

Property Detail Report

WA

APN: 563150-0678

King County Data as of: 09/06/2019

Owner Information

Owner Name:	Finney Nhu	 REO	
Vesting:	Married Woman		
Mailing Address:	315 Factory Pl N, Renton, WA 98057-5505		Occupancy:

Location Information

Legal Description:	Moorland Heights Unrec Pcl C Kenmore Bla #Bla2004-057 Rec #20041119900005 Sd Bla Being Por Nw 1/4 Of Ne 1/4 Str 13-26-4 Ly S Of N 465.6 Ft & E Of 76Th Pl Ne	County:	King, WA		
APN:	563150-0678	Alternate APN:	563150067806	Census Tract / Block:	
Munic / Twnshp:	Kenmore	Twnshp-Rng-Sec:	26-4-13	Legal Lot / Block:	18 / F
Subdivision:	Moorland Heights	Tract #:		Legal Book / Page:	902 / 185
Neighborhood:	Upper Moorlands	School District:	Northshore School District		
Elementary School:	Moorlands Elementa...	Middle School:	Northshore Junior...	High School:	Inglemoor High Sch...
Latitude:	47.74591	Longitude:	-122.23724		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	06/27/2019 / 07/02/2019	Price:	\$15,000	Transfer Doc #:	2019.702.735
Buyer Name:	Finney Nhu	Seller Name:	County Of King	Deed Type:	Public Auction Deed

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant -Residential Land	Lot Area:	28,849 Sq. Ft.	Zoning:	R4
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Vacant (Single Family)	Usable Lot:	28849	Res / Comm Units:	
Site Influence:		Acres:	0.66	Water / Sewer Type:	Public / Private
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2018	Assessed Value:	\$58,000	Market Total Value:	\$58,000
Tax Year:	2019	Land Value:	\$58,000	Market Land Value:	\$58,000
Tax Area:	1442	Improvement Value:		Market Imprv Value:	
Property Tax:	\$7.70	Improved %:	100%	Market Imprv %:	100%
Exemption:		Delinquent Year:			

Property Detail Report

WA

APN: 563150-0685

King County Data as of: 09/06/2019

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Owner Name:	Finney Nhu	 REO	
Vesting:	Married Woman		
Mailing Address:	315 Factory Pl N, Renton, WA 98057-5505		Occupancy:

Location Information

Legal Description:	Moorland Heights Unrec Pcl A Kenmore Bla #Bla2004-057 Rec #20041119900005 Sd Bla Being Por Nw 1/4 Of Ne 1/4 Str 13-26-4 Ly S Of N 465.6 Ft & E Of 76Th Pl Ne	County:	King, WA		
APN:	563150-0685	Alternate APN:	563150068507	Census Tract / Block:	
Munic / Twnshp:	Kenmore	Twnshp-Rng-Sec:	26-4-13	Legal Lot / Block:	20 / F
Subdivision:	Moorland Heights	Tract #:		Legal Book / Page:	902 / 185
Neighborhood:	Lower Moorlands	School District:	Northshore School District		
Elementary School:	Moorlands Elementa...	Middle School:	Northshore Junior...	High School:	Inglemoor High Sch...
Latitude:	47.7465	Longitude:	-122.23782		

Last Transfer / Conveyance - Current Owner

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Buyer Name:	Finney Nhu	Seller Name:	County Of King	Deed Type:	Public Auction Deed

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant -Residential Land	Lot Area:	34,513 Sq. Ft.	Zoning:	R4
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Vacant (Single Family)	Usable Lot:	34513	Res / Comm Units:	
Site Influence:		Acres:	0.79	Water / Sewer Type:	Public / Public
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2018	Assessed Value:	\$66,000	Market Total Value:	\$66,000
Tax Year:	2019	Land Value:	\$66,000	Market Land Value:	\$66,000
Tax Area:	1442	Improvement Value:		Market Imprv Value:	
Property Tax:	\$7.70	Improved %:	100%	Market Imprv %:	100%
Exemption:		Delinquent Year:			

Instrument Number: 20190702000735 Document: D Rec: \$104.50 Page-1 of
Record Date: 7/2/2019 11:46 AM
King County, WA



20190702000735

DEED Rec: \$104.50
 7/2/2019 11:46 AM
 KING COUNTY, WA

AFTER RECORDING RETURN TO:

NHU FINNEY
 315 FACTORY PL N
 RENTON, WA 98057

E2997397

EXCISE TAX AFFIDAVITS
 7/2/2019 11:46 AM KING COUNTY, WA
 Tax Amount: \$10.00

TAX TITLE DEED

Grantor - - King County, Washington
Grantee - - Nhu Finney
Legal - - - PTN NW 1/4 NE 1/4 13-26-4
Tax Acct. - - - 563150-0678, 563150-0681 AND 563150-0685

This indenture, made this 27th day of June, 2019, between King County, a political subdivision of the State of Washington, the party of the first part, and Nhu Finney, a married woman as her sole and separate property, the party of the second part.

WITNESSETH, that whereas, at a public sale of real property through a sealed bid process, held through acceptance of bids on the 12th day of June, 2019, and after having first given due notice of the time and place and terms of the sale by sealed bid, and, whereas, in pursuance of the laws of the state of Washington, and for and in consideration of the sum of Fifteen-Thousand dollars (\$15,000), lawful money of the United States of America, to King County in hand paid, the receipt whereof is hereby acknowledged, King County has this day sold Nhu Finney the following described real property, and which the real property is the property of King County, and which is particularly described as follows, to wit: The land referred to in this Guarantee is described as follows:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;
 THENCE SOUTH 87°57'53" EAST (DEED: NORTH 89°35'00" EAST) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF A DISTANCE OF 30.00 FEET;
 THENCE SOUTH 2°05'36" WEST (DEED: SOUTH 0°20'35" EAST) ALONG THE EAST LINE OF 76TH AVE NORTHEAST A DISTANCE OF 465.60 FEET;
 THENCE SOUTH 87°57'53" EAST (DEED: NORTH 89°35'00" EAST) A DISTANCE OF 164.67 FEET;
 THENCE SOUTH 26°00'53" EAST (DEED: SOUTH 28°28'00" EAST) A DISTANCE OF 113.31 FEET;
 THENCE SOUTH 87°57'53" EAST (DEED: NORTH 89°35'00" EAST) A DISTANCE OF 48.13 FEET;

THENCE SOUTH 33°57'05" EAST (DEED: SOUTH 36°23'16" EAST) A DISTANCE OF 164.80 FEET TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 33°57'05" EAST (DEED: SOUTH 36°23'16" EAST) A DISTANCE OF 164.80 FEET;
THENCE NORTH 63°57'42" EAST (NORTH 61°32'00" EAST) A DISTANCE OF 216.60 FEET;
THENCE NORTH 26°00'53" WEST (DEED: NORTH 28°28'00" WEST) A DISTANCE OF 93.34 FEET;
THENCE SOUTH 80°14'23" WEST A DISTANCE OF 249.32 FEET TO THE TRUE POINT OF BEGINNING.

(BEING ALSO KNOWN AS A PORTION OF LOTS 18 & 19 IN BLOCK "F" OF THE PLAT OF MOORLAND HEIGHTS, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

(ALSO KNOWN AS PARCEL C OF BOUNDARY LINE ADJUSTMENT A 2004-057 RECORDED 200411199005)

APN: 563150-0678-06

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;
THENCE SOUTH 87°57'53" EAST (DEED: NORTH 89°35'00" EAST) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 30.00 FEET;
THENCE SOUTH 2°05'36" WEST (DEED: SOUTH 0°20'35" EAST) ALONG THE EAST LINE OF 76TH NORTHEAST A DISTANCE OF 465.60 FEET;
THENCE SOUTH 87°57'53" EAST (DEED: NORTH 89°35'00" EAST) A DISTANCE OF 164.67 FEET;
THENCE SOUTH 25°00'53" EAST (DEED: SOUTH 28°28'00" EAST) A DISTANCE OF 113.31 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 87°57'53" WEST (DEED: SOUTH 89°35'00" WEST) A DISTANCE OF 140.87 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 76TH PLACE NORTHEAST;
THENCE ALONG SAID RIGHT OF WAY MARGIN, SOUTH 52°49'22" EAST A DISTANCE OF 74.75 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN SOUTH 33°57'05" EAST A DISTANCE OF 45.70 FEET;
THENCE ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 125°59'12" A DISTANCE OF AN ARC LENGTH OF 43.98 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 29°02'31" EAST A DISTANCE OF 35.64 FEET;
THENCE SOUTH 87°57'53" EAST (DEED: NORTH 89°35'00" EAST) A DISTANCE OF 119.69 FEET;
THENCE SOUTH 33°57'05" EAST (DEED: SOUTH 35°23'16" EAST) A DISTANCE OF 105.16 FEET;
THENCE NORTH 80°14'23" EAST A DISTANCE OF 249.32 FEET;

THENCE NORTH 26°00'53" WEST (DEED: NORTH 28°28'00" WEST) A DISTANCE OF 93.34 FEET;

THENCE NORTH 87°57'53" WEST (DEED: SOUTH 89°35'00" WEST) A DISTANCE OF 345.13 FEET TO THE TRUE POINT OF BEGINNING.

(BEING ALSO KNOWN AS A PORTION OF LOTS 18 AND 19 IN BLOCK "F" OF THE PLAT OF MOORLAND HEIGHTS, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

(ALSO KNOWN AS PARCEL B OF BOUNDARY LINE ADJUSTMENT BL A 2004-057 RECORDED 20041119900005)

APN: 563150-0681-01

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER:

THENCE SOUTH 87°57'53" EAST (DEED: NORTH 89°35'00" EAST) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 30.00 FEET;

THENCE SOUTH 2°05'36" WEST (DEED: SOUTH 0°20'35" EAST) ALONG THE EAST LINE OF 76TH AVE NORTHEAST A DISTANCE OF 465.60 FEET;

THENCE SOUTH 87°57'53" EAST (DEED: NORTH 89°35'00" EAST) A DISTANCE OF 164.67 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 87°57'53" EAST (DEED: NORTH 89°35'00" EAST) A DISTANCE OF 345.13 FEET;

THENCE SOUTH 26°00'53" EAST (DEED: SOUTH 28°28'00" EAST) A DISTANCE OF 113.31 FEET;

THENCE NORTH 87°57'53" WEST (DEED: SOUTH 89°35'00"; WEST) A DISTANCE OF 345.13 FEET TO A POINT SOUTH 26°00'53" EAST (DEED: SOUTH 28°28'00" EAST) FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 26°00'53" WEST (DEED: NORTH 28°28'00" WEST) A DISTANCE OF 113.31 FEET TO THE TRUE POINT OF BEGINNING.

(BEING ALSO KNOWN AS A PORTION OF LOT 20 IN BLOCK "F" OF THE PLAT OF MOORLAND HEIGHTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

(ALSO KNOWN AS PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA2004-057 RECORDED NOVEMBER 19, 2004 UNDER AUDITOR'S FILE NO. 20041119900005).

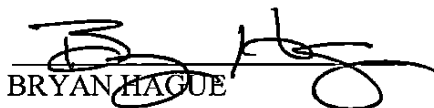
APN: 563150-0685-07

Nhu Finney, being the highest and best bidder at the sale, and the sum being the highest and best sum bid at the sale;

NOW, THEREFORE, Know ye that King County, in consideration of the premises and by virtue of the statutes of the state of Washington, in such cases made and provided, do hereby grant and convey unto Nhu Finney, heirs and assigns, forever, the real property hereinbefore described, as fully and completely as the party of the first part can by virtue of the premises convey the same, subject to all easements, leases, licenses, conditions, encroachments, restrictions, liens, taxes, assessments, fees, charges and other encumbrances (together "Encumbrances") whether such Encumbrances are of record or not.

**GRANTOR
KING COUNTY**

BY:


BRYAN HAGUE

TITLE: Manager, Real Estate Services Section

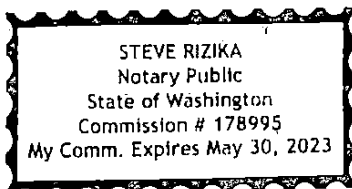
DATE: June 27, 2019

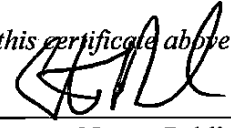
NOTARY BLOCK FOR KING COUNTY

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On this 27th day of June, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Bryan Hague, to me known to be the Manager of the Real Estate Services Section of the King County Department of Executive Services, and who executed the foregoing instrument and acknowledged to me that HE was authorized to execute said instrument on behalf of KING COUNTY for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.




Notary Public in and for the
State of Washington, residing

Steve Rizika

Printed Name
at Mercer Island, WA
City and State
My appointment expires 5-30-23



Property Detail Report

WA

APN: 563150-0681

King County Data as of: 09/06/2019

Owner Information

Owner Name:	Finney Nhu	 REO	
Vesting:	Married Woman		
Mailing Address:	315 Factory Pl N, Renton, WA 98057-5505		Occupancy:

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Legal Description:	Moorland Heights Unrec Pcl B Kenmore Bla #Bla2004-057 Rec #20041119900005 Sd Bla Being Por Nw 1/4 Of Ne 1/4 Str 13-26-4 Ly S Of N 465.6 Ft & E Of 76Th Pl Ne	County:	King, WA		
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Elementary School:	Moorlands Elementa...	Middle School:	Northshore Junior...		
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1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

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Basement Area:		Fireplace:		Garage Area:	
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Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant -Residential Land	Lot Area:	39,639 Sq. Ft.	Zoning:	R4
State Use:		Lot Width / Depth:		# of Buildings:	
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Site Influence:		Acres:	0.91	Water / Sewer Type:	Public / Public
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

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Tax Year:	2019	Land Value:	\$70,000	Market Land Value:	\$70,000
Tax Area:	1442	Improvement Value:		Market Imprv Value:	
Property Tax:	\$7.70	Improved %:	100%	Market Imprv %:	100%
Exemption:		Delinquent Year:			

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.