

# PROPERTY PROFILE

PARCEL INFORMATION		TAX INFORMATION	
Parcel:	2622059091	Tax Year	Annual Tax
Site Address:	15326 SE 272nd St	2022	\$16,704.69
	Kent WA 98042	2021	\$16,449.08
Owner:	Ro-Con Equipment Specialties	2020	\$16,427.99
	15326 SE 272nd St		
	Kent WA 98042		
Twn/Range/Section:	22N / 05E / 26 / SW	E 1/2 OF E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LESS CO RD LESS S 263 FT THOF	
Parcel Size:	3.82 Acres (166,399 SqFt)		
Plat/Subdivision:			
Lot:			
Block:			
Census Tract/Block:	031703 / 3011		
Waterfront:			
Waterfront Access Rights:	false		
Frontage Feet:			
Levy Code:	1565		
Levy Rate:	11.3322 (2022)		
Total Value:	\$1,422,900.00 (2023)		
Total Land Value:	\$1,414,300.00		
Total Impr Value:	\$8,600.00		
Taxable Value:	\$1,422,900.00		

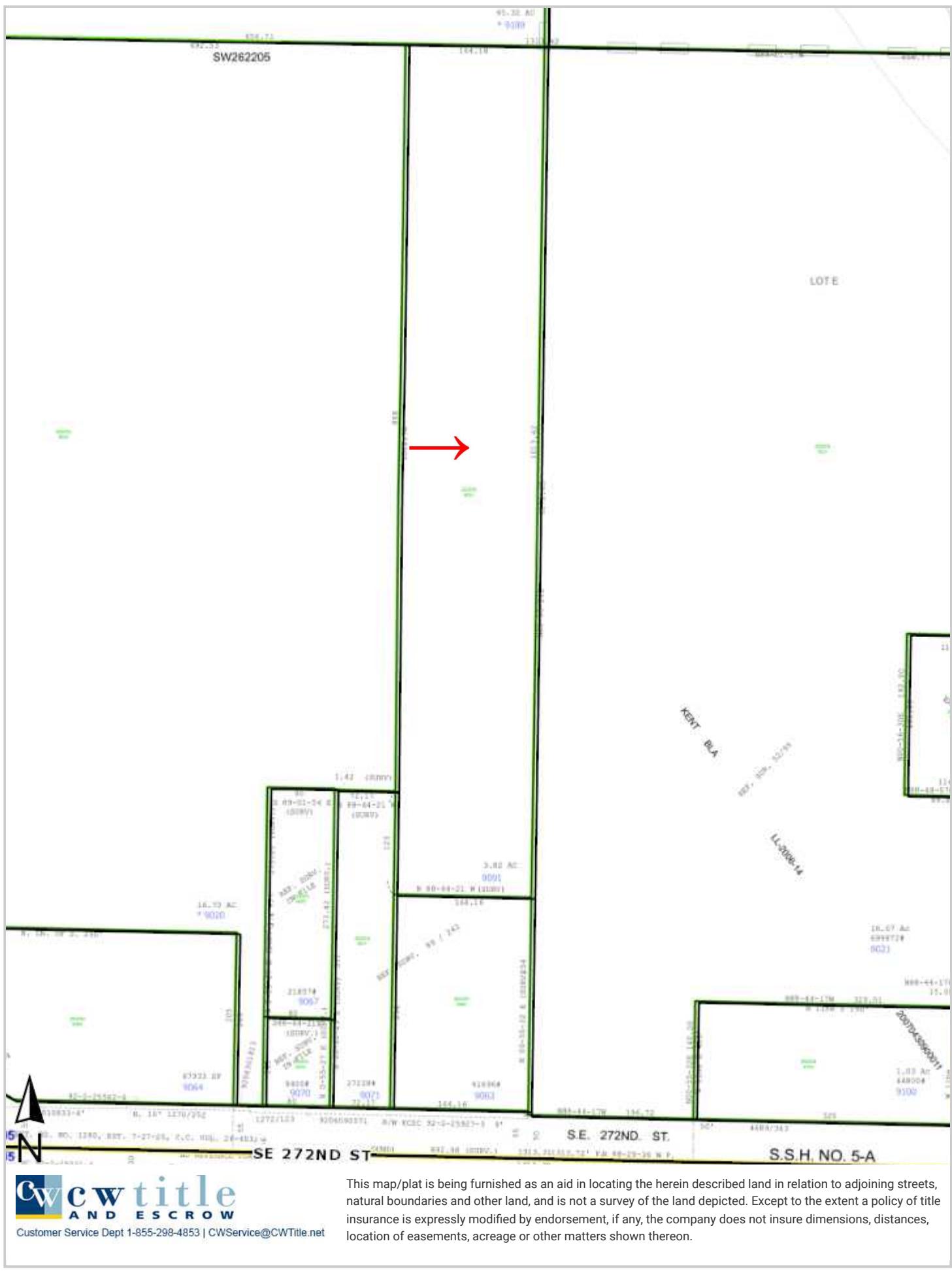
LAND					
Land Use:	245 - Industrial(Heavy)	Zoning:	Kent-CC - Community Commercial	Map Grid:	717-A5
Sewer:	PUBLIC	View:		Water:	PUBLIC
Watershed:	1711001303 - Lower Green River	Neighborhood:	65-50	Recreation:	
School District:	Kent School District	Primary School:	COVINGTON ELEMENTARY SCHOOL	Middle School:	MATTSON MIDDLE SCHOOL
High School:	KENTWOOD HIGH SCHOOL				

IMPROVEMENT					
Year Built:	1951 (1951)	Total Units:		Building Name:	LAPORTE MILLWORKS
Stories:	1	Bedrooms:		Bathrooms:	
Full Baths:		3/4 Baths:		Half Baths:	
Fin SqFt:	1,780	Bsmt Fin/Unfin:		Basement Desc:	
Buildings:	1	Condition:		Fireplace:	
Garage SqFt:		Carport SqFt:		Heat:	NO HEAT
Deck SqFt:		Porch SqFt:		Patio SqFt:	

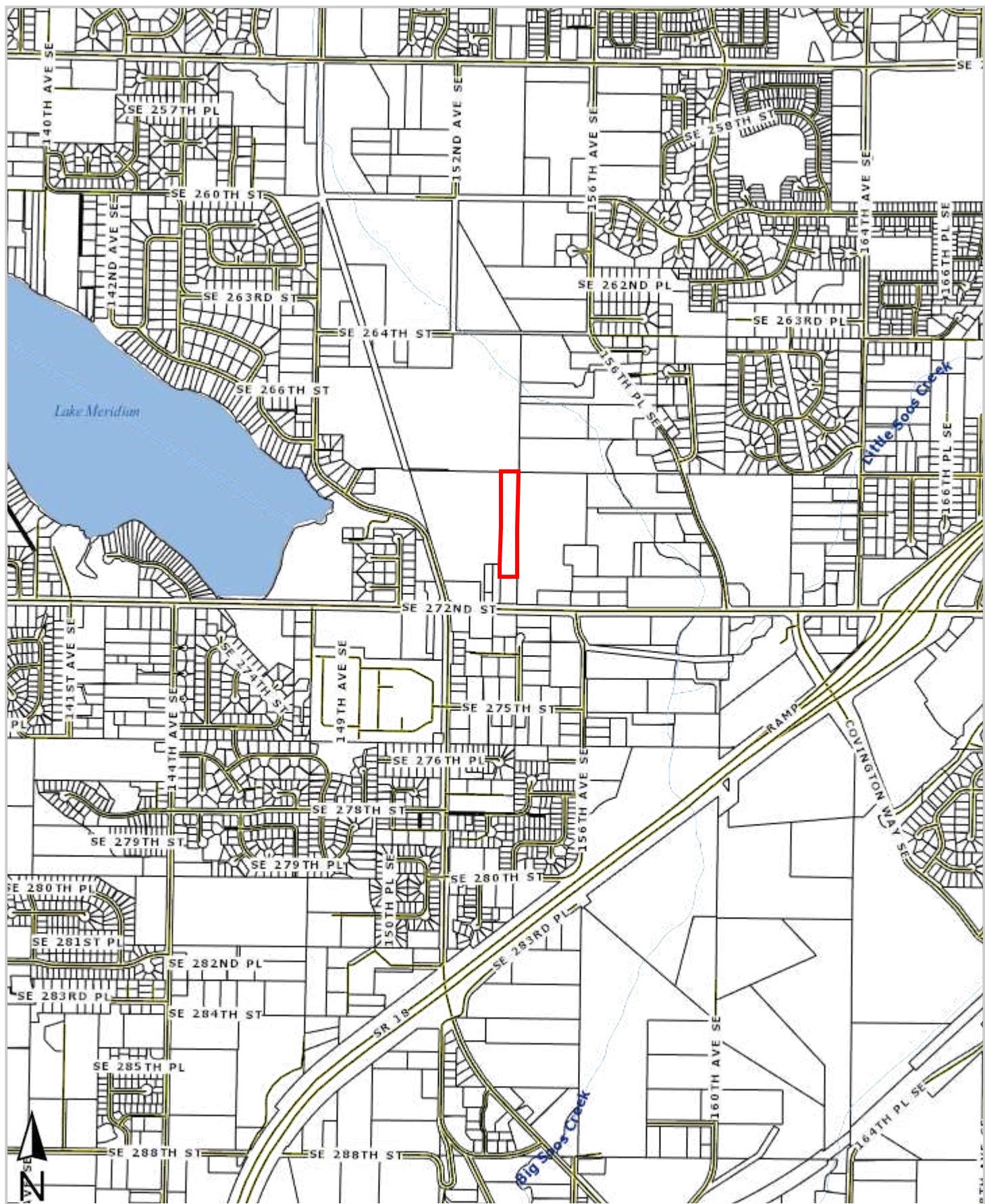
## TRANSFER HISTORY

Loan Date: 08/06/2018	Loan Amt: \$2,850.00	Doc Num: 20180806000711	Doc Type: Deed Of Trust
Loan Type:	Finance Type: Private Party Lender	Lender: *OTHER INSTITUTIONAL LENDERS	
Rec. Date: 06/30/2005	Sale Price: \$600,000.00	Doc Num: 20050630003258	Doc Type: Deed
Owner: Ro-Con Equipment Specialist In		Grantor: KENT LUMBER CO INC	
Orig. Loan Amt: \$570,000.00		Title Co: COMMONWEALTH LAND TITLE CO.	
Finance Type: FIX	Loan Type: Private Party Lender	Lender: PRIVATE INDIVIDUAL	

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.



**CW title**  
AND ESCROW

Customer Service Dept 1-855-298-4853 | [CWService@CWTitle.net](mailto:CWService@CWTitle.net)

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WHEN RECORDED PLEASE RETURN

Barry C. Kombol  
 P.O. Box 100  
 Black Diamond, WA 98010



20050630003258

COMMONWEALTH L. WD  
 PAGE001 OF 002  
 06/30/2005 15:57  
 KING COUNTY, WA  
 TAX \$10,580.00  
 SALE \$600,000.00

20.00

E2135895

06/30/2005 15:57  
 KING COUNTY, WA  
 TAX \$10,580.00  
 SALE \$600,000.00

PAGE001 OF 001

Commonwealth Land Title

STATUTORY WARRANTY DEED

REF. RM201277220

(Assessor's Parcel No. 262205-9091)

2/20-

THE GRANTOR, KENT LUMBER COMPANY, INC., a Washington Corporation, for and in consideration of **SIX HUNDRED THOUSAND and No/100 DOLLARS (\$600,000.00)**, in hand paid, conveys and warrants to RO-CON EQUIPMENT SPECIALIST, INC., a Washington Corporation, the following described real estate situated in the County of King, State of Washington:

The East 1/2 of the East 1/2 of the West 1/2 of Southeast 1/4 of the Southwest 1/4 of Section 26, Township 22 North, Range 5 East, W.M.;

Except the South 263 feet thereof, measured from the North line of the Kent-Kangley Road (said North line being 46 feet North of the South line of said subdivision);

Together with easement for access and utilities over and across the East 20 feet of said excepted South 263 feet;

Except that portion of said easement lying within the widened Kent-Kangley Road (S.E. 272<sup>nd</sup> Street);

Situate in the City of Kent, County of King, State of Washington.

**SUBJECT TO** notice of tap or connection charges which have been or will be due in connection with development of re-development of the land as disclosed by instruments recorded September 17, 1990 and October 12, 1999 under King County Recorder's File Nos. 9009170943 and 19991012000148;

**SUBJECT TO** easements and the terms and conditions thereof recorded April 23, 1982 under King County Recorder's File Nos. 8204230224 and 8204230225;

**SUBJECT TO** easement and the terms and conditions thereof recorded June 16, 1993 under King County Recorder's File No. 9306160913;

**SUBJECT TO** covenant imposed by instrument recorded on August 31, 1988, under Recording No. 8808310254;

**SUBJECT TO** reservations of all coal, iron, oil or gas recorded February 18, 1902 under King County Recorder's File No. 226333;

**SUBJECT TO** right to enter upon the easement for the purposes of constructing, repairing, altering or reconstruction of sewer mains, as granted in instrument recorded under Recording No. 8210220368;

**SUBJECT TO** matters set forth by survey recorded April 28, 1977 under King County Recorder's File No. 7704289001;

**SUBJECT TO** matters set forth by survey recorded October 12, 1992 under King County Recorder's File No. 9210129018;

**SUBJECT TO** those exceptions contained in a policy of title insurance to be issued by Commonwealth Land Title Insurance Company under Order No. RM-20127722;

DATED this 28 day of June, 2005.

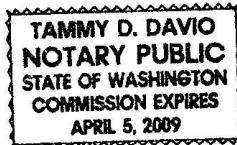
KENT LUMBER COMPANY, INC.

By Byron A. GUSA, Sr.  
BYRON A. GUSA, Sr.  
President

STATE OF WASHINGTON )  
                          )  
                          ss.  
COUNTY OF KING )

On this 28th day of June, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **BYRON A. GUSA, Sr.** to me known to be the President of **KENT LUMBER COMPANY, INC.**, 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 he is authorized to execute the said instrument on behalf of said corporation.

Given under my hand and official seal this 28th day of June, 2005.



Tammy D. DAVIO  
NOTARY PUBLIC in and for the  
State of Washington,  
residing at Brundage  
My commission expires: 4/5/09