

**King County Parcel Information**



**CHICAGO TITLE  
OF WASHINGTON**  
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**Parcel Information**

Parcel #: **3622059171**  
 Site Address: 28625 176th Ave SE  
 Kent WA 98042  
 Owner: Sidhu Harb  
 PO Box 9131  
 Covington WA 98042  
 Twn/Range/Section: T: 22N R: 05E S: 36 Q: SE  
 Parcel Size: 0.3700 Acres (16,117 Sq Ft)  
 Plat/Subdivision:  
 Plat Volume/Page: /  
 Lot: Block:  
 Document #: 20120217001105  
 Census Tract/Block: 031601/3000  
 Waterfront Access: No  
 Levy Code: 5145  
 Levy Rate: 12.60875 (2018)  
 Total Land Value: \$90,000  
 Total Impr Value: \$0  
 Total Value: \$90,000  
 Taxable Value: \$90,000



**Tax Information**

Tax Year	Annual Tax
2017	\$1,048.49
2016	\$1,080.43
2015	\$1,009.95

**Legal**

Desc: LOT 3 KC SHORT PLAT NO 676097 RECORDING NO 7708220785 SD PLAT DAF E 1/2 OF SE 1/4 OF SW 1/4 OF SE 1/

**Land**

Land Use: 300 - Vacant(Single-family)  
 Zoning: County-RA-5-SO - Rural Area, one DU per 5 acres - special overlay  
 Watershed: 1711001303 - Lower Green River

School District: Kent Map Grid: 717-C7  
 View: Water: PUBLIC  
 Neighborhood: 58-5 Sewer:

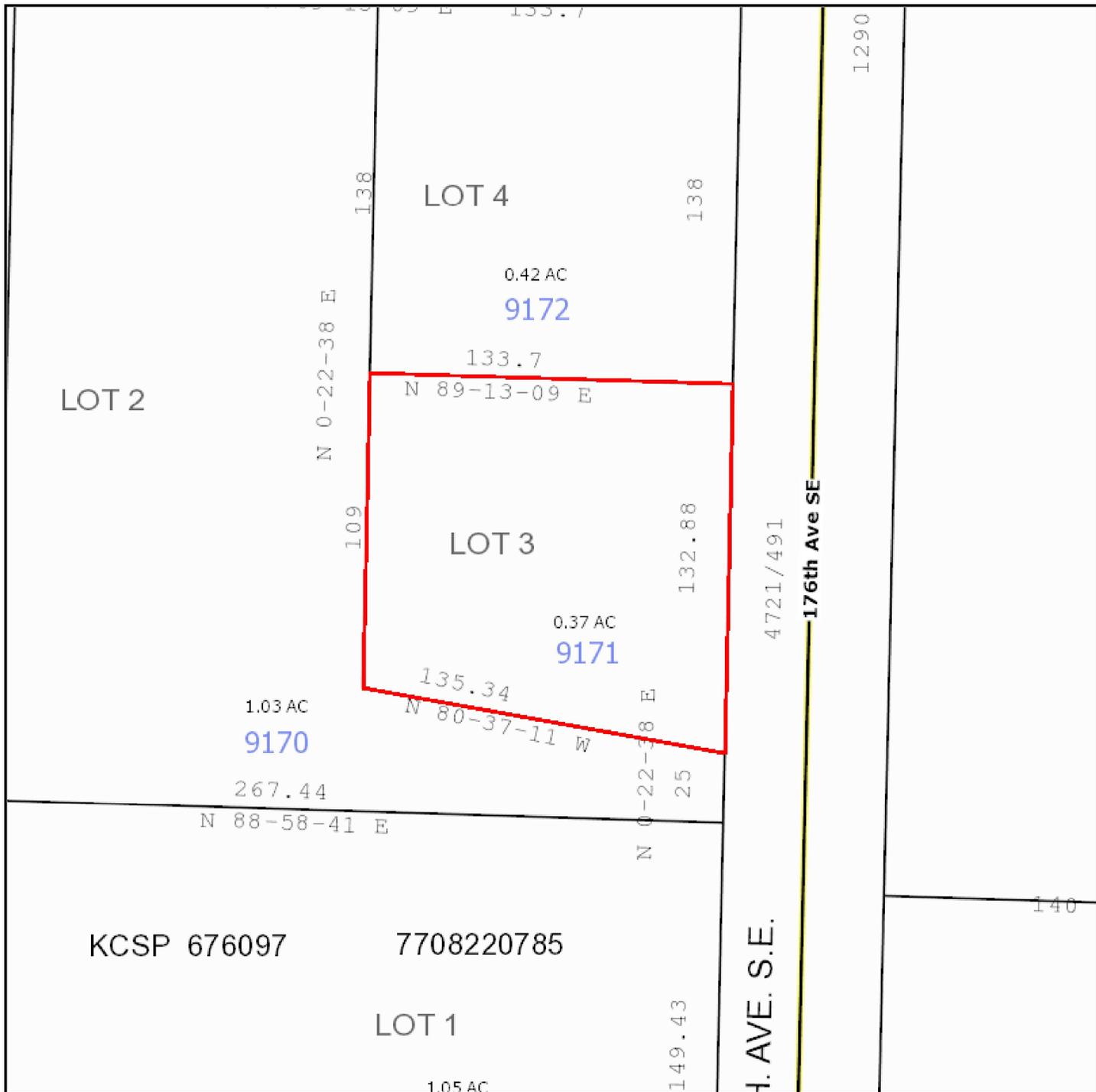
**Improvement**

Year Built: 0 (0 eff.)	Total Units: 0	Building Name:
Stories: 0	Bedrooms: 0	Bathrooms: 0.00
Full Baths: 0	3/4 Baths: 0	Half Baths: 0
Fin Sq Ft: 0	Bsmt Fin/Unfin: 0/0	Basement Desc:
Buildings: 0	Condition:	FirePlace: 0
Garage Sq Ft: 0	Carport Sq Ft: 0	Heat: -
Deck Sq Ft: 0	Porch Sq Ft: 0	Patio Sq Ft: 0

**Transfer Information**

Rec. Date:	02/17/12	Sale Price:	\$11,000	Doc Num:	20120217001105	Doc Type:	Grant Deed
Owner:	SIDHU, HARBHAJAN & RAMANDEEP K			Grantor:	JPMORGAN CHASE BANK NA		
Orig. Loan Amt:				Title Co:	FIDELITY NATIONAL TITLE		
Finance Type:		Loan Type:		Lender:			

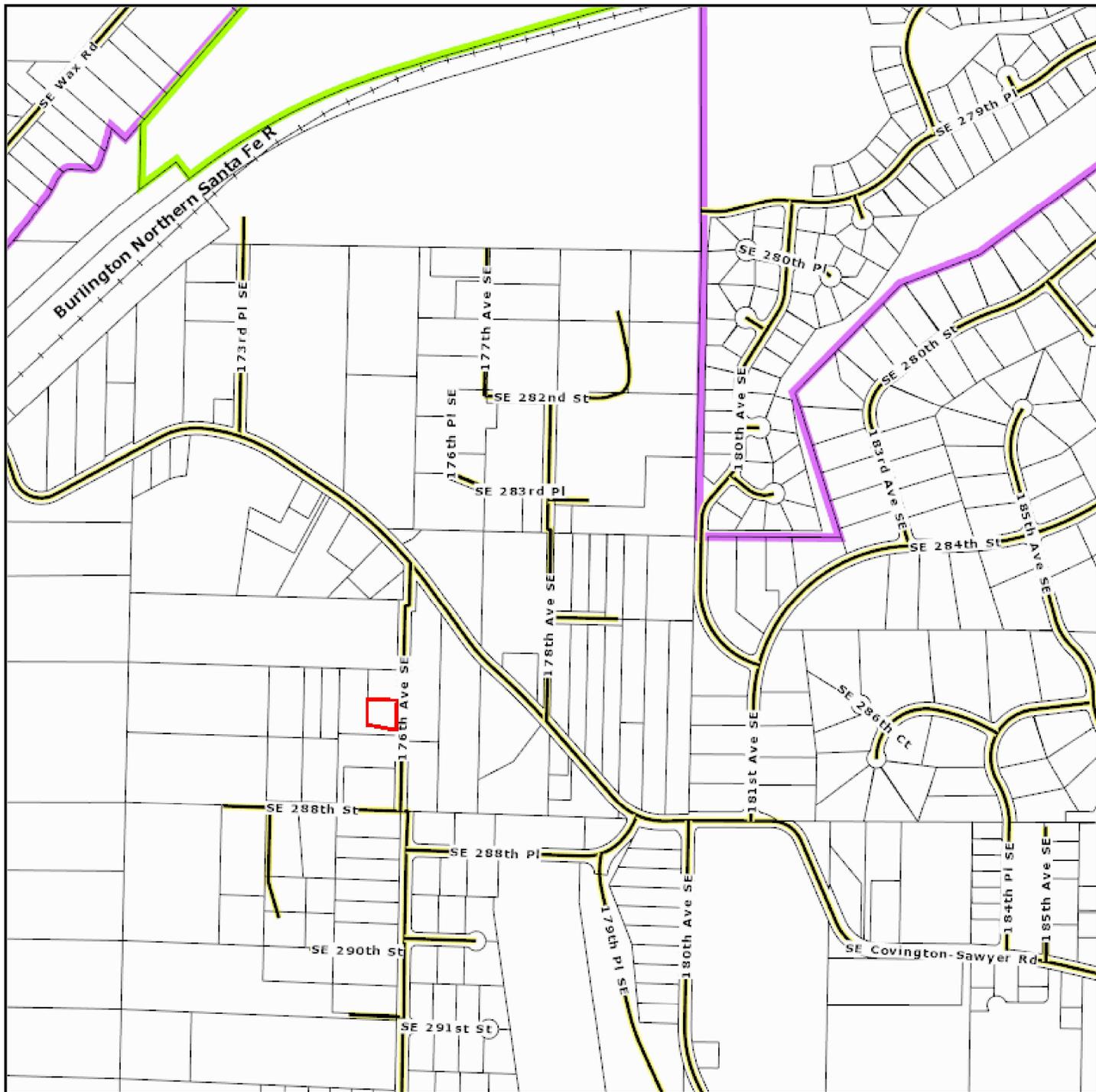
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This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage



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geoAdvantage

When recorded return to:  
Harbhajan Sidhu and Ramandeep Sidhu  
25927 161st Ct SE  
Covington, WA 98042



20120217001105

FIDELITY NATIO ID 64.00  
PAGE-001 OF 003  
02/17/2012 11:21  
KING COUNTY, WA

Filed for record at the request of:  
 Fidelity National Title  
Company  
11201 88th Ave. E, Suite 220  
Puyallup, WA 98373

E2530402

02/17/2012 11:16  
KING COUNTY, WA  
TAX \$200.80  
SALE \$11,000.00

PAGE-001 OF 001

Escrow No.: 611021781C

3/65

SPECIAL WARRANTY DEED <sup>59</sup>  
(Not Statutory)

THE GRANTOR(S)

JPMorgan Chase Bank, National Association ✓

FIDELITY NATIONAL TITLE

for and in consideration of

Ten And No/100 Dollars (\$10.00) and other good and valuable consideration ✓

in hand paid, bargains, sells, and conveys to

Harbhajan Singh Sidhu and Ramandeep Kaur Sidhu, husband and wife.

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

Lot 3, King County Short Plat Number 676097, as recorded under recording number 7708220785, being a portion of the east half of the southwest quarter of the southwest quarter of the southeast quarter of section 36, township 22 North, range 5 east, willamette meridian, in King County, Washington.

Tax Parcel Number(s): 3622059171 ✓

Dated: 1-27-12

JPMorgan Chase Bank, National Association

BY:

Susan Sander  
Vice President

59

**SPECIAL WARRANTY DEED**  
(continued)

State of \_\_\_\_\_

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of JPMorgan Chase Bank, National Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

*\* See Attached*

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

*SS*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

On 1/27/12 before me, Tahnee Knapp, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Susan Sander  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

*a*

WITNESS my hand and official seal.

Signature Tahnee Knapp  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Special Warranty deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Susan Sander

- Individual
- Corporate Officer — Title(s): Vice President
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

EXHIBIT A

PARCEL #362205-9171

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