



# YOUR PROPERTY INFORMATION HAS ARRIVED

7/18/2018

Re: **Parcel No. 2923039177**

Dear **Shelley**

Enclosed for your review is one copy of each of the following items regarding the above referenced property: Parcel No. 2923039177

- Listing Package/Trio/Property Profile - Last deed of record; Plat Map (with dimensions if available); Tax Information and Property Information Sheet.
- Listing Package/Trio/Property Profile **Plus** - Last deed of record; Deed of Trust/Real Estate Contracts; Mortgages (that reasonable appear to be open); Plat Map (with dimensions if available); Active CC&Rs and Amendments; Tax and Property Information Sheet.

*Exhibit A Legal Descriptions may only be provided once a request to open a title order has been placed. To open title and request an Exhibit A, simply contact the Stewart Client Resource Team at [CS@stewart.com](mailto:CS@stewart.com) or (206) 770-8726.*

- Comparable Sale Report
- F.A.R.M Report
- Mailing List/Labels
- 
- Sales History
- Home Book for Sellers
- Home Book for Buyers

Nothing contained herein shall be construed as a representation or warranty regarding the status or condition of the title to the Property.

Comments to Customer

Thank you for your trusted partnership,

**Mary Bloss, Client Resource Team**



**Stewart Title Company  
Puget Sound Division**

Client Resource Team  
[CS@stewart.com](mailto:CS@stewart.com)  
(206) 770-8726  
WA King, Pierce, Snohomish,  
& Thurston Counties  
[stewart.com/seattle](http://stewart.com/seattle)  
[stewart.com/olympia](http://stewart.com/olympia)

Click [here](#) to see a price list for all our customer service products. An invoice for paid services to follow, if applicable.



# PROPERTY PROFILE

No Photo Available



Parcel: **292303 9177 05** Building ID:  
Owner: **Weber Justin/Dorothy L**  
Co-Owner: **Weber Dorothy L**  
Site Addr: **91st Ave SW Vashon 98070**  
Mail Addr: **21831 107th Ave SW Vashon Wa 98070**

## SALES AND LOAN INFORMATION

Recording Date: **08/31/2017**

Auditors Fee #: **1858 M**

Price: **\$160,000**

Deed: **Special Warranty**

% Owned: **100**

Loan Amount: **\$80,000**

Lender: **Boeing Emps Cu**

Loan Type: **Conventional**

Interest Rate: **Adjustable**

Vesting Type:

## ASSESSMENT AND TAX INFORMATION

Txbl Land: **\$161,000**

Txbl Struct:

Txbl Total: **\$161,000**

Appr Land: **\$161,000**

Appr Struct:

Appr Total: **\$161,000**

% Improved:

2018 Tax: **\$2,241.11**

Exempt Code:

Excise Tax Number: **2886946**

Levy Code: **4045**

## PROPERTY DESCRIPTION

Land Use: **300 - Vacant,Residential**

Bldg Name:

Lot:

Block:

Short Plat:

Rec #:

Sub/Plat:

Legal: **N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4  
OF NW 1/4 PLAT BLOCK: PLAT LOT:**

Type: **Unplatted**

Census Tract: **277.02** Block:

HOA: **No**

Vol/Page: **/**

Jurisdiction: **King County**

Zoning Code: **RA5**

Nbrhd Code: **100002**

Rng: **03E** Twn: **23N** Sec: **29** Q: **NW**

Mobile Home: **No**

## PROPERTY CHARACTERISTICS

Bedrooms:	1st Floor SF:	Year Built:
Bath Full:	2nd Floor SF:	Eff Year:
Bath 3/4:	3+ Floor SF:	Garage Type:
Bath 1/2:	Half Floor SF:	Bsmt Type:
Fireplace:	AboveGroundSF:	Bsmt Grade:
Deck:	Finished SF:	Bldg Matl:
Porch:	Fin Bsmnt SF:	Bldg Cond:
Pool:	Unfin Bsmnt SF:	Bldg Grade:
Stories:	Total Bsmnt SF:	Heat Source:
Units:	Bsmnt Park SF:	Heat Type:
Elevator:	Building SF:	Water Source: <b>Private</b>
Nuisance:	Deck SF:	Sewer Type:
DsgnTyp:	Attached Grg SF:	
St Surface: <b>Paved</b>	St Access:	

## LAND CHARACTERISTICS

Lot Acres: **2.52**

View: **None**

Lot SqFt: <b>109,771</b>	View-Seattle Skyline:
Lot Shape:	View-Lake/River:
TideLands:	View-Lake Sammamish:
Topo Probs:	View-Lake Washington:
Sprinkler:	View-Puget Sound:
Water Front:	View-Mountain:
WtrFr Access:	View-Mt Rainier:
WtrFrnt SF:	View-Olympics:
Golf Adjcnt:	View Cascades:
Easements:	View-Territory:
	View-Other:

## COMMERCIAL BUILDING FEATURES

Use/Description	Stories	Story Height	Gross Sq Ft	Net Sq Ft
1.				
2.				
3.				
4.				
5.				

**EXHIBIT A  
LEGAL DESCRIPTION**

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON.

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

**\*\*Exhibit A obtained from document recorded under recording number 20170831001858 subject to change upon title examination\*\***

AFTER RECORDING MAIL TO:

JUSTIN WEBER and DOROTHY L. WEBER  
21831 107th Ave SW  
VASHON, WA 98070



4

FIRST AMERICAN

2816744  
77

**SPECIAL WARRANTY DEED**  
(Not Statutory)

Escrow No. 1707200  
Title Order No. 2816744

THE GRANTOR(S), KATHLEEN R. EFFERT, Personal Representative for THE ESTATE OF KEVIN F. EFFERT, deceased and CHRISTOPHER MUNN and CYNTHIA MUNN, husband and wife, as to Parcel A and KATHLEEN R. EFFERT, Personal Representative for THE ESTATE OF KEVIN F. EFFERT, deceased, as to Parcel B., for and in consideration of One Hundred Sixty Thousand DOLLARS (\$160,000.00), in hand paid, bargains, sells, and conveys to JUSTIN WEBER and DOROTHY L. WEBER, a married couple the following described real estate, situated in the County of King, State of Washington:

PTN SEC 29 TWP 23N RGE 3E SE QTR NE QTR NW QTR, KING COUNTY

SEE ATTACHED PAGE TWO FOR COMPLETE LEGAL DESCRIPTION

Tax Parcel Number(s): 292303901808/292303917705

The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; assessments and encroachments, not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property, and reserved oil and/or mining rights.

See attached Exhibit "A" for easements, exceptions, reservations and restrictions of record.

Dated: August 28, 2017

THE ESTATE OF KEVIN F. EFFERT, DECEASED

BY: K. Effert  
KATHLEEN R. EFFERT,  
Personal Representative

Christopher Munn  
CHRISTOPHER MUNN

Cynthia A Munn  
CYNTHIA MUNN

**E2886946**

EXCISE TAX AFFIDAVITS  
8/31/2017 4:24 PM KING COUNTY, WA  
Selling Price:\$160,000.00  
Tax Amount:\$2,853.00

STATE OF WASHINGTON

) ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that CHRISTOPHER MUNN and CYNTHIA MUNN are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes

LPB 16-09

mentioned in this instrument.

Dated: 30 day of August, 2017

*PA Cunn*

Notary Public in and for the State of Washington  
residing at Vashon  
My Commission Expires: 6/30/21



STATE OF WASHINGTON

) ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that KATHLEEN R. EFFERT is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the PERSONAL REPRESENTATIVE of THE ESTATE OF KEVIN F. EFFERT, deceased to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 28 day of August, 2017.

*PA Cunn*

Notary Public in and for the State of Washington  
Residing at *Jashon*  
My Commission Expires: 6/30/21



**PAGE TWO**

PARCEL A:

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL B:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON.

Tax Parcel Number: 292303901808 and 292303917705

**EXHIBIT "A"**

Easement, including terms and provisions contained therein:

Recording Information: 3658377, February 18, 1947

In Favor of: Pacific Telephone & Telegraph Company

For: Telephone and telegraph lines and all necessary appurtenances

The Grantee's interest in said easement is now held of record by Vashon Telephone Company pursuant to deed recorded under Recording Number 7809060750

Easement, including terms and provisions contained therein:

Recording Information: 3658397

For: Lines of telephone and telegraph or other signal or communication circuits

Declaration of Notice of Latecomers Agreement and the terms and conditions thereof:

Between: Vashon island Community Care

And: The Public

Recording Information: 20000124001669



