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 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.:

TFK2015058

FEE \$405.00

TAX \$38.88

YOUR REF.: 161000-0115-02

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 20, 2015 at 7:30 A.M.

Order No.: TFK2015058 First American Title Page 1 of 3

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

ABU-BAKR ISLAMIC CENTER OF WASHINGTON, A WASHINGTON NON-PROFIT CORPORATION

Recording Number(s) of document(s) by which title was acquired: 20111206001195, 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 4, BLOCK 2, JAMES CLARK'S GARDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 12, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EAST 5.00 FEET THEREOF;

(ALSO KNOWN AS PARCEL B OF CITY OF TUKWILA BOUNDARY LINE ADJUSTMENT NO. L99-0072 RECORDED ON OCTOBER 7, 1999 UNDER RECORDING NO. 19991007002061).

APN: 161000-0115-02

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.

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.

Order No.: TFK2015058 First American Title Page 2 of 3

APN: 161000-0115-02



WHEN RECORDED RETURN TO: Abu-Bakr Islamic Center of Washington 14101 Tukwila International Blvd. P.O. Box 68069 Tukwila, WA 98168



E2521431 12/06/2011 15:54 KING COUNTY, UR TAX SALE \$5,167.00 \$290,000.00

PAGE-001 OF 001

STATUTORY WARRANTY DEED

Reference Number of documents Assigned or Released:

Grantor(s): Man Chong and Kim Ping Chan, husband and wife

Grantee(s): Abu-Bakr Islamic Center of Washington, a Washington non-profit corporation

Legal Description (abbreviated): Ptn Lot 4, Block 2, James Clark's Garden Add. to the City of Seattle, Vol. 13, P. 12, King County. Also known as Parcel B, City of Tukwila Boundary Line Adjustment No. L99-0072, Rec. 19991007002061

Assessor's Tax Parcel ID#: 161000-0115-02

FIRST AMERICAN 1800446

THE GRANTOR(s), Man Chong and Kim Ping Chan, husband and wife, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Abu-Bakr Islamic Center of Washington, a Washington non-profit corporation, the following described real estate, situated in County of King, State of Washington.

LOT 4, BLOCK 2 OF JAMES CLARK'S GARDEN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS ON PAGE 12, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE EAST 5.00 FEET THEREOF.

(ALSO KNOWN AS PARCEL B OF CITY OF TUKWILA BOUNDARY LINE ADJUSTMENT NO. L99-0072 RECORDED ON OCTOBER 7, 1999 UNDER RECORDING NO. 19991007002061.)

SUBJECT TO: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS AND EASEMENTS PRESENTLY OF RECORD.

Description: King, WA Document - Year.Month.Day.DocID 2011.1206.1195 Page: 1 of 2 Order: j Comment:

Dated this $\frac{\int S^2}{\int S^2}$ day of	of <u>December</u> , 2011.
GRANTORS:	
Man Chong	<u> </u>
Mary Chan	
State of Washington County of King)) ss)
On this day pe	ersonally appeared before me, Ma

n Chong and Kim Ping Chan, to executed the within and foregoing instrument, and acknowledged that he/she they signed the same as his/her/their free and voluntary act and deed, for the purposes therein mentioned.

GIVEN UNDER MY HAND and official seal this 1st day of December, 2011.



Print Name: <u>Karen</u> Lu
NOTARY PUBLIC in and for the

State of Washington
Residing at: Senthe, WA
My commission expires: 10/31/2014