



King County Parcel Information

Parcel: **2821079018**

Site Address: **Enumclaw WA 98022**

Owner: **Horton, Steven**
Wanits, Corinne
20032 SE 300th St
Covington WA 98042

Twn/Range/Section: **21N / 07E / 28 / SE**

Parcel Size: **49.95 Acres (2,176,001 SqFt)**

Plat/Subdivision:

Lot:

Block:

Census Tract/Block: **031502 / 1127**

Waterfront:

Waterfront Access Rights: **false**

Frontage Feet:

Levy Code: **3531**

Levy Rate: **9.1461 (2022)**

Total Value: **\$8,842.00 (2022)**

Total Land Value: **\$8,842.00**

Total Impr Value:

Taxable Value: **\$8,842.00**

Tax Information

Tax Year	Annual Tax
2022	\$101.51
2021	\$109.72
2020	\$104.81

Legal

SW 1/4 OF SE 1/4 & POR OF SE 1/4 OF SE 1/4 LY WLY OF LN RNG N 00-49-30 E 318.40 FT FR PT ON S LN N 89-33-00 E 165.00 FT FR SW COR TH N 27-22-00 E 1089.89 FT TO N LN THIS PARCEL DESIGNATED FOREST LAND PURSUANT TO SUBSECTION (3) OF RCW 84.33.120 OR 84.33.130

Land

Land Use: 0	Zoning: County-F - Forest	Map Grid: 779-C4
Sewer:	View:	Water:
Watershed: 1711001302 - Middle Green River	Neighborhood: 40-9	Recreation:
School District: Enumclaw	Primary School: BYRON KIBLER ELEMENTARY SCHOOL	Middle School: THUNDER MOUNTAIN MIDDLE SCHOOL
High School: ENUMCLAW SR HIGH SCHOOL		

Improvement

Year Built:	Total Units:	Building Name:
Stories:	Bedrooms:	Bathrooms:
Full Baths:	3/4 Baths:	Half Baths:
Fin SqFt:	Bsmt Fin/Unfin:	Basement Desc:
Buildings:	Condition:	Fireplace: 0
Garage SqFt:	Carport SqFt:	Heat:
Deck SqFt:	Porch SqFt:	Patio SqFt:

Transfer Information

Rec. Date: **06/04/2008**

Sale Price: **\$450,000.00**

Doc Num: **20080604001003**

Doc Type: **Deed**

Owner: **Steven Horton**

Grantor: **BESSLER ERNEST J**

Orig. Loan Amt: **\$315,000.00**

Title Co: **PACIFIC NW TITLE**

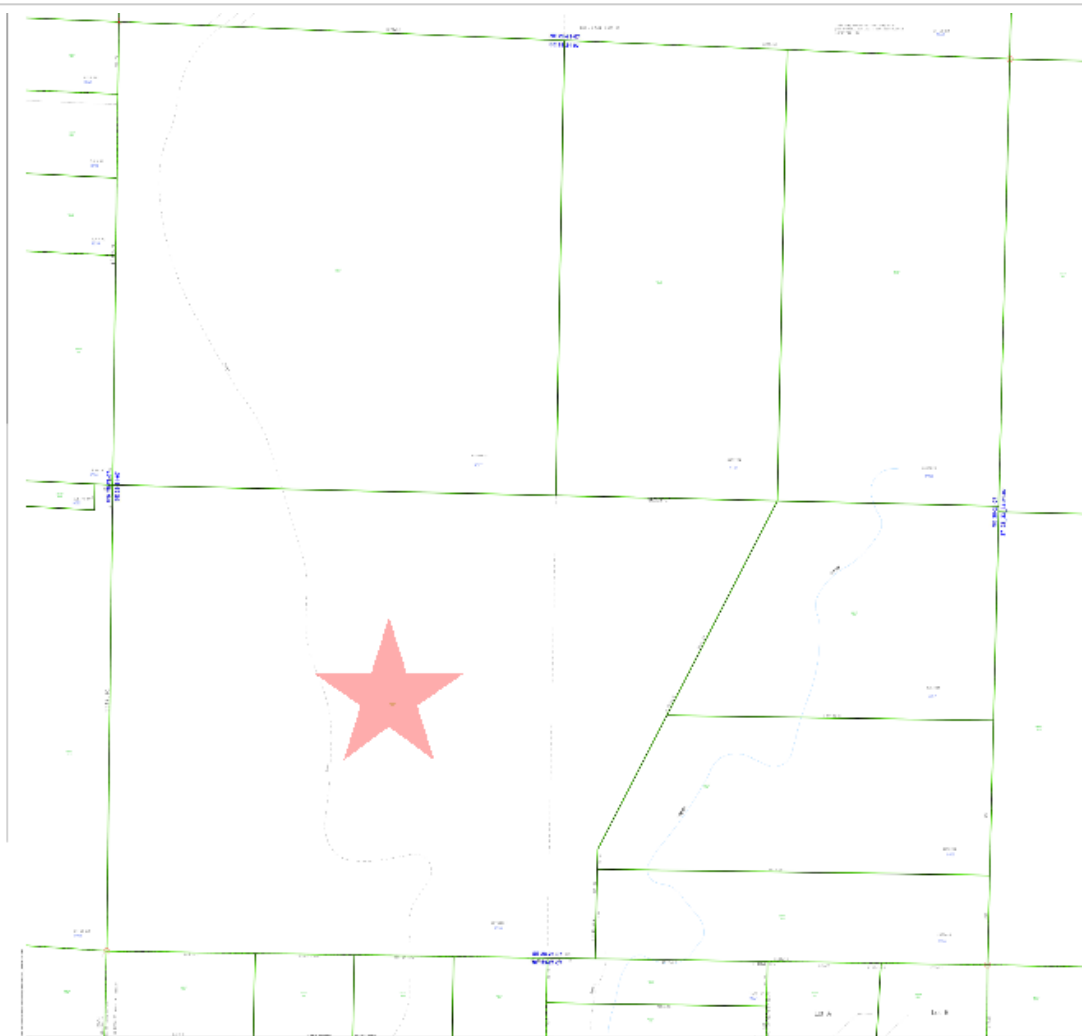
Finance Type:

Loan Type: **Conventional**

Lender: **US BK NATIONAL ASSN**

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.

Assessor Map

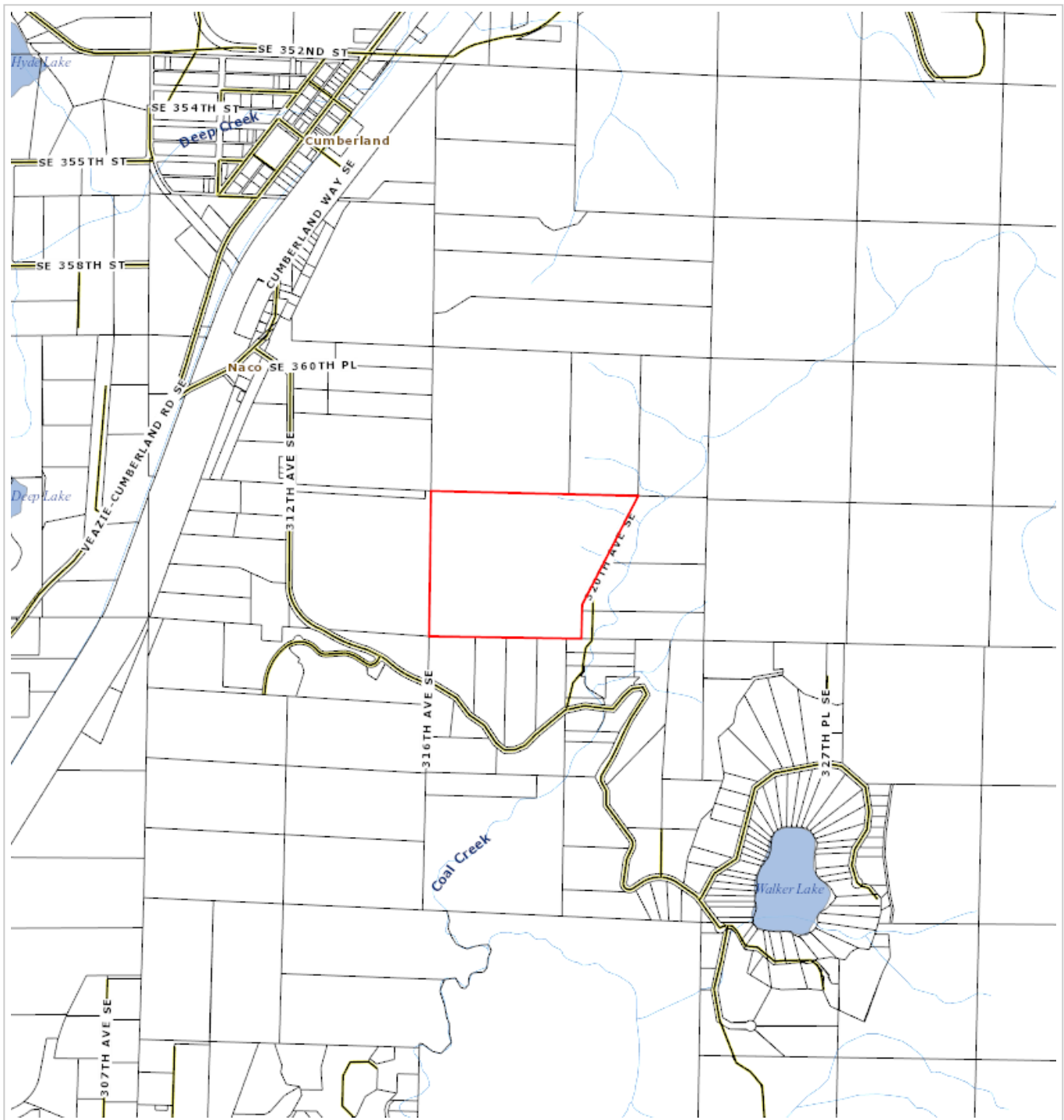


Parcel ID: 2821079018

Site Address:

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Street Map



Parcel ID: 2821079018

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20080604001003

 PACIFIC NW TIT WD 45.00
 PAGE001 OF 004
 06/04/2008 12:16
 KING COUNTY, WA

E2349037

 06/04/2008 12:14
 KING COUNTY, WA
 TAX \$8,015.00
 SALE \$450,000.00 PAGE001 OF 001

 RETURN TO:
 STEVEN HORTON
 20032 SE 300TH ST
 COVINGTON, WA 98042

STATUTORY WARRANTY DEED

 pnwt
 6567426

Reference # (if applicable)

Grantor(s): ERNEST J BESSLER

Additional on Page:

4/045

Grantee(s): STEVEN HORTON

Additional on Page: CORINNE WANITS

Abbreviated Legal Description: ptn se 1/4 28-21-7

Additional on Page:

Assessor's Tax Parcel ID# 282107-9018-07

THE GRANTOR ERNEST J BESSLER, AN UNMARRIED MAN

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to STEVEN HORTON AND CORINNE WANITS, HUSBAND AND WIFE

the following described real estate, situated in the County of KING

State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF.

SUBJECT TO:

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Dated: June 02, 2008

 ERNEST J BESSLER

NOTARY PAGE

STATE OF WASHINGTON }
 } ss.
 County of KING }

I hereby certify that I know or have satisfactory evidence that ERNEST J. BESSLER

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 2, 2008

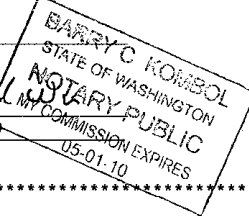
Notary Public in and for the State of Washington

BARRY C KOMBOL
BLACK DIAMOND

Printed Name

Residing at Black Diamond

My appointment expires 5/1/10



STATE OF WASHINGTON }
 } ss.
 County of _____ }

I hereby certify that I know or have satisfactory evidence that _____

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that _____
 authorized to execute the instrument and acknowledge it as the _____
 of _____ to be the free and voluntary
 act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Printed Name

Residing at _____

My appointment expires _____

EXHIBIT "A"

LEGAL DESCRIPTION:

The southwest quarter of the southeast quarter of Section 28, Township 21 North, Range 7 East, W.M., in King County, Washington, and that portion of the southeast quarter of the southeast quarter of said Section described as follows:

Beginning at the southwest corner of the southeast quarter of the southeast quarter of Section 28, Township 21 North, Range 7 East, W.M., in King County, Washington;
Thence north 89°33'00" east 165 feet;
Thence north 0°49'30" east 318.40 feet;
Thence north 27°22' east 1,089.89 feet;
Thence westerly to the northeast corner of the southwest quarter of the southeast quarter of said Section;
Thence southerly to the point of beginning;

TOGETHER WITH an easement for road and utilities as established in instrument recorded under Recording Number 9810272135, as supplemented by instruments recorded under Recording Numbers 20000626000790 and 20051017000217.

EXHIBIT "B"

1. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE: Not disclosed
PURPOSE: Ingress and utilities
AREA AFFECTED: An easterly portion of said premises and other property
RECORDED: August 4, 1995
RECORDING NUMBER: 9508041332

NOTE: The owners of record at that time did not enter into the execution of said easement.

2. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE: Owners of adjacent parcels
PURPOSE: Road and utilities
AREA AFFECTED: As located within the southwest quarter of the southeast quarter of said Section and other property
RECORDED: October 27, 1998
RECORDING NUMBER: 9810272135

Said easement contains a provision for bearing a share in the cost of maintenance, repair or reconstruction of said common road by the common users.

NOTE: Supplements to said easement were recorded under Recording Numbers 20000626000790 and 20051017000217.

3. DECLARATION OF COVENANT INDIVIDUAL WATER SUPPLY AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: October 1, 2007
RECORDING NUMBER: 20071001001202