

Bruce S. MacVeigh, P.E.
Civil Engineer/Small Site Geotechnical
14245 59th Ave. S.
Tukwila, WA 98168
Cell Ph: 206-571-8794

June 3, 2021

City of SeaTac
Attn: Review Staff

Subject: Title Report Update, EXISTING RESIDENTIAL SITE, 3434 S.
173rd Street, SeaTac, WA 98188 PN: 538100-0345

Dear Sir:

The Title Report information provided by Fidelity National Title for the deed transfer of the subject property, Parcel Number as above, dated December 6, 2017 has been reviewed.

An additional records search of the above property has been performed this date and no additional items such as Deed, Liens, Easements, Encroachments, etc. have been added to the records for the property since the above referenced Title Report.

This current search validates the use of the December 6, 2017 Report as still valid for the proposal of a Short Plat action at the subject property.

Thank you for your assistance.

Sincerely,



Bruce S. MacVeigh, P.E.
Civil Engineer

ranjtbalsptitlerptletter01/2032



SUB 21-0008



Fidelity National Title

COMPANY OF WASHINGTON, INC.

6450 Southcenter Blvd., Suite 107
Tukwila, WA 98188-2552
Phone: (206)830-5188 / Fax: (866)458-3141

Ranjit Bal
5920 S 295th Street
Auburn, WA 98001

Date: December 6, 2017
Escrow No.: 611169810-PM
Buyer(s): Ranjit Bal
Seller(s): Jerome L. Jager and Vicki L. Jager
Property: 3434 173rd Street S
Seattle, WA 98188

Ranjit Bal:

The closing of the sale of the property involved in the above escrow has been completed with the recording of the appropriate documents. We enclose the following:

- Refund Check No. 551121457 in the amount of \$59.57
- Final Settlement Statement **Please keep this document for tax purposes*

Any recorded document and/or policy of title insurance to which you may be entitled will be forwarded to you in the near future.

We appreciate having this opportunity to be of service to you and hope you will again choose Fidelity National Title Company of Washington, Inc. as your Escrow Agent and Title Insurer for any future sales or purchases.

Sincerely,

Kelaina Ross
Escrow Assistant
Kelaina.Ross@fnf.com

Is

Enclosure(s)

Fidelity National Title Company of Washington, Inc.

6450 Southcenter Blvd., Suite 107, Tukwila, WA 98188-2552

Phone: (206)830-5188 | FAX: (866)458-3141

FINAL SELLER'S STATEMENT

Settlement Date: December 5, 2017

Escrow Number: 611169810

Disbursement Date: December 5, 2017

Escrow Officer: Pamela Maas

Buyer: Ranjit Bal
5920 S 295th Street
Auburn, WA 98001

Seller: Jerome L. Jager and Vicki L. Jager
6852 44th Place NE
Seattle, WA 98115

Property: 3434 173rd Street S
Seattle, WA 98188
PTN. SEC 27-23-4 E, W.M. 'BEING KNOWN AS PTN. LT. 25, BLK. 34, MCMICKEN
HEIGHTS DIV. NO. 4

	\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION				
Sale Price of Property				395,000.00
PRORATIONS/ADJUSTMENTS				
County Taxes at \$4,077.41	12/05/17 to 01/01/18	(\$4,077.41 / 365 X 27 days)		301.62
COMMISSIONS				
Listing Agent Real Estate Commission	Windermere Real Estate Co.		11,850.00	
	\$395,000.00 @ 3.0000% = \$11,850.00			
	Windermere Real Estate Co.	\$11,850.00		
Selling Agent Real Estate Commission	Kelly Right RE of Seattle, LLC		11,850.00	
	\$395,000.00 @ 3.0000% = \$11,850.00			
	Kelly Right RE of Seattle, LLC	\$11,850.00		
TITLE & ESCROW CHARGES				
Title - Courier Fee	Indy Stealth Logistics		44.92	
Title - Escrow Fee	Fidelity National Title Company of Washington, Inc.		990.00	
Title - Mobile Notary Fee	Signatures		100.00	
Title - Owner's Title Insurance	Fidelity National Title Company of Washington, Inc.		1,250.70	
Policies to be issued:				
Owners Policy				
Coverage: \$395,000.00	Premium: \$1,137.00	Version: ALTA Homeowner's Policy of Title Insurance 2010		
GOVERNMENT CHARGES				
Excise Tax	King County Treasury		7,036.00	
PAYOFFS				
Payoff of First Mortgage Loan (\$100,546.70)	JPMorgan Chase Bank, N.A.			
Loan Payoff			100,392.50	
Additional Interest (From 11/30/17 To 12/05/17 @ \$10.280000 Per Diem plus 10 Extra Days)			154.20	
MISCELLANEOUS CHARGES				
2017 County Taxes	King County Treasury			
\$4,077.41 paid outside closing by Seller				
Est. Utilities & Lien Payoff Water	Highline Water District		814.09	
Est. Utilities Sewer	Valley View Sewer District		87.40	
Partial Release of Earnest Money to Seller	Jerome L. Jager and Vicki L. Jager		1,000.00	
Subtotals			135,569.81	395,301.62
Balance Due TO Seller			259,731.81	
TOTALS			395,301.62	395,301.62

THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY
FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON



Fidelity National Title Company of Washington, Settlement Agent

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

611169810 (2/76)

**INSURED BY
FIDELITY NATIONAL TITLE**

When recorded return to:

Ranjit Bal
3434 173rd Street S
Seattle, WA 98188



20171205001058

WARRANTY DEED Rec: \$75.00
12/5/2017 12:05 PM
KING COUNTY, WA

Filed for record at the request of:



Fidelity National Title

COMPANY OF WASHINGTON, INC.

6450 Southcenter Blvd., Suite 107
Tukwila, WA 98188-2552

Escrow No.: 611169810

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerome L. Jager and Vicki L. Jager, husband and wife

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

in hand paid, conveys, and warrants to Ranjit Bal, an unmarried person

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

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DISTANT SOUTH 0°01'11" WEST 1,835.29 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27, AND RUNNING THENCE SOUTH 89°59'10" EAST 300.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING SOUTH 89°59'19" EAST 100.00 FEET;

THENCE SOUTH 0°02'46" EAST 275.00 FEET;

THENCE NORTH 89°59'10" WEST 100.00 FEET;

THENCE NORTH 0°02'46" WEST 275.00 FEET TO THE TRUE POINT OF BEGINNING;

(BEING KNOWN AS LOT 25, BLOCK 34, MCMICKEN HEIGHTS DIVISION NO. 4, ACCORDING TO THE UNRECORDED PLAT THEREOF).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Tax Parcel Number(s): 538100-0345-02

Subject to:

1. Rights, Reservations, Covenants, Conditions, Restrictions, Agreements, Notes, Dedications, Encroachments, and Easements Presently of Record.

E2904393

EXCISE TAX AFFIDAVITS
12/5/2017 12:05 PM KING COUNTY, WA
Selling Price:\$395,000.00
Tax Amount:\$7,036.00

STATUTORY WARRANTY DEED

(continued)

Dated: December 1, 2017

Jerome L. Jager
Jerome L. Jager
Vicki L. Jager
Vicki L. Jager

State of WASHINGTON

County of KING

I certify that I know or have satisfactory evidence that Jerome L. Jager and Vicki L. Jager are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12.2.17

Denise Stumpf
Name: Denise Stumpf
Notary Public in and for the State of Washington
Residing at: Kirkland
My appointment expires: 5.25.21

