

**= METROSCAN PROPERTY PROFILE =**  
**King (WA)**

**OWNERSHIP INFORMATION**

*Parcel Number* : 335140 0005 06                      *Q* : NW      *S* : 10      *T* : 23N      *R* : 04E  
*Building Id #* : 1  
*Parcel Type* : Platted  
*Owner/Taxpayer* : Tomoson Dennis/Leona  
*CoOwner* :  
*Site Address* : 3914 S 115th St Tukwila 98168  
*Mail Address* : 3914 S 115th St Tukwila Wa 98168  
*Telephone* : *Owner* :

**SALES AND LOAN INFORMATION**

<i>Recording Date</i>	: 05/31/1995	<i>Loan Amount</i>	:
<i>Auditors Fee #</i>	: 1468	<i>Lender</i>	:
<i>Sale Price</i>	: \$52,000 Full	<i>Loan Type</i>	:
<i>Deed Type</i>	: Quit Claim	<i>Interest Rate</i>	:
<i>% Owned</i>	: 100	<i>Vesting Type</i>	: Married Persons

**ASSESSMENT AND TAX INFORMATION**

<i>Taxable Land</i>	: \$47,000	<i>Improved</i>	: 69
<i>Taxable Structure</i>	: \$107,000	<i>2005 Taxes</i>	: \$1,934.77
<i>Taxable Total</i>	: \$154,000	<i>Exempt Code</i>	:
<i>Appraised Land</i>	: \$47,000	<i>Excise Tax #</i>	: 1430856
<i>Appraised Structure</i>	: \$107,000	<i>Levy Code</i>	: 2411
<i>Appraised Total</i>	: \$154,000		

**PROPERTY DESCRIPTION**

<i>Census</i>	: Tract: 263.00	<i>Block</i>	: 2
<i>Map Grid</i>	: 625 E6		
<i>Neighborhood Cd</i>	: 024002		
<i>Zoning Code</i>	: LDR		
<i>Land Use</i>	: 002 Res,Single Family Residence		
<i>Legal</i>	: BLK 20 LOT 1 & A HILLMANS C D		
	: MEADOW GARDENS # 3 W 3 FT OF A &		
	: ALL OF 1		
<i>Sub/Plat</i>	: Hillmans Cd Meadow Gardens Div No. 03		
<i>Recording Num</i>	:		
<i>Short Plat</i>	:		
<i>Volume</i>	: 12	<i>Page</i>	: 86
<i>Jurisdiction</i>	: TUKWILA		

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Parcel # : 335140 0005

Bldg Id # : 1

**PROPERTY CHARACTERISTICS**

<i>Bedrooms</i> : 3	<i>1st Floor SF</i> : 720	<i>Year Built</i> : 1911
<i>Bath Full</i> :	<i>2nd Floor SF:</i>	<i>Eff Year</i> :
<i>Bath 3/4</i> : 1	<i>3+ Floor SqFt</i> :	<i>GarageType</i> :
<i>Bath 1/2</i> :	<i>Half Floor SF</i> : 580	<i>Bsmnt Type</i> : Yes
<i>Fireplace</i> :	<i>AboveGroundSF</i> : 1,300	<i>BsmntGrade</i> :
<i>Deck</i> :	<i>Finished SqFt</i> : 1,300	<i>Bldg Matl</i> :
<i>Porch</i> : Yes	<i>Fin Bsmnt SF</i> :	<i>Bldg Cond</i> : Good
<i>Stories</i> : 1.5	<i>UnfinBsmnt SF</i> : 140	<i>Bldg Grade</i> : Low
<i>Units</i> : 1	<i>BsmntTotal SF</i> : 140	<i>%Brick/Stone:</i>
<i>Elevator</i> :	<i>Bsmnt Park SF</i> :	<i>HeatSource</i> : Gas
<i>Mobile Home:</i> No	<i>Building SqFt</i> : 1,440	<i>Heat Type</i> : Frcd Air
<i>Nuisance</i> : Traffic Noise	<i>Deck SqFt</i> :	<i>Sewer Type</i> : Private
<i>Easements</i> :	<i>AttachedGrgSF</i> :	<i>Wtr Source</i> : Water District
<i>Design Type</i> :		

LAND INFORMATION

*Lot Acres* : .13  
*Lot SqFt* : 5,638  
*Lot Shape* :  
*Tde/Uplnd* :  
*TopoProbs* :  
*Wtr Front* :  
*Sprinkler* :  
*WtrFrntSF* :  
*GroundCvr* :  
*Golf Adj* : No

VIEW INFORMATION

*View* : Yes  
*View Seattle Skyline* :  
*View Lake/River* : Average  
*View Lake Sammamish* :  
*View Mountain* :  
*View Puget Sound* :  
*View Mt. Rainier* :  
*View Olympics* :  
*View Cascades* :  
*View Territorial* :  
*View Lake Washington* :  
*View Other* :

STREET INFORMATION

*St Surface* : Paved  
*St Access* : Public

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Transamerica  
Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name DENNIS C TOMASON  
Address 3914 S. 115th  
City, State, Zip Tukwila, WA 98168

52000.00  
795.60  
05/31/95  
E1430856

### Quit Claim Deed

THE GRANTOR Thomas J. Wales, III and Darla J. Wales husband & wife  
for and in consideration of ten dollars + other good and valuable consideration  
conveys and quit claims to Dennis and Leona Tomason husband & wife  
the following described real estate, situated in the County of State of Washington,  
together with all after acquired title of the grantor(s) therein:

PARCEL A LOT 1 AND THE WEST 3 FEET OF LOT A, BLOCK 20, C.D. HILLMAN'S MEADOW GARDENS  
ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 12 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR EXISTING SEPTIC TANK DRAINFIELD AS NOW  
CONSTRUCTED ON PARCEL B, LEGALLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 23 NORTH, RANGE 4  
EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 20, C.D.  
HILLMAN'S MEADOW GARDENS ADDITION TO THE CITY OF SEATTLE, DIVISION  
NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS,  
PAGE 86, IN KING COUNTY, WASHINGTON;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 100 FEET;  
THENCE NORTH 86°15' WEST A DISTANCE OF 100 FEET;  
THENCE SOUTH 100 FEET;  
THENCE SOUTH 86°15' EAST 100 FEET TO THE POINT OF BEGINNING. --SAID EASEMENT WILL TERMINATE  
UPON INSTALLATION OF SEWERS FOR THE BENEFIT AND USE OF PARCEL A HEREIN DESCRIBED.

IN THE EVENT OF SALE, TRANSFER, OR EXCHANGE OF THE PROPERTY PLEDGED AS SECURITY  
AS DESCRIBED HEREIN, SAID NOTE SHALL BE DUE IMMEDIATELY AND PAYABLE IN FULL.

Dated May 25th 1995  
Thomas J. Wales (Individual)  
Darla Jean Wales (Individual)

By \_\_\_\_\_ (President)  
By \_\_\_\_\_ (Secretary)

STATE OF WASHINGTON } ss.  
COUNTY OF Kittitas

On this day personally appeared before me

Thomas J. Wales + Darla Jean Wales  
to me known to be the individual described in and  
who executed the within and foregoing instrument,  
and acknowledged that they signed the same  
as their free and voluntary act and deed,  
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this  
25th day of May, 1995

Elkeburg WA  
Notary Public in and for the State of Wash-  
ington, residing at Elkeburg WA

STATE OF WASHINGTON } ss.  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
before me, the undersigned, a Notary Public in and for the State of Wash-  
ington, duly commissioned and sworn, personally appeared \_\_\_\_\_

and \_\_\_\_\_  
to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary,  
respectively, of \_\_\_\_\_  
the corporation that executed the foregoing instrument, and acknowledged  
the said instrument to be the free and voluntary act and deed of said corpora-  
tion, for the uses and purposes therein mentioned, and on oath stated that  
\_\_\_\_\_ authorized to execute the said instrument and that the seal  
affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first  
above written.

Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_