



Parcel: 5153200395

Owner Information

Owner: Holderman, Susan
 13202 W Los Bancos Dr
 Sun City West AZ 85375

Parcel Information

TRS-Qtr: 21N04E06 - SW
Address:
 Federal Way WA 98023
Parcel Size: 0.37 Acres (16,200 SqFt)
Present Use: Vacant(Single-family)
School District: Federal Way
Current Zoning: Federal Way-RS15.0 - Single Family,
 Lower Density
Census Tract/Block: 030100 - 7007
Map Grid: 744-G2
% Complete: 0.00%
Property Type: Residential
Plat/Subdiv.: Marine View Estates Add
Plat Vol./Page: 44 / 59
Lot: 19
Block: 4
Unit:
Views:
Recreation:



Tax Details

Tax Year: 2020
Tax Area: FEDERAL WAY
Levy: 1205 - 11.6598
Property Tax: \$2,025.04
Tax Status:

Legal

MARINE VIEW ESTATES ADD S 135 FT OF N 270 FT

Assessment Values

Improvement: \$0.00	Taxable Improvement: \$0.00
Land: \$164,000.00	Taxable Land: \$164,000.00
Total: \$164,000.00	Taxable Total: \$164,000.00

Utilities

Water System: WATER DISTRICT	Sewer System: PUBLIC	Topography:
Street Surface: PAVED	Access: PUBLIC	

Transfer Information

Rec. Date: 01/04/2006	Sale Price: \$260,000.00	Doc Num: 20060104001437	Doc Type: Deed
Owner: Tim Holderman		Grantor:	
Orig. Loan Amt:		Title Co: FIRST AMERICAN TITLE INSURANCE	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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01#
0
W

001#
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AGE 15
5 (P.)



111.12

112.97

4261178-30

K.C. 142

N 1-33-53 E 717.64 (P.)

N 89-24-36 W (P.)

0310

117.76

515320
0397

135

0397

515320
0390

515320
0395



399.97

135

400

0390

93

0395

200

515320
0392

200

19

515320
0396

130

0396

18

515320
0392

0392



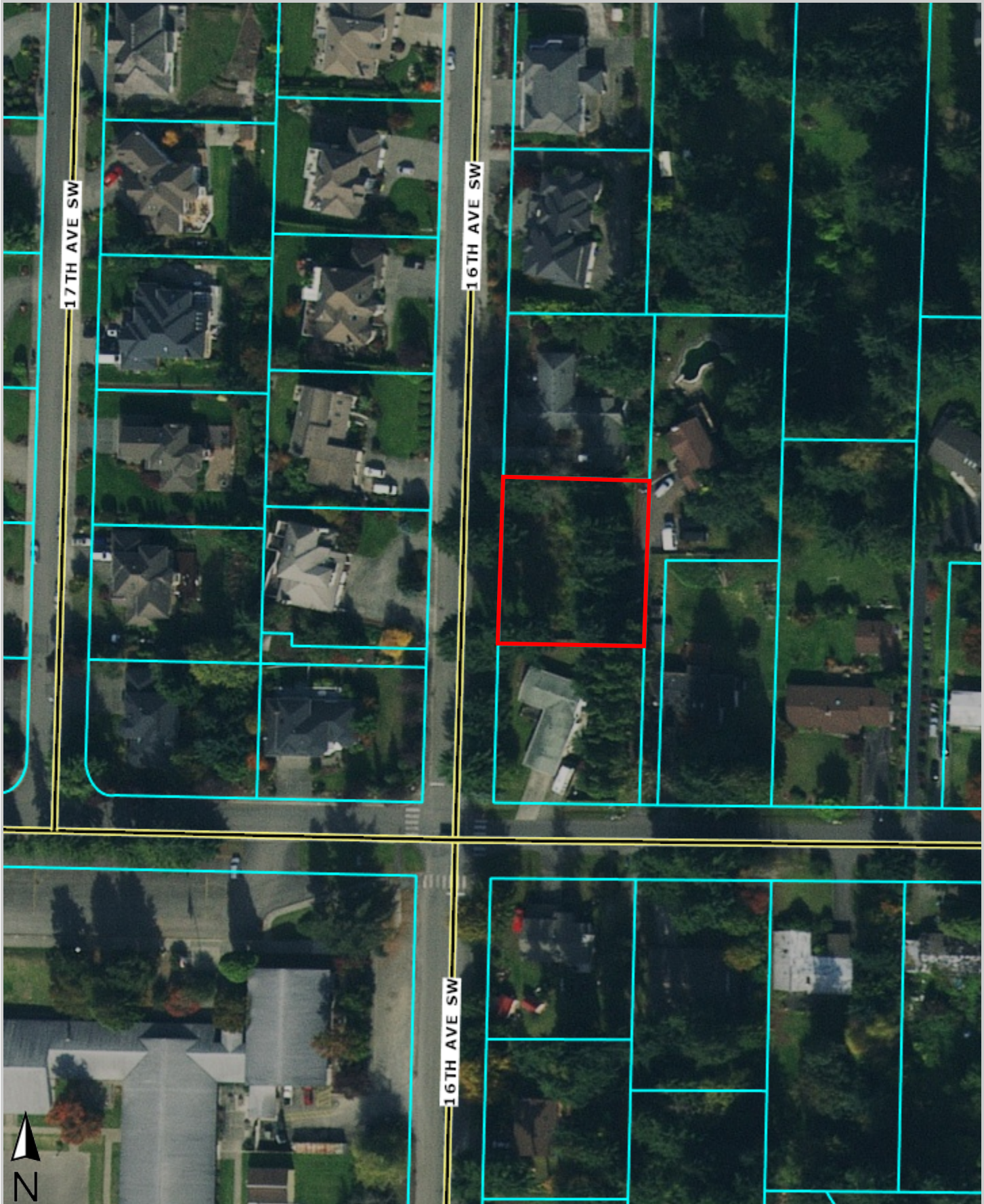
First American Title

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.



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20060104001437
33.00

FIRST AMERICAN WD
PAGE001 OF 002
01/04/2006 13:05
KING COUNTY, WA

AFTER RECORDING MAIL TO:

Tim Holderman and Susan Holderman
30157 16th Ave. SW
Federal Way, WA 98023

E2179733

01/04/2006 12:57
KING COUNTY, WA
TAX \$4,633.00
SALE \$260,000.00

PAGE001 OF 001

Filed for Record at Request of:
First American Title Insurance Company



First American Title
Insurance Company

STATUTORY WARRANTY DEED

2/19/33

File No: 4204-733574 (CMN)

Date: December 30, 2005

Grantor(s): Heirs and Devisees of Gordon V. Pinches,

Grantee(s): Tim Holderman and Susan Holderman

Abbreviated Legal: Portion of Lot 19, Block 4, MARINE VIEW ESTATES, Volume 44, Page 59

Additional Legal on page:

Assessor's Tax Parcel No(s): 515320039503

FIRST AMERICAN 733574

Pamela A. Pinches, personal representative for
THE GRANTOR(S) Heirs and Devisees of Gordon V. Pinches, deceased for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Tim Holderman and Susan Holderman, husband and wife, the following described real estate, situated in the County of King, State of Washington.

The South 135 feet of the North 270 feet of Lot Nineteen (19), Block Four (4), MARINE VIEW ESTATES, according to plat recorded in Volume 44 of Plats, Page 59, records of King County, Washington.

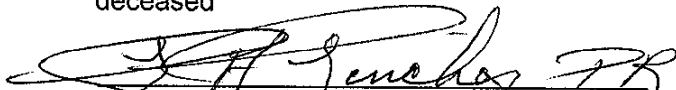
Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: 515320039503

Statutory Warranty Deed
- continued

File No.: 4204-733574 (CMN)
Date: 12/30/2005

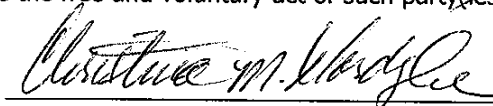
Heirs and Devictees of Gordon V. Pinches,
deceased


Pamela A. Pinches, Personal Representative

STATE OF Washington)
)-ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that **Pamela A. Pinches**, ~~is~~ ^{are} the person(s) who appeared before me, and said person(s) acknowledged that he/~~she~~/they signed this instrument, on oath stated that he/~~she~~/they ~~is~~ ^{are} authorized to execute the instrument and acknowledged it as the of **Heirs and Devictees of Gordon V. Pinches, deceased** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-4-06



Notary Public in and for the State of Washington
Residing at: Sumner
My appointment expires: 10-9-07

