THE TITLE TRAP

VISUAL I7

24 source images. 16 comparisons.

A documented account from Romeo Belocura and Annie Rhea Augusto.

Selected source images, paired with context and corrections.

All 24 image files match preserved Dropbox content hashes.

Two incidental nonparty names are masked in display copies.

No claim of complete native-message authentication is made.

VISUAL I7 | PUBLIC READER

Reader copy. Archived exact originals are held separately.

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Click a row to jump to the source page.

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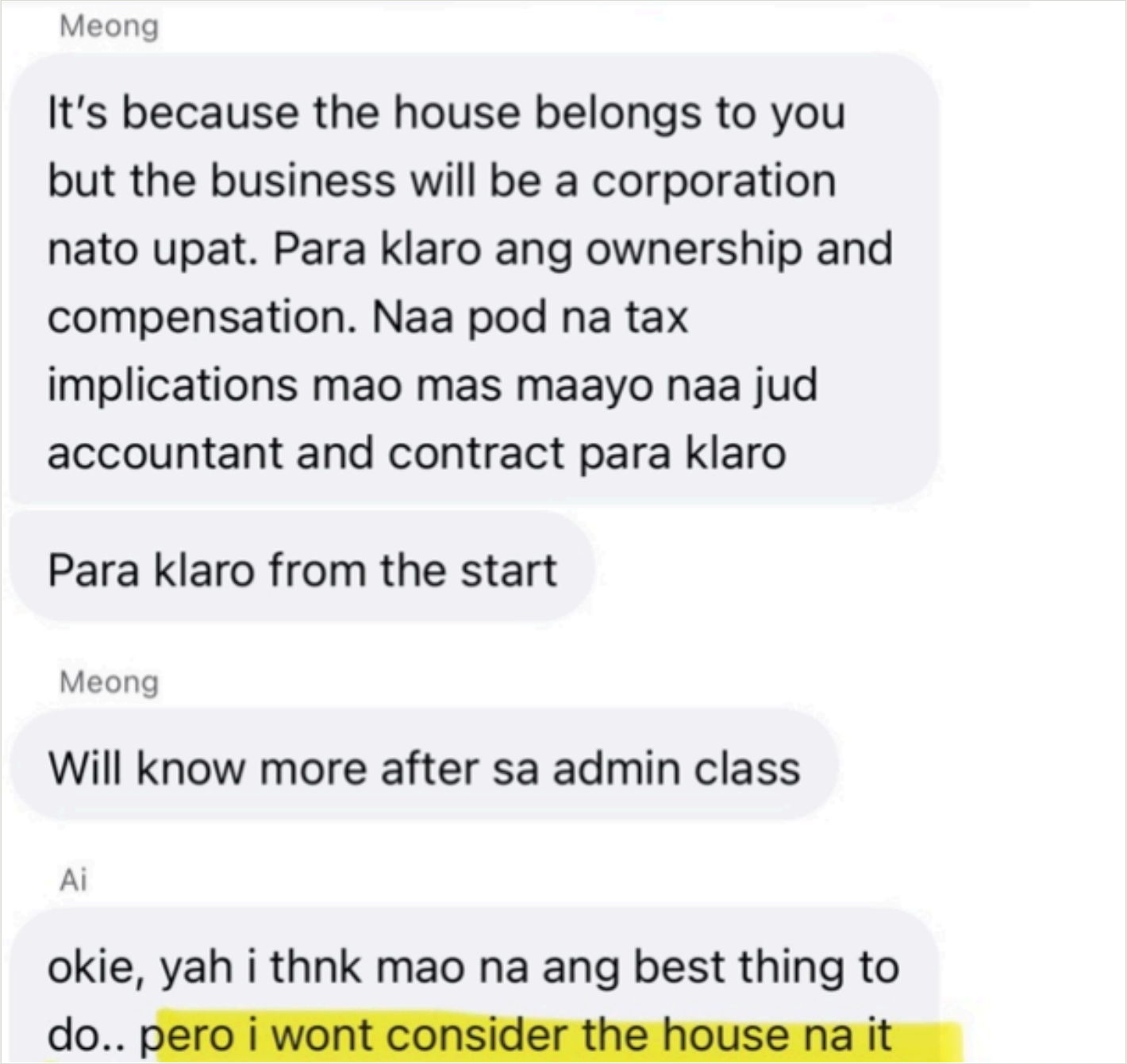
VS01-01.png | VS01



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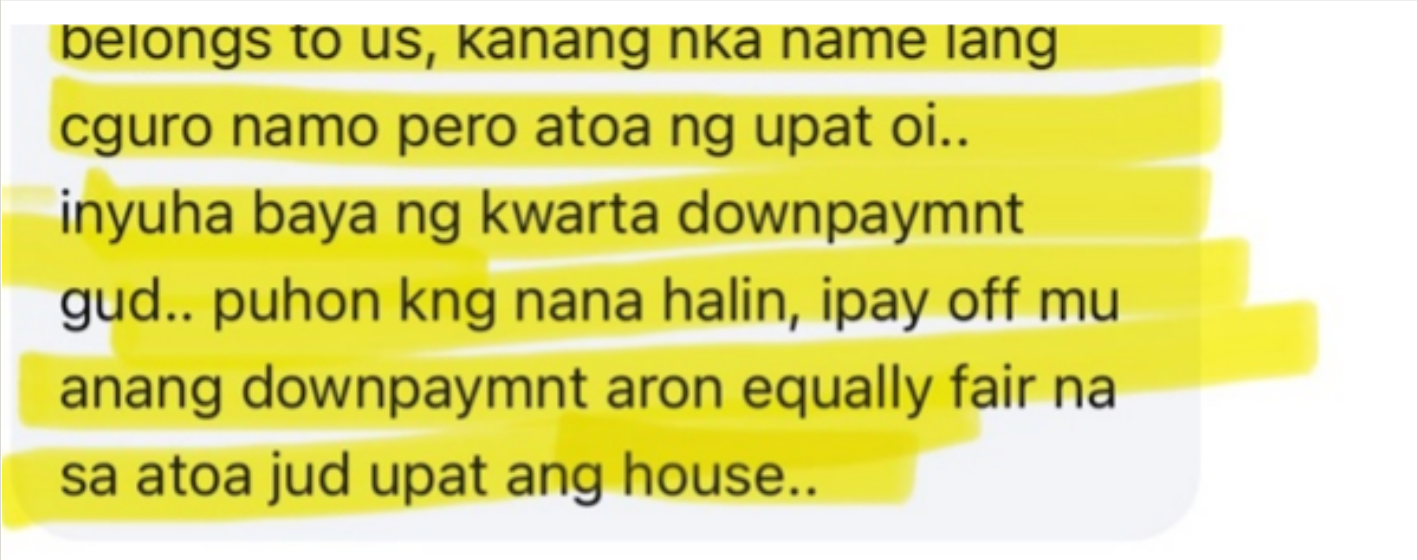
M3 display SHA256: 59b69740831e7784723ed89e...

VS01-02.png | VS01



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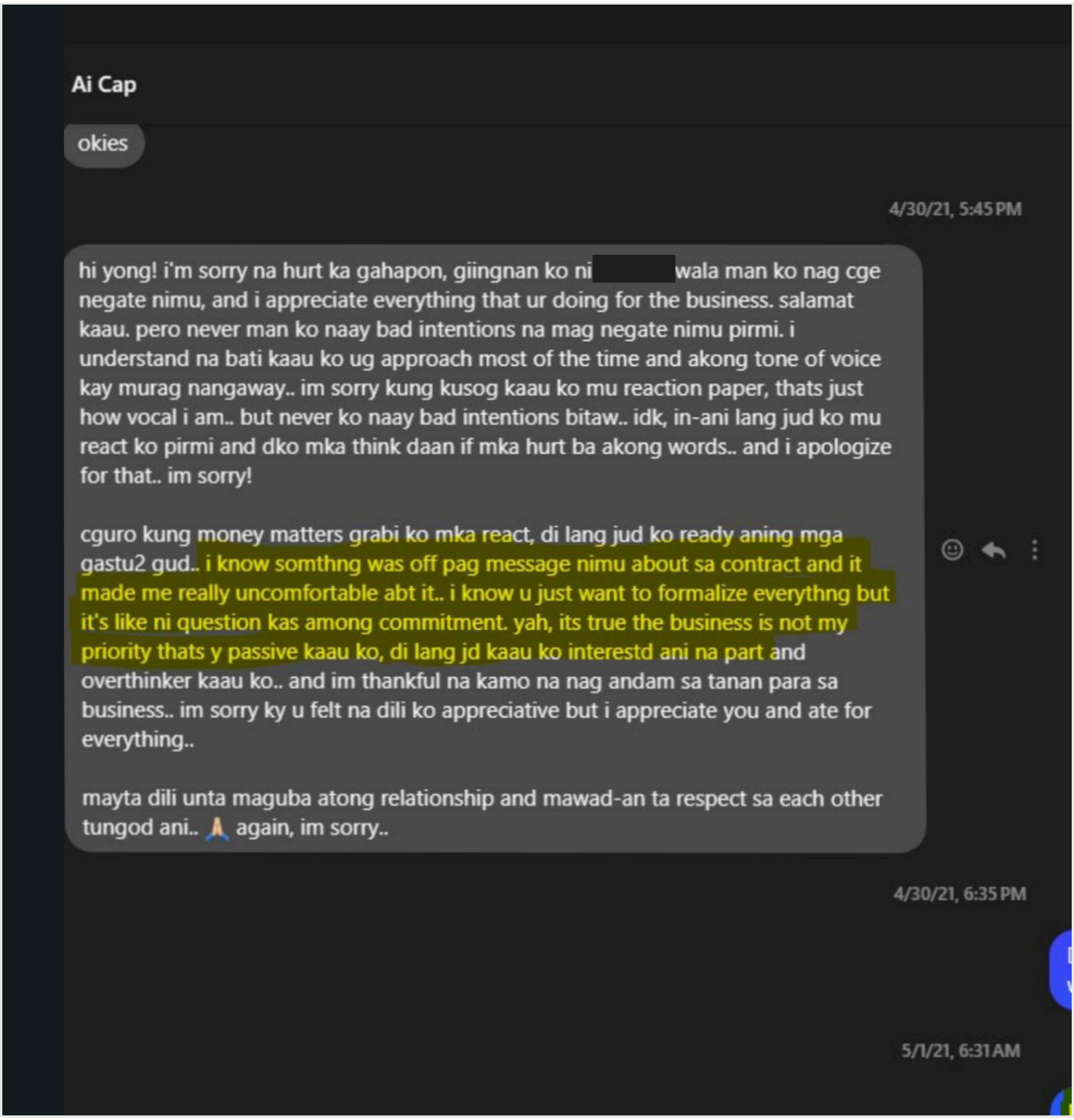
VS02-01.png | VS02



Ai Cap

okies

4/30/21, 5:45 PM

hi yong! i'm sorry na hurt ka gahapon, giingnan ko ni [redacted] wala man ko nag cge negate nimu, and i appreciate everything that ur doing for the business. salamat kaau. pero never man ko naay bad intentions na mag negate nimu pirmi. i understand na bati kaau ko ug approach most of the time and akong tone of voice kay murag nangaway.. im sorry kung kusog kaau ko mu reaction paper, thats just how vocal i am.. but never ko naay bad intentions bitaw.. idk, in-ani lang jud ko mu react ko pirmi and dko mka think daan if mka hurt ba akong words.. and i apologize for that.. im sorry!

cguro kung money matters grabi ko mka react, di lang jud ko ready aning mga gastu2 gud.. i know somthng was off pag message nimu about sa contract and it made me really uncomfortable abt it.. i know u just want to formalize everythng but it's like ni question kas among commitment. yah, its true the business is not my priority thats y passive kaau ko, di lang jd kaau ko interestd ani na part and overthinker kaau ko.. and im thankful na kamo na nag andam sa tanan para sa business.. im sorry ky u felt na dili ko appreciative but i appreciate you and ate for everything..

mayta dili unta maguba atong relationship and mawad-an ta respect sa each other tungod ani.. 🙏 again, im sorry..

4/30/21, 6:35 PM

5/1/21, 6:31 AM

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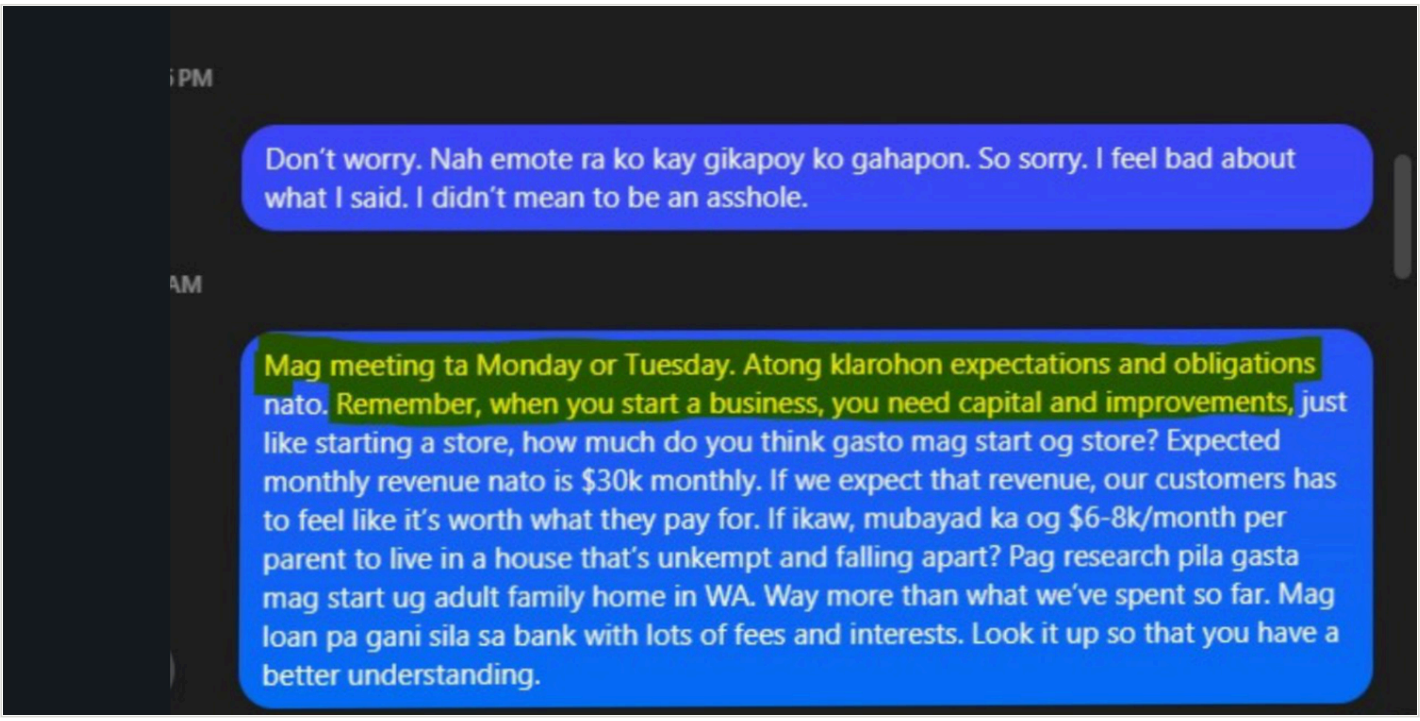
VS02-02.png | VS02



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M3 display SHA256: ab4a2d6971e27c715e79063b...

VS03-01.png | VS03

Aileen Capinpin

Quitclaim deeds don't affect the names on a mortgage, so the grantor's mortgage responsibilities remain the same.

mao na xa mao to na di mi sugot..

That's fine. We will take that off your hands para ma wala njud na sa inyung name.

Mao no ang reason Ai why we wanted to have a contract from the start.

1 Reply

It is true, the business entity is separate from the house.

All of that home equity nga ganahan ninyo i-pull out, I...

2 Replies

Aileen Capinpin

d man sad na ninyu makuha na haus without our help yong, ithnk that counts too.. kng nag huna2 mo sa future, kami sad oi! mao btaw wala mi nisugot paliton na ninyu 4 yrs ago.. ky we know musak equity maaou nlng pang retiremnt.. nastoryaan again last year, and sunday kadlawn, and ni ok nas[redacted] ato na na minusan sa inyu nagasto tanan2 nha pa tungaan..

then today malimtan na pd ky lagi kamonag renovate etc etc na wala man mi namugos ninyu na irenovate na.. watever u did for the house it benefited ur business not us..

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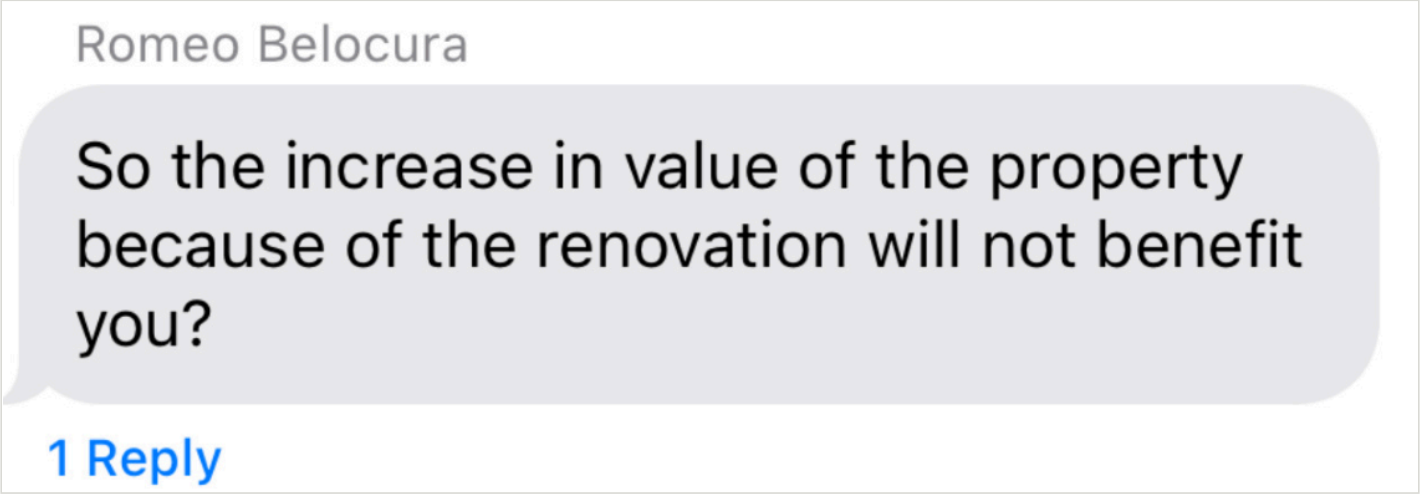
VS04-01.png | VS04



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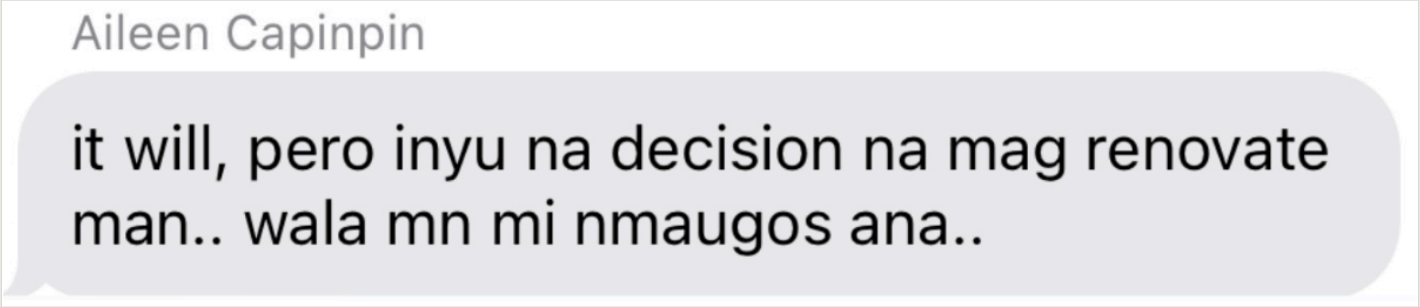
VS04-02.png | VS04



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VS05-01.png | VS05

Aileen Capinpin

it will, pero inyu na decision na mag renovate man.. wala mn mi nmaugos ana..

Ai, how are we going to start the business if dli irenovate ang house?!!!!!!

Aileen Capinpin

ambut lng, aw mao sd, mao ng i deduct inyu expenses dba? mao na sabot last year.. and gahapon sa kadlawn, ikaw pay nisumpay gani "but with interest"

then today lahi napud 😅

Dli ka nahan mo gasto sa renovation yet you are very willing to take make money from the renovations that we made?

Yes, we will pay you Ai with interest sa inyu na gasto dire. But since dli man mo sugot i.quitclaim then amo na paliton ang house. To save our business.

4 Replies

Aileen Capinpin

take half of the equity sa haus minu renovations, yes

we all know na paspas musaka value sa haus with or without the renovations..

ani nalang, unsa man diay projected saka sa equity kng wala gi renovate?

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M3 display SHA256: b15c25e21766ef019e53f263...

VS05-02.png | VS05

Aileen Capinpin

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ani nalang, unsa man diay projected saka sa equity kng wala gi renovate?

Yes, we will pay you Ai with interest sa inyu na gasto dire. But since dli man mo sugot i.quitclaim then amo na paliton ang house. To save our business.

4 Replies

Aileen Capinpin

nope! kalimut ka?

imung gi ingun na interest is "inyung gasto sa renovations plus interest sa gasto ang ideduct sa equity before tunngaon"

And yes tungaan nato after i.minus tanan namu na gasto and plus interest as discussed.

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M3 display SHA256: 1a1c1350c4aad6001ff34f65...

VS06-01.png | VS06

also, since nana namo 3 pts, pwede nata start 1k per month as per contract last yr? 😄

Meong

I've spent hours on the phone, chat and email trying to get it. We can start the $1000 in January x 60 months. It will be added to the rent. So $4600 na. I will make an addendum

↓

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VS07-01.png | VS07

Lease Amendment

This Lease Amendment is hereby made and entered into by and between Jun Christopher Capinpin ("Landlord") and the following tenants (the "Tenant") (collectively the "Parties") on January 31, 2023:

ABC Elder Care Inc DBA Silver Creek Adult Family Home

BACKGROUND:

Landlord and Tenant have previously entered into a Lease Agreement ("the Lease") dated September 01, 2021 whereby ABC Elder Care Inc DBA Silver Creek Adult Family Home leased from Jun Christopher Capinpin located in 1130 11th St SW, Puyallup, Pierce County, Washington 98371, more specifically described in the Lease; and The Lease was recorded in Pierce County, Washington. Landlord and Tenant desire to amend the Lease as described in this agreement.

AGREED TERMS:

For and in consideration of the mutual covenants and promises in this agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Landlord and Tenant both acknowledge and agree that the Lease is currently in effect and that neither party is in breach or default of the Lease.

2. Landlord and Tenant amend the Lease as follows:

   Provision on Page 1 titled LEASE PAYMENTS will now state: "Tenant shall pay to the Landlord monthly installments of $4,600, payable in advance on the 1st day of each month, but no later than the 10th. Lease payments shall be made to the Landlord at [redacted] The payment address may be changed from time to time by the Landlord.

3. Except as specifically amended above, the original terms and provisions of the Lease remain in full force and effect, and both Landlord and Tenant affirm and consent to the Lease, as amended in this agreement, and agree to be bound accordingly.

4. This Lease Amendment can be recorded at the discretion of the Parties, or the Parties can prepare a short form memorandum of this Lease Amendment which can be properly executed and recorded in the Register's Office for Pierce, Washington.

5. All of the terms, covenants and conditions of the Lease as amended to date shall continue in full force and effect, and the same are reaffirmed, remade and rewritten, except to the extent that any such terms, covenants or conditions have been nullified or conflict or are inconsistent with the terms of this Amendment to Lease, in which event the terms of this Amendment to Lease shall, in all respects, govern and prevail.

6. This Amendment to Lease shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns. No reference in the preceding sentence to assigns shall be deemed to authorize any assignment or other transfer, in whole or in part, of the interest of Tenant in violation of any of the provisions of the Lease.

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M3 display SHA256: 2e718ddfe6007426c3eb9a78...

VS08-01.png | VS08

Export page 139 - payment description

10/2/2024 11:19:55 AM

Aileen Capinpin ([redacted])
unsa na na payment yong

10/2/2024 11:20:01 AM

Rent

10/2/2024 11:20:52 AM

This is for easier bookkeeping of the business expenses

10/2/2024 11:20:58 AM

Aileen Capinpin ([redacted])
i thot u'r not renting na?
[redacted]

10/2/2024 11:21:26 AM

Will keep sending until the title is transferred

Export page 140 - immediate continuation

10/2/2024 11:22:10 AM

Aileen Capinpin ([redacted])
ok

10/2/2024 11:22:39 AM

Aileen Capinpin ([redacted])
ay sorry

10/2/2024 11:22:48 AM

Aileen Capinpin ([redacted])
bank acct nmbr nalang yong

F09: October 2, 2024: payment description, bookkeeping explanation, title endpoint, acknowledgment and routing follow-up. Two page excerpts are separately labeled. Private address/phone information masked; bank images excluded.

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: 58020ee996f6f61d32cb9b1f...

VS09-01.png | VS09

JUN 26 AT 21:49

Ai

te ara, since na establish nana na inyuha ng house, then of course inyuha na ang downpayment and renovations na nka benefit ang inyu business so wala nami ana ok.. ang financial risk sad namo ky dba because of SC,

- conventional (higher interest rate) among pag buy sa cabin ky naa sa SC ang FHA loan (lower interest rate) so yes nag pay mi more sa mortgage..

2. approved for refinance na unta mi last year that would have made our interest rate for 6. somethng to 5. somthng and wouldv made our mortgage lesser, and skip mortgage for nov-dec'24 (8200$)

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M3 display SHA256: 80beec3af33e47261263db2d...

VS09-02.png | VS09

we had our share of financial risks pd.. eventhough u thnk na it's "imaginary" underwriting stage na to and wouldv been approved if not for SC.. so pls stop saying na nawng mig kwarta.. naa pd mi dghan na loss na opportunities and so it would b unfair na ma loss pa jd among na spend na d kami nka pahimulos..

also, with SC in our name, our debt to income ration was very high so our interest rates when we got our cars, cabin etc, taas pud.. so yes, naa sd mi financial risk..

yes wala mo sa title ky the only

Ai

yes wala mo sa title kay quit claim ra man ang way ato dba..

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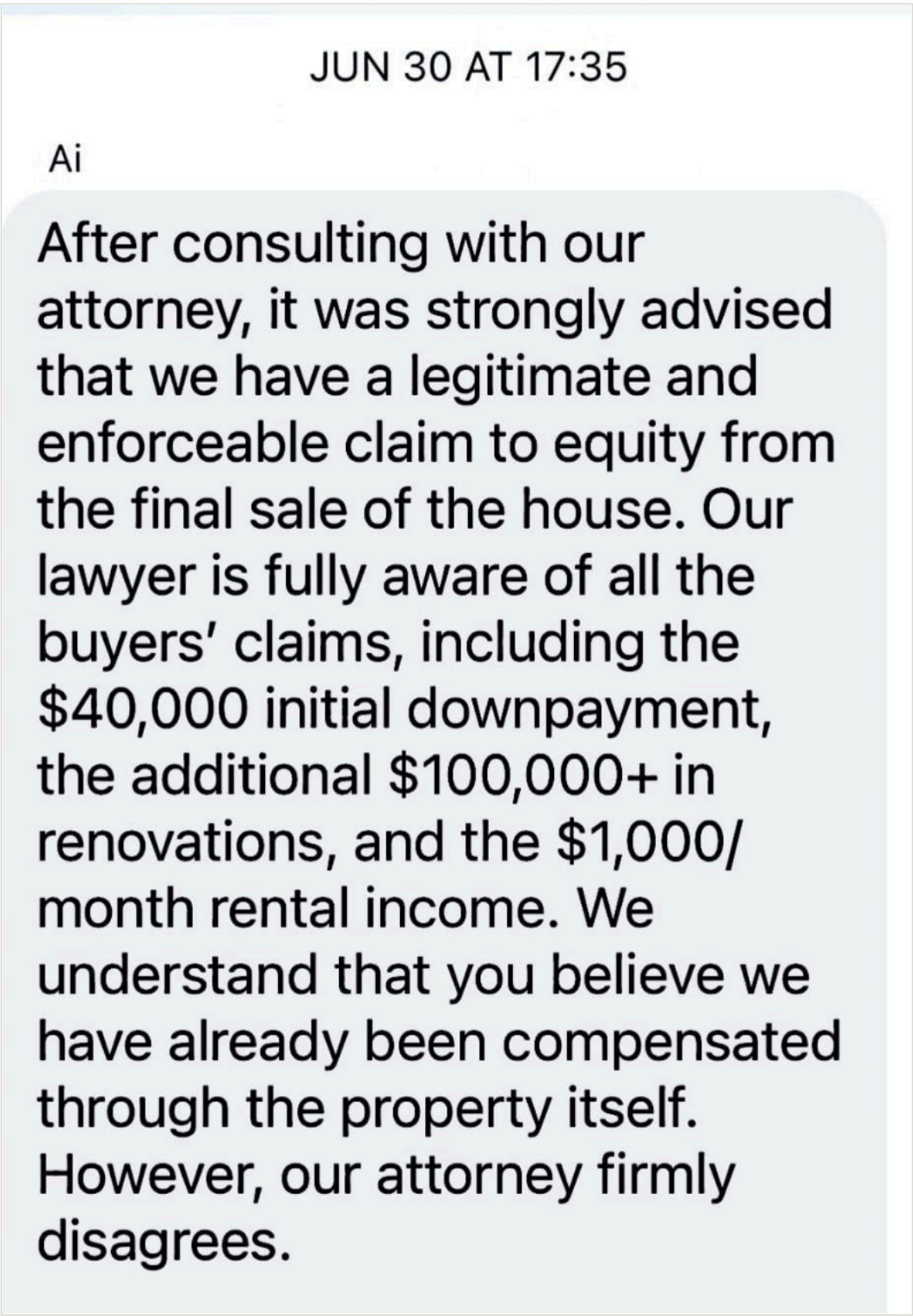
M3 display SHA256: 6d0ebb81c1c6272eabae4d59...

VS10-01.png | VS10



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M3 display SHA256: 6f3ceec3c80088d98a6df47f...

VS10-02.png | VS10

The facts remain clear: we contributed a significant portion toward the original down payment and used our own credit and finances to secure the mortgage. These contributions establish our right to fair and proportionate compensation, compensation that has not been met.

That said, in the interest of resolving this matter and closing this chapter, we have chosen to amicably accept your offer, with one condition: the buyers will cover all fees related to the settlement, including legal fees, in the amount of $3,000. For clarity and in alignment with your offer, we acknowledge that we will not receive any net profit from the transaction. If there are any remaining funds after settlement, they will be promptly refunded to you

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M3 display SHA256: 54b4b1cd8f4c81fdc28b7a3c...

VS11-01.png | VS11

JUL 19 AT 00:19

Ai

d na nako prob kng dka mka secure ug lender na mo approve nimu.. ngano kaha dka ma approve noh? also, dont blame me kng ma destroy ang livelihood nimu kay thats ur own doing..

Aug 4, save the date

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: 3bfb0e8bb28956f5f30cbe0d...

VS12-01.png | VS12

JUL 19 AT 00:35

Ai replied to you

Unya kinsa kaha ang di kapalit ug balay ug dili i-contingent sa amoa? Di po...

" amoa? " inyuha diay ang silver creek? delusional 🤣

gi max out nimu imung mga utang, dghan kaau kag balay, mao ng dka ma approve 🤣

mka buy mi house oi pero dili na 4.9% interest kng d mabaligya ang silver creek.. so pls lang, pangita na tawn mo ug lender na mu approve ninyu asap ky d gyud ni worth it sa akong time and energy..

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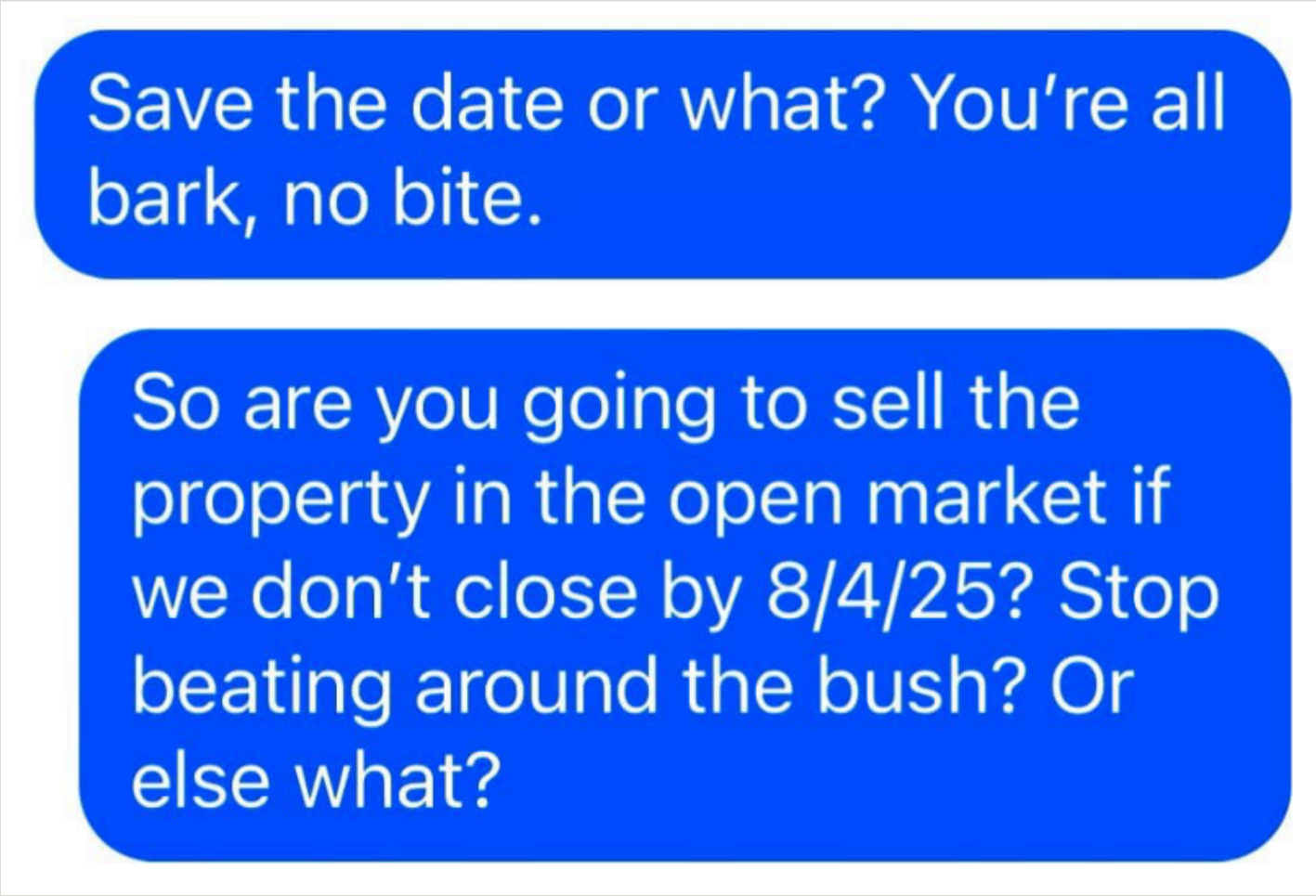
M3 display SHA256: 9e4a1417530a44f61013a9e0...

VS12-02.png | VS12



Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: 3cb7e19b648a7e09b0ef1239...

VS13-01.png | VS13

Re: Provide Proof

AG **aileen grace augusto**

[redacted]

To: [redacted]

Cc: Jun Christopher Capinpin [redacted]

Sunday, July 20, 09:37

You guys are desperate. Giving personal attacks instead of dealing with the actual issue. Again, find a lender who can approve you for ANOTHER business loan so you can secure OUR house the legal way by August 4. That's the only extention we can provide.

Also, your actions will deeply impact your business, as an AFH provider, you shouldnt be dealing this problem like this. Dont blame us on the effects this will cause to your AFH - because that's what you're good at, blaming us with every failure, every loss, everything.

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: b8b809e35eda4244da242f89...

VS13-02.png | VS13

legal way by August 4. That's the only extention we can provide.

Also, your actions will deeply impact your business, as an AFH provider, you shouldnt be dealing this problem like this. Dont blame us on the effects this will cause to your AFH - because that's what you're good at, blaming us with every failure, every loss, everything.

Stop contacting us in ANY WAY if not for the purchase of OUR house, Silver Creek. If you continue to harrass us with emails like this, you will be blocked.

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: 03a0d6fb520ed609a5810161...

VS14-01.png | VS14

Aileen Capinpin

the business and the house are 2 diff entities man te.. yes ang business bread and butter na ninyu and wer not gonna take it from u ever.. the house howver mao atong gisabotan.. lain lng ky kusog kaau mo change inyung mind ba.. na mindset na mi sa last nato na nasabutan na ideduct tanan nagasto ninyu sa renovations then tunga equity.. last year ta nag talk katong nag pa advice ko abt heloc etc.. ambut ky i know klimut nasad mo..

Again, I don't understand why you would ask for 50/50 when you did not even pay for 50/50.

1 Reply

How is that fair to us?

We wanted the quit claim para mka buhat mi sa amo gusto sa business, we need an ADU and more but dli mi mka lihuk kay under sa inyu name.

Aileen Capinpin

wala man mi problema kng mag ADU mo wala man nagpugong ninyu

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VS15-01.png | VS15

NT-01 | Apology and the immediately following qualification

10/1/2024 12:47:19 AM

Aileen Capinpin

Replying to you, 2024-10-01 00:46:14: « My name couldn't be in the title kay di ko ganahan mag away sila ni tita Cora and akong mama. Tita C... »

i see.. believe it or not this was not the reason na ako nahibaw an.. mao to freling entitled mi.. we were wrong romeo, so pls accept our apologies.. sorry

10/1/2024 12:48:21 AM

Aileen Capinpin

Replying to you, 2024-10-01 00:46:14: « My name couldn't be in the title kay di ko ganahan mag away sila ni tita Cora and akong mama. Tita C... »

saktu ka, d mi deserving.: pero nawal lng jd namo tong benefit ba na 0 downpaymnt perro ok ra ky u helped us financially mn pd sauna

Source: same export, p.124; both replies anchor to Romeo 00:46:14 explanation. Excerpt omits unrelated later discussion and preceding explanation, summarized above. Contact details removed.

Archived visual excerpt | Pixel content preserved | Not a full native message thread.

M3 display SHA256: e376882cd9128357fb455452...

VS16-01.png | VS16

a. Adjudge ABC to be unlawfully detaining the Lease Premises;

b. Enter an order confirming forfeiture of the Lease and restoring the Lease Property to Plaintiffs, and issuing a Writ of Restitution therefore, including instructions for the Sheriff to break and enter the Leased Property, as necessary;

c. Determine the amounts owing under the Lease Agreement and Lease Amendment, in the amount of $23,406.60; plus additional rent payments and other charges accruing thereafter pursuant to the Lease;

d. Determining damages for the unlawful detention of the Leased Premises, including Plaintiff's consequential damages; and

e. Enter judgment against ABC for: (a) double the damages pursuant to RCW 59.12.170; (b) all other amounts found owing pursuant to the Lease Agreement and Amendment, and at law; (c) Plaintiffs' reasonable attorneys fees and costs as allowed under the Lease Agreement and at law; post-judgment interest at the maximum rate allowed by law; and

f. For such other and further relief as the Court may deem just and equitable.

DATED this 24 day of November 2025.

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