

Property Detail Report

23730 178th PI SE, Kent, WA 98042-4732

APN: 132205-9038

King County Data as of: 11/21/2023

Owner Information

Owner Name:	Brutsche Robert C		
Vesting:			
Mailing Address:	23730 178th PI SE, Kent, WA 98042-4732	Occupancy:	Owner Occupied

Location Information

Legal Description:	Pp Act 37618493 Mobile Home Por Se 1/4 Of Se 1/4 Str 13-22-05 Daf: W 1/2 Of E 1/2 Less E 130 Ft Of S 580 Ft & Less S 545 Ft Of Por Sd Tr Ly W Of E 190 Ft Thof & Less S 30 Ft Thof For Co Rd & Less Por Thof Taken For Aqueduct R/W (Kc Sup Ct Cause No 201476) Tgw Por E 1/2 Of W 1/2 Of Sd Subd Ly Sely Of Sely Mgn Of Bonneville Trans Ln Esmt Less S 545 Ft Thof – Per King Co Lot Line Adjustments No 385090 Recording No 8604030786; No 285062 Recording No 8604030787; & No 285045 Recording No 8604030788			County:	King, WA
APN:	132205-9038	Alternate APN:	132205903801	Census Tract / Block:	031800 / 3064
Munic / Twnshp:	King County	Twnshp-Rng-Sec:	22-5-13	Legal Lot / Block:	A /
Subdivision:	Lla 385090	Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Kent School District	High School:	Kentwood High Scho...
Elementary School:	Crestwood Elementa...	Middle School:	Mattson Middle Sch...		
Latitude:	47.38936	Longitude:	-122.10361		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	04/03/2020 / 04/08/2020	Price:	\$370,000	Transfer Doc #:	2020.04.08.1316
Buyer Name:	Brutsche Robert C	Seller Name:	Krohn Steven H	Deed Type:	Deed

Last Market Sale

Sale / Rec Date:	04/03/2020 / 04/08/2020	Sale Price / Type:	\$370,000 /	Deed Type:	Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$370,000 /	1st Mtg Rate / Type:	3.4 / Estimated	1st Mtg Doc #:	2020.04.08.1317
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2020.04.08.1316
Seller Name:	Krohn Steven H				
Lender:	Survivor S Trust Ua The Brntsc			Title Company:	None Available

Prior Sale Information

Sale / Rec Date:	05/12/2017 / 05/17/2017	Sale Price / Type:	\$340,000 /	Prior Deed Type:	General Warranty Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	2017.05.17.866
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:	Mobile Home	Lot Area:	251,979 Sq. Ft.	Zoning:	RA5
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	008 - Mobile Home	Usable Lot:	251979	Res / Comm Units:	
Site Influence:		Acres:	5.785	Water / Sewer Type:	Public / Private
Flood Zone Code:	X	Flood Map #:	53033C1015G	Flood Map Date:	08/19/2020
Community Name:	King County	Flood Panel #:	1015G	Inside SFHA:	False

Tax Information

Assessed Year:	2022	Assessed Value:	\$731,000	Market Total Value:	\$731,000
Tax Year:	2023	Land Value:	\$388,000	Market Land Value:	\$388,000

Tax Area:	5145	Improvement Value:	\$343,000	Market Imprv Value:	\$343,000
Property Tax:	\$7,919.52	Improved %:	46.92%	Market Imprv %:	46.92%
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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WHEN RECORDED RETURN TO:

Alston, Courtnage & Bassetti LLP
1420 Fifth Avenue, Suite 3650
Seattle, WA 98101-4011
Attn: Susan A. Kim

TRUSTEE'S DEED

Grantor: Krohn, Steven H., as Trustee of the Survivor's Trust UA The Brutsche Family Revocable Trust

Krohn, Steven H., as Trustee of the Marital Deduction Trust II UA The Brutsche Family Revocable Trust

Grantee: Brutsche, Robert C., a married person as his separate property

Abbrev. Legal: PTN. SE1/4 SE1/4 SEC 13-22N-5E AKA Lt. A, LLA REC.
8604030786, 8604030787 & 8604030788, KING COUNTY, WA.
Full legal description is on page 4.

Tax Parcel No.: 132205-9038-01

Steven H. Krohn ("Grantor"), the duly qualified and acting Trustee of the Survivor's Trust UA The Brutsche Family Revocable Trust, as restated and amended, and of the Marital Deduction Trust II UA The Brutsche Family Revocable Trust, as restated and amended (together, the "Trusts"), quitclaims and conveys to Robert C. Brutsche, a married person as his separate property ("Grantee"), all of the Trusts' interest, including any interest therein which the Trusts may hereafter acquire, in the real property situated in King County, Washington, legally described in Exhibit A.

Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated April 3, 2020.

[Signature page follows.]

GRANTOR:

A handwritten signature in cursive script, appearing to read "Steven H. Krohn", is written over a horizontal line.

Steven H. Krohn, as Trustee of the Survivor's
Trust UA The Brutsche Family Revocable Trust
and the Marital Deduction Trust II UA The
Brutsche Family Revocable Trust, and not in his
individual capacity.

WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT
RCW 42.44.100

State of Washington }
County of King } ss.

I certify that I know or have satisfactory evidence that Steven Krohn
Name of Signer

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



Dated: April 3, 2020
Month/Day/Year

Suzanne M Dickinson
Signature of Notarizing Officer

Notary
Title (Such as "Notary Public")

Place Notary Seal and/or Stamp Above

My appointment expires: 10-15-2021

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

EXHIBIT A

Legal Description

THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 5 EAST W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 130.00 FEET OF THE SOUTH 580 FEET THEREOF;

EXCEPT THE SOUTH 545.00 FEET OF THAT PORTION OF SAID TRACT LYING WEST OF THE EAST 190.00 FEET THEREOF;

EXCEPT THE SOUTH 30.00 FEET THEREOF FOR S.E. 240TH STREET;

AND EXCEPT THAT PORTION THEREOF CONDEMNED FOR AQUEDUCT RIGHT-OF-WAY IN KING COUNTY SSUPERIOR COURT CAUSE NO. 201476 UNDER ORDINANCE NO. 52768 OF THE CITY OF SEATTLE;

TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE WEST HALF OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, LYING EASTERLY OF THE EASTERLY LINE OF THE BONNEVILLE TRANSMISSION LINE EASEMENT;

EXCEPT THE SOUTH 545.00 FEET THEREOF;

(ALSO KNOWN OF RECORD AS LOT A OF KING COUNTY LOT LINE ADJUSTMENTS NOS. 385090, 285062 AND 285045, RECORDED UNDER KING COUNTY RECORDINGS NOS. 8604030786, 8604030787 AND 8604030788, RESPECTIVELY).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CHICAGO TITLE INSURANCE COMPANY
has placed the document of
record as a customer courtesy
and accepts no liability for
the accuracy or validity of
the document.



1 inch = 100 ft
Date: 6/28/2019

