT NO. 127
KING COUNTY
NOTICE OF UTILITY CONNECTION CHARGES

NOTICE IS HEREBY GIVEN that the Board of Commissioners of Water District No. 127 of King County, Washington, has adopted Resolution Nos. 426 and 431 as may be subsequently amended, establishing connection charges for properties seeking to connect to the District's water system. All real property within the land area described on the attached Exhibit A for which a connection to the District's water system is requested shall pay the applicable connection charges in effect at the date of connection.

Information on the amount of the connection charges and any other applicable charges may be obtained from the District office located at 33015 Southeast 43rd Street, Fall City, Washington, 98024, (telephone number 222-7882).

The recording of this Notice is authorized under the provisions of RCW 65.08.170.

Dated this 21st day of August, 1989.

WATER DISTRICT NO. 127 OF KING COUNTY, WASHINGTON, a municipal corporation:

By: Tommie L. Brice
Tommie L. Brice, Secretary
Board of Commissioners

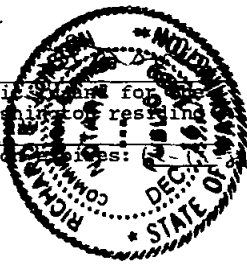
STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Tommie L. Brice is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Secretary of Water District No. 127 of King County, Washington, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 21, 1989

(Notary Seal or Stamp)

RLC
Notary Public for the
State of Washington, residing
at Bellevue
My commission expires: DEC 31 1991



3/9244-4/utiloc-n.689

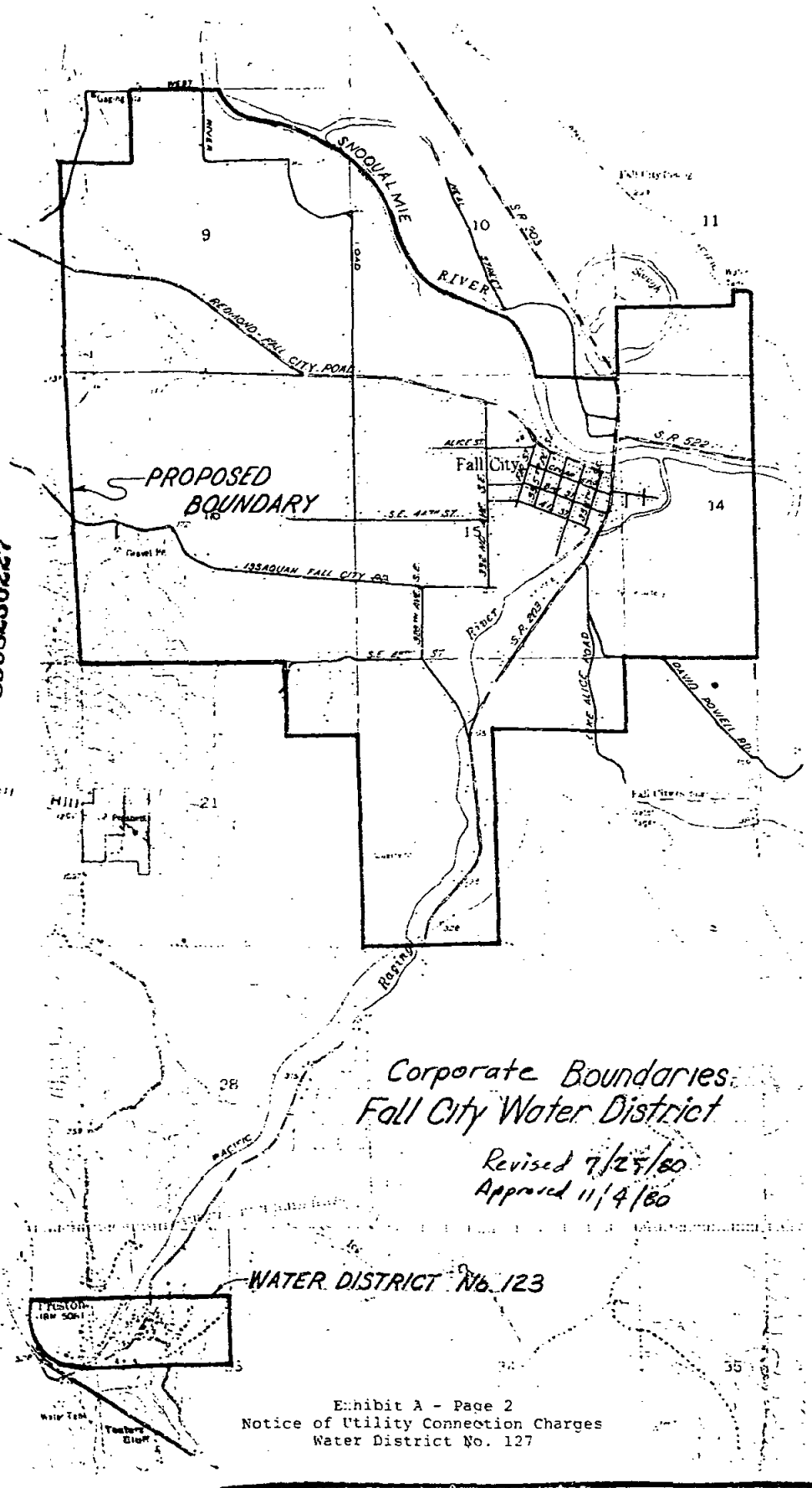
ORIGINAL

8908230227

That portion of Section 9 except the northwest quarter of the northwest quarter and Section 10 lying southerly and westerly of the Snoqualmie River; and the south half of the southwest quarter together with the south 250.00 feet of the east 250.00 feet of the north half of the southwest quarter of Section 11; and the west half of Section 14; and all of Sections 15 and 16; and the northeast quarter of the northeast quarter of Section 21; and the west half togetherwith the north half of the northeast quarter of Section 22; all in Township 24 North, Range 7 East, W.H., situated in King County, Washington.

Exhibit A - Page 1
Notice of Utility Connection Charges
Water District No. 127

8908230227



*Corporate Boundaries
Fall City Water District*

*Revised 7/27/80
Approved 11/4/80*

WATER DISTRICT No. 123

Exhibit A - Page 2
Notice of Utility Connection Charges
Water District No. 127