

PROPERTY PROFILE

PARCEL INFORMATION	
Parcel:	3396810090
Site Address:	13314 174th Ave NE Redmond WA 98052
Owner:	Linstad, Jeffrey Linstad, Wendy
	13314 174th Ave NE Redmond WA 98052
Twn/Range/Section:	26N / 05E / 24 / SE
Parcel Size:	0.37 Acres (16,304 SqFt)
Plat/Subdivision:	Hollymor 02
Plat Volume/Page:	130 / 10
Lot:	9
Block:	
Census Tract/Block:	032322 / 3010
Waterfront:	
Waterfront Access Rights:	false
Frontage Feet:	
Levy Code:	7568
Levy Rate:	11.9115 (2021)
Total Value:	\$774,000.00 (2020)
Total Land Value:	\$351,000.00
Total Impr Value:	\$423,000.00
Taxable Value:	\$774,000.00



TAX INFORMATION	
Tax Year	Annual Tax
2021	\$9,890.30
2020	\$9,839.73
2019	\$8,621.29

LEGAL
HOLLYMOR NO 02

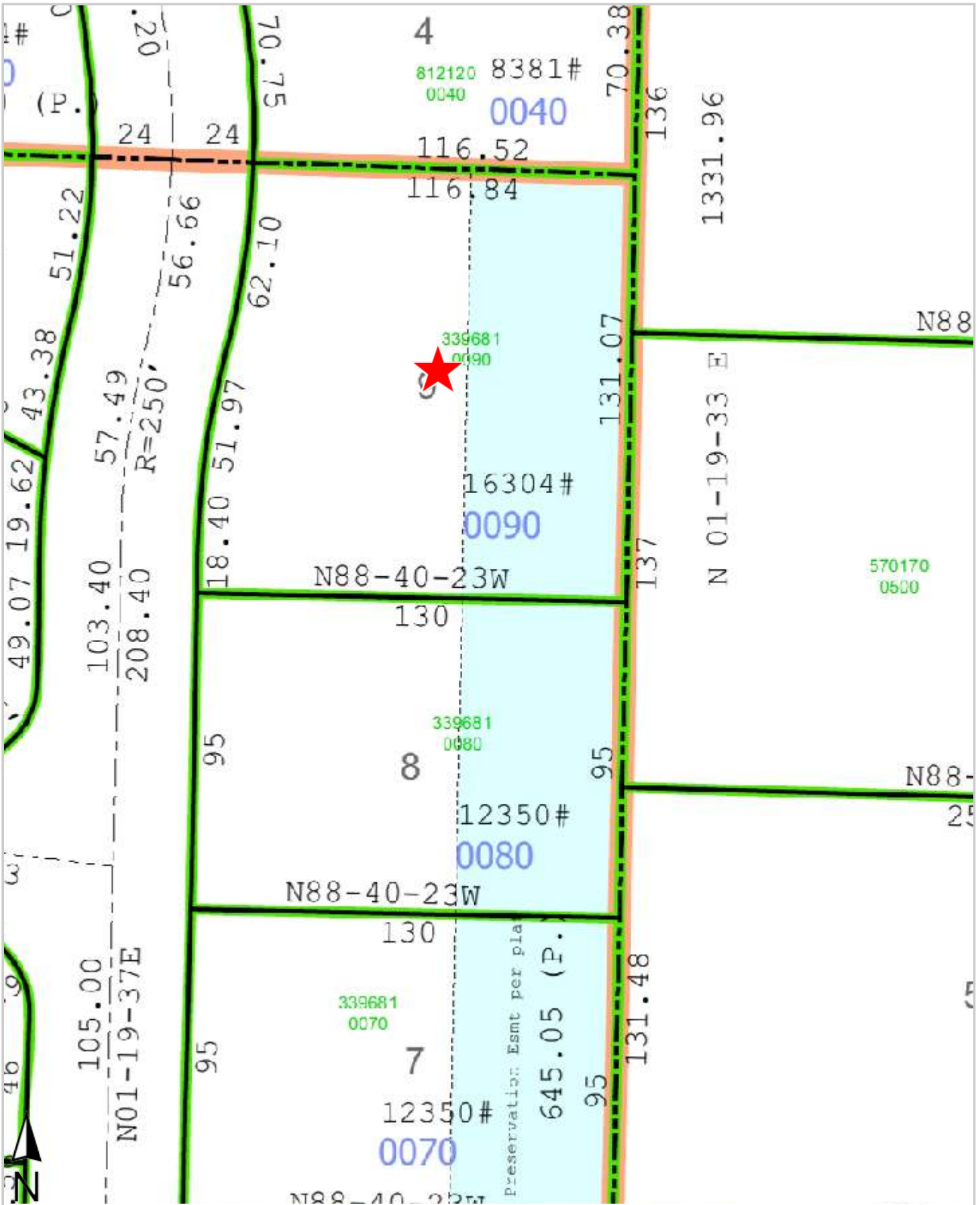
LAND			
Land Use:	2 - Single Family(Res Use/Zone)	Zoning:	County-R-6 - Residential, Six Du Per Acre
		Map Grid:	507-D5
Sewer:	PUBLIC	View:	
Watershed:	1711001203 - Middle Sammamish River	Water:	PUBLIC
		Recreation:	
School District:	Northshore	Primary School:	Sunrise Elementary
		Middle School:	Timbercrest Junior High
High School:	Woodinville HS		

IMPROVEMENT			
Year Built:	1986 (1986)	Total Units:	
Stories:	2	Bedrooms:	4
Full Baths:	2	3/4 Baths:	
Fin SqFt:	2,430	Bsmt Fin/Unfin:	
Buildings:	1	Condition:	Average
Garage SqFt:	800	Carport SqFt:	
Deck SqFt:	430	Porch SqFt:	
		Building Name:	
		Bathrooms:	2.5
		Half Baths:	1
		Basement Desc:	
		Fireplace:	1
		Heat:	Gas - Forced Air
		Patio SqFt:	80

TRANSFER HISTORY

Loan Date:	05/19/1993	Loan Amt:	\$52,374.00	Doc Num:	9305191295	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	LENDER SELLER		
Rec. Date:	07/25/1986	Sale Price:	\$30,000.00	Doc Num:	8607250630	Doc Type:	Deed
Owner:	Jeffrey S Linstad			Grantor:	J W MORRISON INC		
Orig. Loan Amt:	\$92,367.00			Title Co:	FIRST AMERICAN TITLE INSURANCE		
Finance Type:		Loan Type:	FHA	Lender:	SEAFIRST MTG CORP		

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.



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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File of Record in Northwest of
FIRST AMERICAN TITLE Insurance Company
 FOURTH & BLANCHARD BLDG
 SEATTLE, WA 98121

THIS SPACE PROVIDED FOR RECORDER'S USE:

86/07/25 #0630 B
 RECD F 6.00
 CASHSL *****6.00

KING COUNTY
 EXCISE TAX PAID
 JUL 25 1986
 E0888754

Filed for Record on Request of
APRIL RECORDING MAIL TO

Name FIRST AMERICAN TITLE INSURANCE COMPANY
 Address FOURTH AND BLANCHARD BUILDING
 City and State SEATTLE, WASHINGTON 98121
19298SD

8607250630
 1ST AMS 124809-193

Rev. 60.00 **Statutory Warranty Deed**

THE GRANTOR **J. W. MORRISON, INC.**, a Washington Corporation
 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**
 in hand paid, conveys and warrants to **JEFFREY S. LINSTAD AND WENDY L. LINSTAD, HUSBAND AND WIFE**
 the following described real estate, situated in the County of King, State of Washington:
Lot 9, HOLLYMOR II, according to the plat thereof recorded in Volume 130 of Plats, pages 10 and 11, records of King County, Washington.
 Situate in the County of King, State of Washington.

SUBJECT TO: See attached Exhibit A and by this reference incorporated herein.

STATE OF WASHINGTON
 DEPT. OF REVENUE
 JUL 23 '86
 Conveyance Tax
 6.00
 1ST AMS

RECEIVED THIS DAY
 JUL 25 10 16 AM '86
 BY THE DIVISION OF RECORDS & INFORMATION KING COUNTY

Dated July 15, 1986
J.W. MORRISON, INC., a Washington corporation

J. W. Morrison Pres

STATE OF WASHINGTON
 COUNTY OF _____ ss.
 On this day personally appeared before me _____
 to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.
 GIVEN under my hand and official seal this _____ day of _____, 19_____
 Notary Public in and for the State of Washington, residing at _____

STATE OF WASHINGTON
 COUNTY OF King ss.
 On this 15th day of July, 1986
 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
J. W. Morrison
 and _____
 to me known to be the _____ President and _____ Secretary respectively, of J.W. Morrison, Inc. a Washington corporation the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed to the corporate seal of said corporation.
 Witness my hand and official seal hereon affixed the day and year first above written.
 Notary Public in and for the State of Washington, residing at _____
Notary Seal: Not valid after 1991 expires 5-1-87

EXHIBIT A

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Water District No. 104, King County, Washington
and: J.W. Morrison, Inc.

Dated: Undisclosed

Recorded: April 13, 1984

Recording No.: 8404130833

Purpose: To construct and install a watermain in the public right-of-way under the District's franchise therefor, or easements approved by the District, and to connect to the District's water distribution system

EASEMENT AND CONDITIONS CONTAINED THEREIN AS GRANTED OR RESERVED IN INSTRUMENT:

Recorded: July 16, 1984

Recording No.: 8407160428

In favor of: Puget Sound Power & Light Company, a Washington corporation

For: Easement for underground electric system

Affects: A. The exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the proposed plat of Hollymor Division II
B. A 2.5 foot strip of land, parallel with and adjacent to all interior lot lines, said lot lines as delineated on the proposed plat of Hollymor Division II.

EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT AS FOLLOWS:

A 7 foot easement along all front and rear lot lines together with a 2.5 foot easement along all side lot lines is hereby established for drainage and utility purposes.

EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Native growth reservation

Affects: The East 50 feet

Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT AS FOLLOWS:

No lot or portion of a lot in this plat shall be divided and sold or resold, or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which it is located.

NOTES CONTAINED ON THE FACE OF THE PLAT AS FOLLOWS:

- A. All roof/foundation drains are to be connected to the storm system by the builder
- B. There shall be no structure, fill, or obstruction, including decks or patios, beyond the building setback line or within the native growth protection easement
- C. Cutting or clearing shall not be allowed except to alleviate hazards or to control plat disease

DEDICATION PROVISIONS CONTAINED ON THE FACE OF THE PLAT AS FOLLOWS:

Further, the undersigned owners of the land hereby subdivided waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against King County, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this subdivision other than claims resulting from inadequate maintenance by King County.

Further, the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigns to indemnify and hold King County, its successor and assigns, harmless from damage, including any cost of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or be establishment, construction or maintenance of the roads within this subdivision. Provided, this waiver and indemnification shall not be construed as releasing King County, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of King County, its successors or assigns.

8607250630