

Property Detail Report
5102 Harts Lake Rd S, Roy, WA 98580
APN: 021736-2-025

Pierce County Data as of: 05/14/2025

Owner Information

Owner Name:	Mashkoffseff Adelaide M / Mashkoffseff Charles K		
Vesting:			
Mailing Address:	335 Arrowhead Beach Rd, Camano Island, WA 98282-8711	Occupancy:	Absentee Owner

Location Information

Legal Description:	Section 36 Township 17 Range 02 Quarter 21 Parcel A Dblr 2006-01-25-5004 Desc As Foll W 10 Acs Of N 20 Acs Of Foll Desc Parcel N 1/2 Of Se Of Nw Tog/W S 1/2 Of Ne Of Nw Exc Por Ly N Of Foll Desc Li Beg At Pt On W Li Of Sd S 1/2 Of Ne Of Nw Sd Pt Being 165.3 Ft S Of Nw Cor Th Se To Pt On E Li Sd S 1/2 Of Ne Of Nw Sd Pt Being 186.8 Ft S Of Ne Cor Thereof Tog/W & Subj To Ease Restr & Reserv Of Rec Designated Forest Land Rcw 84.33 1997 10 Acs 9812070068 Trnsfd To Timberland Rcw 84.34 2007 200708230768 Out Of 2-024 Seg 2006-0901Ch/BI 03-08-06BI			County:	Pierce, WA
APN:	021736-2-025	Alternate APN:		Census Tract / Block:	073001 / 4019
Munic / Twnshp:	Pierce County	Twnshp-Rng-Sec:	17-02-36	Legal Lot / Block:	15A /
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Yelm School District	High School:	Yelm High School 1...
Elementary School:	Mckenna Elementary...	Middle School:	Yelm Middle School		
Latitude:	46.92025	Longitude:	-122.4988		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	01/12/2010 / 04/06/2010	Price:	\$147,500	Transfer Doc #:	2010.04.06.312
Buyer Name:	Mashkoffseff Adelaide M / Mashkoffseff Charles K	Seller Name:	Ransom J B	Deed Type:	Foreclosure

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:				Title Company:	
Lender:					

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Forest	Lot Area:	435,600 Sq. Ft.	Zoning:	R10
State Use:	Ab0 - Ab0	Lot Width / Depth:		# of Buildings:	
County Use:	8800 - Desig Forest Lnd Rcw 84.33	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	10.0	Water / Sewer Type:	/ No
Flood Zone Code:	X	Flood Map #:	53067C0386F	Flood Map Date:	10/19/2023
Community Name:	Pierce County	Flood Panel #:	0386F	Inside SFHA:	False

Tax Information

Assessed Year:	2024	Assessed Value:	\$166,700	Market Total Value:	\$166,700
Tax Year:	2024	Land Value:	\$166,700	Market Land Value:	\$166,700
Tax Area:		Improvement Value:		Market Imprv Value:	
Property Tax:	\$38.62	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

**Disclaimer:** This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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3124182



201004060312 2 PGS  
04/06/2010 11:50:13 AM \$63.00  
PIERCE COUNTY, WASHINGTON

WHEN RECORDED RETURN TO:

J. B. RANSOM  
100 West Harrison Street  
Suite 540, South Tower  
Seattle WA 98119

RECORDED AT REQUEST OF  
J. B. RANSOM

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### TRUSTEE'S DEED

The Grantor, J. B. Ransom, as present Trustee under that Deed of Trust, as herein particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: ADELAIDE M. MASHKOFITSEFF and CHARLES K. MASHKOFITSEFF, wife and husband, Grantee, that real property, situated in the County of Pierce, State of Washington, described as follows:

Parcel A, as shown on that certain Boundary Line Revision being a portion of the Northwest Quarter of Section 36, Township 17 North, Range 3 East of the W.M., recorded under Auditor's No. 200601255004, in Pierce County, Washington.

Assessor's Tax Parcel No.: 021736-202-5

### RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Horan Real Estate Investments, Inc., a Washington corporation, as Grantor, to Rainier Title Company, as Trustee, and Adelaide M. Mashkofitseff and Charles K. Mashkofitseff, as Beneficiary, dated June 4, 2008, and recorded June 9, 2008, as instrument No. 200806090322, records of Pierce County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$115,766.16, with interest thereon, according to the terms thereof, in favor of Adelaide M. Mashkofitseff and Charles K. Mashkofitseff and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

04/06/2010 11:43:23 AM RCAROVA 4233785 1 PG  
EXCISE COLLECTED: \$0.00 PROC FEE: \$5.00  
AUDITOR TECH FEE: \$5.00  
PIERCE COUNTY, WA

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5. Adelaide M. Mashkoffseff and Charles K. Mashkoffseff, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and recorded on September 14, 2009, in the office of the Auditor of Pierce County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No.: 200909140339.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, 930 Tacoma Avenue South, Tacoma, Pierce County, Washington, a public place, on December 18, 2009 at 10:00 a.m., and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.

8. During foreclosure no action was pending on an obligation secured by said Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.

10. This Trustee's Deed is subject to any applicable redemption rights afforded the United States under federal law.

11. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on December 18, 2009, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$147,500.00, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

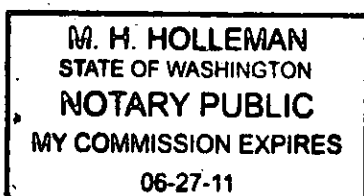
Dated this 12<sup>TH</sup> day of January, 2010.


  
\_\_\_\_\_  
J. B. RANSOM, Trustee

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF KING       )

I certify that I know or have satisfactory evidence that J. B. RANSOM is the person who appeared before me, and said person executed the foregoing instrument and acknowledged to me that he signed the said instrument as his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 12, 2010.



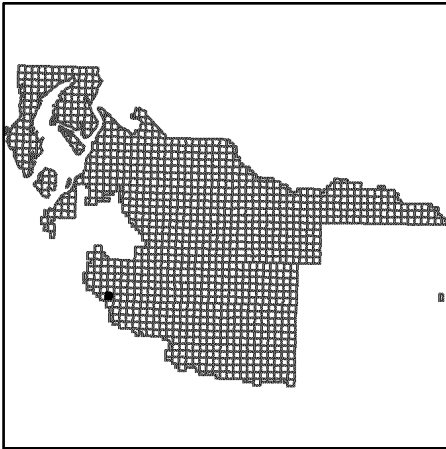
  
\_\_\_\_\_  
Printed Name: M. H. HOLLEMAN  
Notary Public in and for the State of Washington.  
Residing at Seattle.  
My appointment expires: 6.27.2011.

NW 1/4 SEC 36  
T17N R2E W.M.



Washington State Plane Feet, South Zone  
Datum: NAD83-91

0217264	0217253	0217254
0217351	0217362	0217361
0217354	0217363	0217364



DATE OF PRODUCTION: 07/18/2019  
MAP NUMBER:0217362

Assessor-Treasurer  
2401 South 35th St, Rm 142  
Tacoma, Washington 98409

*The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.*

Legend

- Railroad
- Monument Line
- Private Road
- Public ROW
- Hydrographic
- Encumbrance
- Condominium
- Large Lot
- Record of Survey
- Short Plat
- Plat
- PLSS Boundaries
- City Limits

