

# **First American Title Insurance Company**

MORTGAGE SOLUTIONS DIVISION  
920 5TH AVENUE, SUITE 1200, SEATTLE, WA 98101

**JULY 30, 2020**

**LEVY VON BECK AND ASSOCIATES  
1200 5TH AVENUE, SUITE 1850  
SEATTLE, WA 98101  
ATTN: TED M. LEVY**

REFERENCE: **5866.0001/CLOSE/CLOSE**  
OUR ORDER NUMBER: **8758730**

THE ITEMS ENCLOSED WERE PREPARED FOR THE SOLE USE OF THE HEREIN-NAMED TRUSTEE. THESE ITEMS SHOULD NOT BE RELIED UPON BY ANY THIRD PARTY AS A CONDITION OF TITLE.

**First American Title Insurance Company  
Mortgage Solutions Division**

MARIE CRUZ CHRIS RUIZ  
TITLE OFFICER(s)  
PH:  
FX:

ENCLOSURE



**First American**  
MORTGAGE SOLUTIONS

3 First American Way, Santa Ana, CA 92707

**PROPERTY INFORMATION REPORT**

**LEVY VON BECK AND ASSOCIATES**  
**1200 5TH AVENUE, SUITE 1850**  
**SEATTLE, WA 98101**  
**Customer Contact: TED M. LEVY**

DATE ISSUED: JULY 30, 2020  
ORDER NO.: **8758730**  
REFERENCE: **5866.0001/CLOSE**

TITLE OFFICER: MARIE CRUZ CHRIS RUIZ

NAME: **FRAND A CLOSE**  
PROPERTY ADDRESS: **3887 W MERCER WAY, MERCER ISLAND, WA 98040-3317**  
COUNTY: **KING**  
EFFECTIVE DATE: **JULY 22, 2020 AT 7:30 AM**

**A. VESTING DETAILS IN THE LAST RECORDED DOCUMENT(S) IN THE COUNTY WHERE THE LAND IS LOCATED PURPORTING TO TRANSFER TITLE TO THE SUBJECT PROPERTY:**

**FRANK AIKENS CLOSE AND TERRI LATCHEM CLOSE, HUSBAND AND WIFE,  
AS COMMUNITY PROPERTY**

**B. THE FOLLOWING TAX INFORMATION IS SHOWN:**

ASSESSED VALUATION:

LAND: **\$2,192,000.00** IMPROVEMENTS: **\$1,081,000.00** EXEMPTIONS: **\$0.00**

1. GENERAL TAXES FOR THE YEAR 2020  
AMOUNT: **\$26,412.81**  
AMOUNT PAID: **\$13,206.41**  
TAX ACCOUNT NO.: **362350-0361-03**  
LAND: **\$2,192,000.00**  
IMPROVEMENT: **\$1,081,000.00**

**C. OFFICIAL RECORDS OF THE COUNTY WHERE THE LAND IS LOCATED SHOWS THE FOLLOWING LIENS AGAINST AND MORTGAGES/DEEDS OF TRUSTS EXECUTED BY THE GRANTEE(S) LISTED ABOVE IN SECTION A OTHER THAN THOSE FOR WHICH A RELEASE APPEARS IN THE PUBLIC RECORDS:**

**ORDER NO: 8758730**  
**REFERENCE NO: 5866.0001/CLOSE**  
**FILE NO:**  
**TITLE OFFICER: MARIE CRUZ CHRIS RUIZ**

2. A DEED OF TRUST TO SECURE ANY ORIGINAL INDEBTEDNESS OF **\$500,000.00**, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED **APRIL 22, 2002** AS INSTRUMENT NO. **20020422001203** OF OFFICIAL RECORDS.

DATED: **MARCH 11, 2002**  
GRANTOR: **FRANK AIKENS CLOSE, AND TERRI LATCHEM CLOSE,  
HUSBAND AND WIFE**  
TRUSTEE: **WELLS FARGO FINANCIAL NATIONAL BANK**  
BENEFICIARY: **WELLS FARGO BANK, N A.**

3. A DEED OF TRUST TO SECURE ANY ORIGINAL INDEBTEDNESS OF **\$845,000.00**, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED **MARCH 27, 2013** AS INSTRUMENT NO. **20130327002093** OF OFFICIAL RECORDS.

DATED: **MARCH 20, 2013**  
GRANTOR: **FRANK AIKENS CLOSE, A MARRIED PERSON AND TERRI  
LATCHEM CLOSE, A MARRIED PERSON**  
TRUSTEE: **NORTHWEST TRUSTEE SERVICES LLC**  
BENEFICIARY: **WELLS FARGO BANK, N.A.**

**NOTICE OF PENDENCY OF ACTION**

FILED **12/19/2019.**  
COURT: **SUPERIOR COURT KING COUNTY**  
CASE NO.: **19-2-33067-8**  
PLAINTIFF: **FRANK CLOSE AND TERRI CLOSE**  
DEFENDANT: **JUDIE WISCHMAN, JUDIE WISCHMAN, CHARLES L WISCHMAN,  
PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES L  
WISCHMAN AND THE CITY OF MERCER ISLAND**

4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "**UCC FINANCING STATEMENT**" RECORDED **7/15/2020** AS INSTRUMENT NO. **20200715001563** OF OFFICIAL RECORDS.

**ORDER NO: 8758730**

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**FILE NO:**

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**D. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF KING, AND DESCRIBED AS FOLLOWS:**

LOT 9, BLOCK B, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, EXCEPT THE NORTHEASTERLY 240.00 FEET THEREOF;

TOGETHER WITH SHORELANDS ADJACENT.

**ORDER NO: 8758730**

**REFERENCE NO: 5866.0001/CLOSE**

**FILE NO:**

**TITLE OFFICER: MARIE CRUZ CHRIS RUIZ**

**This Report contains information current as of the Effective Date obtained from the records established under state statutes in existence at Effective Date for the purpose of imparting constructive notice of matters relating to real property to purchasers and lenders for value and without knowledge of such matters under the laws of the jurisdiction where the Land is located. This Report may make reference to matters of record wherein a party's name may be similar or identical to that of the purported owner(s) of the Land, but which may not in fact be the same person(s). Therefore, additional information may be required to analyze the information contained in this Report.**

**THIS REPORT: (I) IS NOT AN INSURED PRODUCT OR SERVICE OR AN ABSTRACT, LEGAL OPINION OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY; (II) IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON; AND (III) MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF FIRST AMERICAN. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND EXPRESSLY DISCLAIMS ANY LIABILITY TO ANY PERSON OR ENTITY FOR LOSS OR DAMAGE CAUSED BY ERRORS OR OMISSIONS IN THE REPORT REGARDLESS OF WHETHER SUCH ERRORS OR OMISSIONS RESULT FROM NEGLIGENCE, ACCIDENT, OR OTHER CAUSE.**