Read this before the historical excerpts

Two context pages precede the evidence selections. This corrected edition masks unnecessary identifiers in selected exhibits and retains their printed page numbers. PDF page positions begin two pages later.

The purchase proposal came from us. Annie and I sent the purchase-and-sale proposal. In her June 30, 2025 message, Aileen conditionally accepted our offer while asserting that their compensation remained unmet and that they had an equity interest. Her message required stated fees to be covered, described no net profit, and called for remaining funds to be returned to us. The $3,000 reference is not clearly a cap on every fee.

Her message both asserted an entitlement and conditionally accepted our proposed resolution. My view that she was telling the family they deserved more is my interpretation; it is not a finding about motive. Equity was already asserted in June. The July 18 alternatives therefore cannot be described as the first equity demand.

After our extension request, the July 18 options included reinstating a 50/50 arrangement, a formal lease, and an eventual purchase at market value. Two extensions were in fact granted, first to August 4 and then to August 31. Our purchase did not close under that arrangement. These negotiations did not establish historical legal ownership percentages.

Current fuller context: thetitletrap.com/article-money-proposals.html. The public article retains the paired passages and qualifications.

Payment, outcome and source limits

A claim in a message is not an acknowledgment of its truth. Aileen listed our approximately $40,000 acquisition contribution, more than $100,000 in renovations and $1,000 monthly rental income as our claims. Her June 30 message did not expressly calculate or acknowledge our separate $24,000 total.

Our transaction-based allocation identifies 24 additional $1,000 components within combined payments. The November 2024 proposal to pay $36,000 preceded completion of all 24 components in February 2025. The proposal was not itself an accepted settlement of every equity, rent or other claim.

The acquisition gift documents, signed lease terms, mortgage exposure carried by Jun and Aileen, our unilateral March 2025 payment reduction, hostile messages and actual extensions remain material adverse context. A reconstruction matching a demand is not an authenticated ledger from the demanding parties.

Current outcome: The January 29, 2026 settlement provided the purchase route and mutual releases without admission of liability. The ownership and unlawful-detainer cases were dismissed with prejudice in February. We completed the purchase July 23, 2026. No eviction was executed. Those outcomes do not adjudicate the entire disputed history.

These are selected, redacted or derivative public excerpts, not certified transcripts or the complete native archive. No quotation or evidence classification is changed by this update. Older editorial descriptions must be read with these qualifications and the current article.

Current account and corrections: thetitletrap.com/record-index.html and thetitletrap.com/method.html.

Read the November 23 overview and payment correction.

THE RECORD

The Title Trap | Selected Documentary Evidence

Messages. Financial records. Lease language. Court proceedings. The requested possession remedy. The final deed.

This book compiles 14 previously reviewed E-series documentary excerpts and four source-context images already presented in the companion evidence gallery. It includes no newly recovered private-message thread or unredacted bank statement.

IMPORTANT: This is a selected excerpt volume, NOT the restricted 301-page I7 complete record and NOT the 65-source / 799-page original archive. Images remain partial or derivative and carry the limitations shown on their pages.

READ THE EVIDENCE. READ ITS LIMITS.

Documentary evidence, not a verdict

A court pleading proves a relief request was made; it does not prove that the requested facts were true. A negotiated deed proves a conveyance, not an adjudication of earlier fraud or equitable ownership.

Source excerpts, not complete native threads

A displayed text or screenshot records visible words attributed to a speaker. Truncation, export context, missing native timestamps, translations and selective framing are identified where material.

Adverse facts are part of the record

The Capinpins held recorded title, had FHA/mortgage exposure and made some early contributions. Signed lease documents contain rent language. The parties disputed what their payment arrangements meant.

Safety and privacy

No private care-home resident records or full banking statements are intended here. Previously reviewed masks/crops are retained. Original files remain in a restricted archive.

How to verify

Each item is also shown on the website as a zoomable image. The pages below provide captions and source labels. The full I7 301-page research PDF has not passed page-by-page public release clearance.

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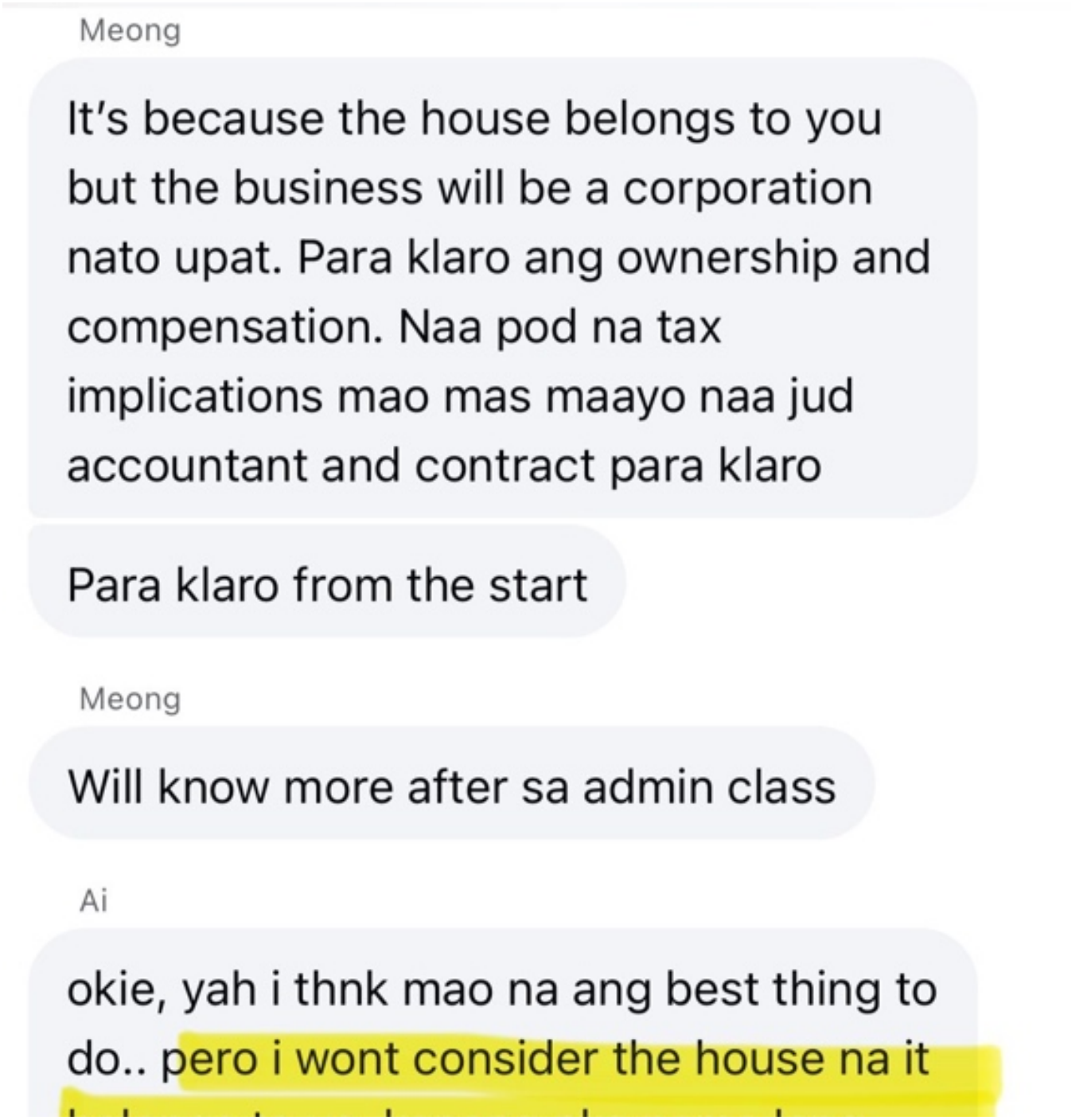
E01 | SELECTED ORIGINAL-SOURCE EXCERPT

Pre-closing exchange: Romeo's preceding message



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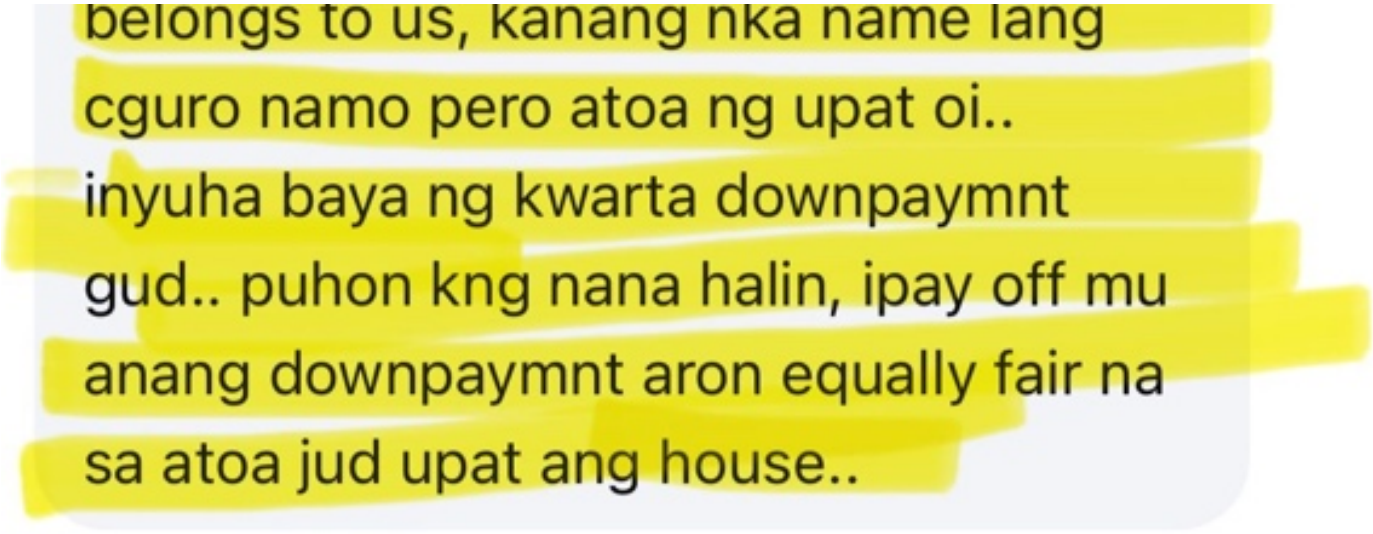
E02 | SELECTED ORIGINAL-SOURCE EXCERPT

Pre-closing exchange: Aileen's response



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E03 | SELECTED ORIGINAL-SOURCE EXCERPT

March 10, 2021 outgoing acquisition wire

Source page 10 | recorded transaction 03/10/21

03/10/21	WIRE TYPE:WIRE OUT DATE:210310 TIME:0701 ET [redacted] SERVICE [redacted] BNF:FIDELITY NATIONAL TITLE OF [redacted] BNF BK:US BANK, NA [redacted] PMT [redacted] ESCROW NO [redacted] PM	-38,696.74

Transaction-row excerpt. Unrelated entries and identifiers omitted.

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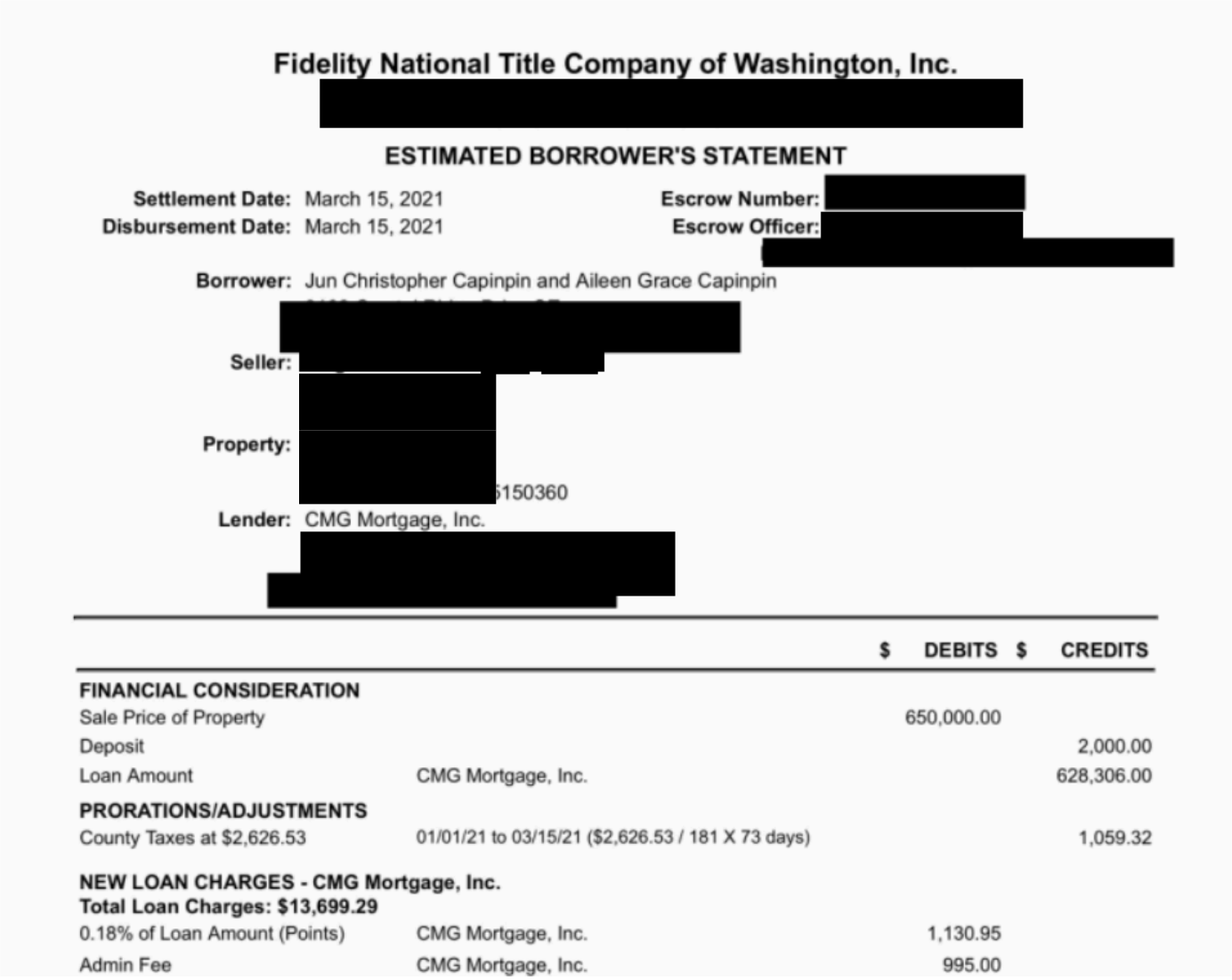
E04 | SELECTED ORIGINAL-SOURCE EXCERPT

2021 estimated escrow statement



Fidelity National Title Company of Washington, Inc.

[redacted]

ESTIMATED BORROWER'S STATEMENT

Settlement Date: March 15, 2021 **Escrow Number:** [redacted]
Disbursement Date: March 15, 2021 **Escrow Officer:** [redacted]

Borrower: Jun Christopher Capinpin and Aileen Grace Capinpin

[redacted]

Seller: [redacted]

Property: [redacted]

6150360

Lender: CMG Mortgage, Inc.

[redacted]

		$ DEBITS	$ CREDITS
FINANCIAL CONSIDERATION			
Sale Price of Property		650,000.00	
Deposit			2,000.00
Loan Amount	CMG Mortgage, Inc.		628,306.00
PRORATIONS/ADJUSTMENTS			
County Taxes at $2,626.53	01/01/21 to 03/15/21 ($2,626.53 / 181 X 73 days)		1,059.32
NEW LOAN CHARGES - CMG Mortgage, Inc.			
Total Loan Charges: $13,699.29			
0.18% of Loan Amount (Points)	CMG Mortgage, Inc.	1,130.95	
Admin Fee	CMG Mortgage, Inc.	995.00	

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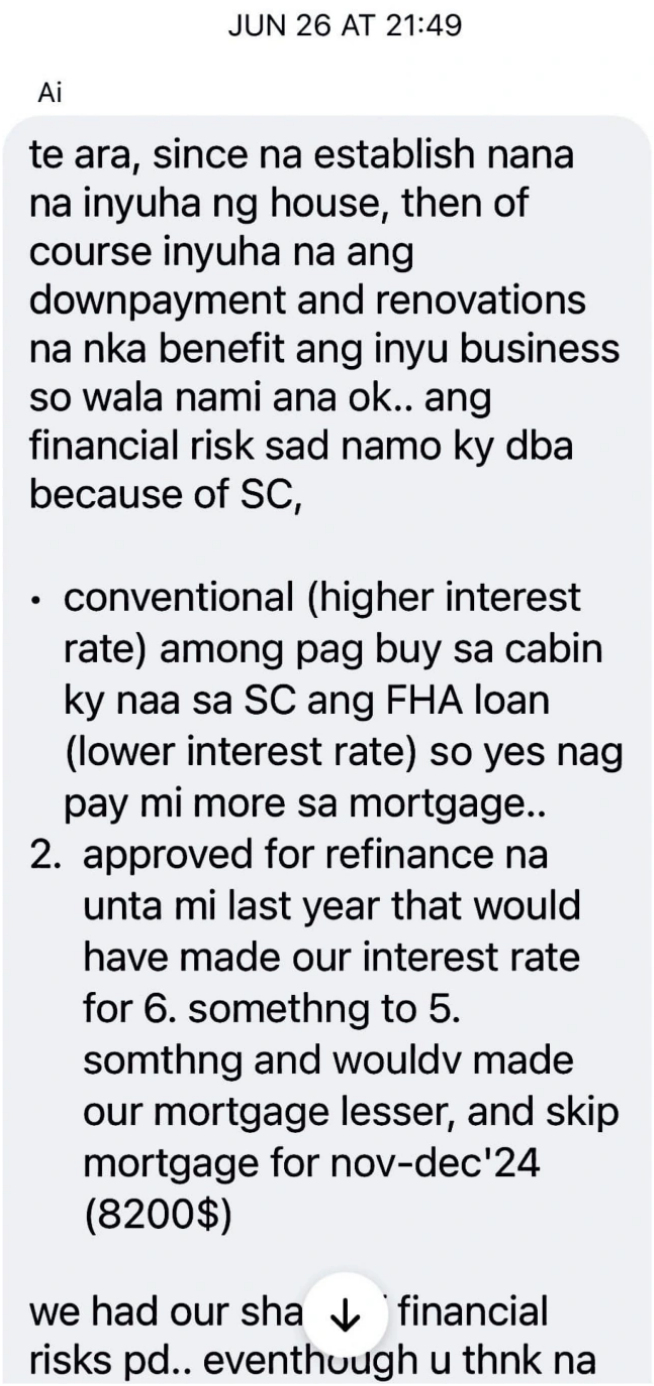
E05 | SELECTED ORIGINAL-SOURCE EXCERPT

June 26, 2025 - TRUNCATED MESSAGE EXCERPT



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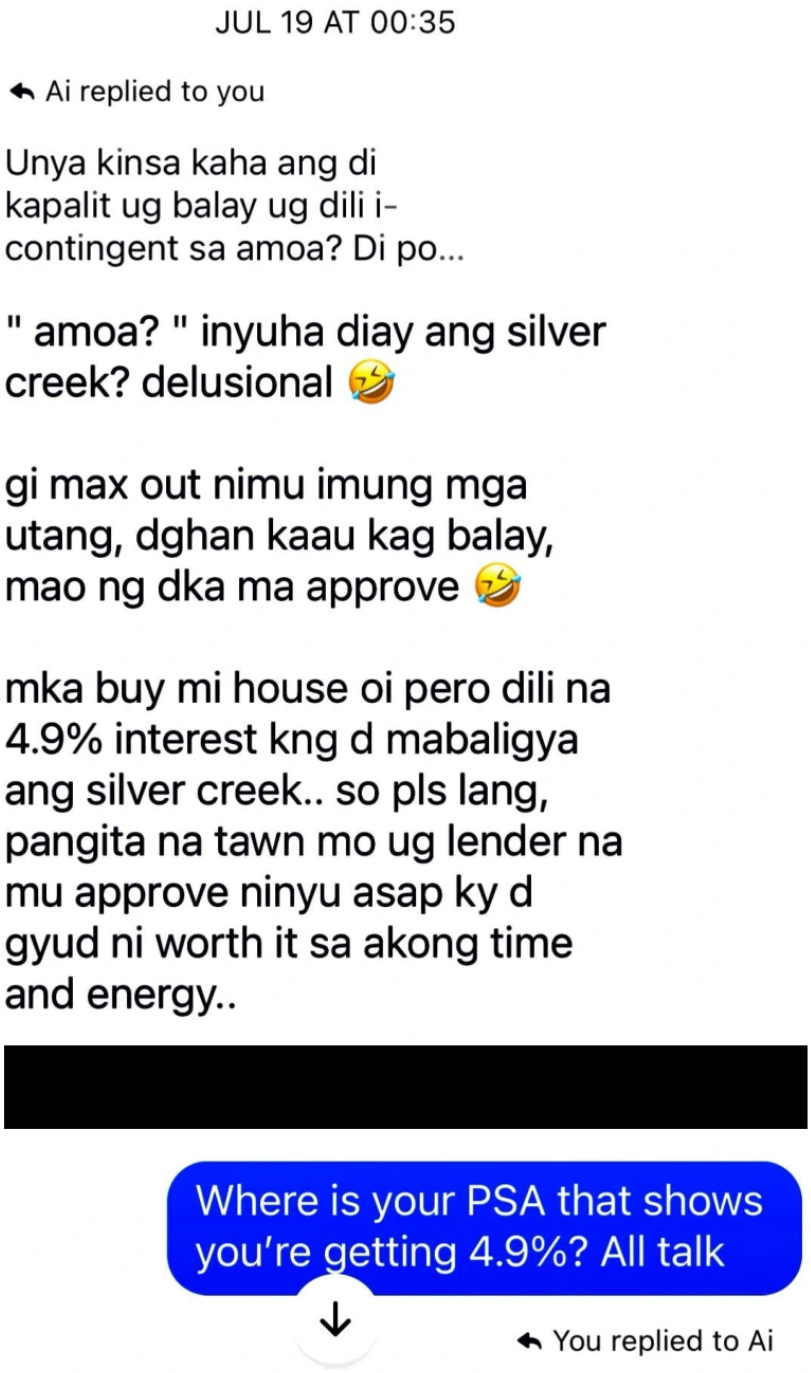
E06 | SELECTED ORIGINAL-SOURCE EXCERPT

July 19, 2025 delusional exchange



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E07 | SELECTED ORIGINAL-SOURCE EXCERPT

Quoted inside Romeo's reply: "OUR house, Silver Creek" (attributed to Aileen)

RENDERED EMAIL HTML EXCERPT - NOT A MAIL-APP SCREENSHOT

Aileen - quoted earlier message

Displayed sent time: July 20, 2025, 9:36:50 AM; quoted header has no explicit timezone.

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.

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.

Source: Re: Provide Proof.eml. Outer sender: Romeo. Earlier email is quoted within the chain, not a separately recovered original. Contact details and signature blocks omitted.

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E08 | SELECTED ORIGINAL-SOURCE EXCERPT

No-default recital in amendment dated January 2023

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 [redacted] 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:

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E09 | SELECTED ORIGINAL-SOURCE EXCERPT

November 2025 complaint alleging October 2021 arrears

> 11. Thereafter, the Lease Agreement was amended on November 31, 2023, wherein the monthly lease was increased to $4,600 (the "Lease Amendment").
>
> 12. ABC has failed to pay rent and other amounts due under the Lease Agreement and Lease Amendment beginning October 1, 2021.

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E10 | SELECTED ORIGINAL-SOURCE EXCERPT

September 2024 renovation-benefit disagreement

9/30/2024 11:49:50 PM

Aileen Capinpin

Replying to you, 2024-09-30 23:37:24: « It is true, the business entity is separate from the house.

All of that home equity nga ganahan niny... »

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 ate Ara 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..

9/30/2024 11:54:37 PM

So the increase in value of the property because of the renovation will not benefit you?

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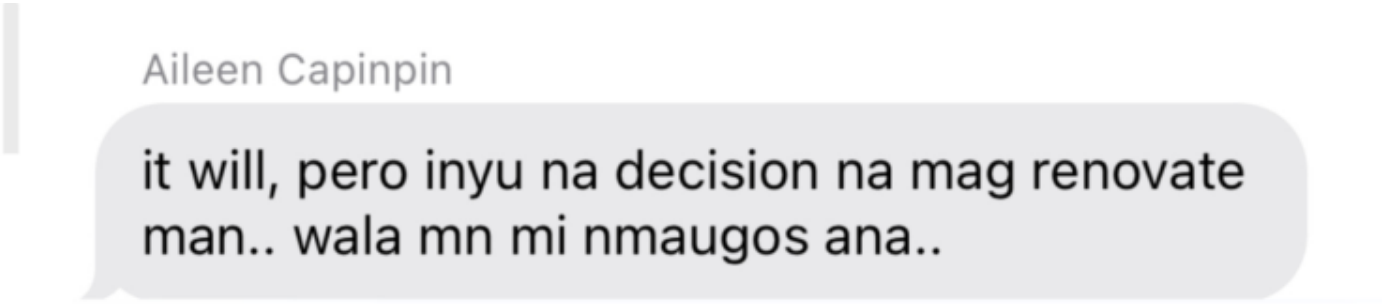
E11 | SELECTED ORIGINAL-SOURCE EXCERPT

September 2024 follow-up "it will"



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E12 | SELECTED ORIGINAL-SOURCE EXCERPT

November 4 written findings: no basis for an RCW 7.105 order, with contact caution

ADDENDUM TO CIVIL PROTECTION ORDER: # 25-2-03906-0 and 25-2-03906-0

The following Findings and Order(s) are incorporated into the Final Protection Order by Reference herein:

This is an action brought against her sister and husband (sister-in-law/sister and brother-in-law.

Court finds no basis for an order under 7.105. There is no active threat of violence and there is no pattern of unlawful conduct to warrant and finding based on unlawful harassment.

Parties are in a property dispute and contract dispute regarding and LLC. The dealings have become heated with text messages. Some communications were essentially upset family members, with possibly unkind texts but not necessarily harassment per se. The statement about 9-11 was reportedly taken out of context and the court finds that claim by the Respondent credible. The showing up at a party is not necessarily harassment as they are family, and a child was being dropped off by respondents.

Court cannot find a preponderance supports a pattern of what it deems unlawful contact. It also cannot find any clear showing of harm or emotional distress due to any alleged actions.

Respondents were advised by Court that they now have clear knowledge that the Petitioners want no contact other than thru attorneys. Further attempts to initiate contact or lash out would likely be deemed as Unlawful Harassment, which given the relationship of parties may be Domestic Violence under the statute.

Oral Findings incorporated herein

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E13 | SELECTED ORIGINAL-SOURCE EXCERPT

November 24, 2025 complaint: writ and sheriff remedy

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;

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E14 | SELECTED ORIGINAL-SOURCE EXCERPT

July 23, 2026 recorded warranty deed

202607230402 Page 1 of 3

202607230402

Electronically Recorded

Pierce County, WA PPRICE
07/23/2026 3:00 PM

Pages: 3 Fee: $305.50

When recorded return to:
Romeo Belocura, Jr. and Annie Rhea Augusto
[redacted]

Fidelity Title
[redacted]

Filed for record at the request of:
Fidelity National Title
COMPANY OF WASHINGTON, INC.
16400 Southcenter Parkway, Suite 405
Tukwila, WA 98188-2040

Escrow No. [redacted]

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jun Christopher Capinpin and Aileen Grace Capinpin, husband and wife

for and in consideration of Ten And No/100 Dollars ($10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Romeo Belocura, Jr., and Annie Rhea Augusto, a married couple, **as joint tenants with right of survivorship**

the following described real estate, situated in the County of Pierce, State of Washington:

Parcel A:
Lot 3, as delineated in the City of Puyallup Short Plat No. 96-81-006, recorded under Recoding No. 9705150360, records of Pierce County, Washington, being a portion of Lot 6, Block 74, Puyallup Land and Loan Co's Replat of Part of 4th Maplewood Addition, Puyallup, Washington, according to the plat thereof recorded in Volume 8 of Plats, Page 103, records of Pierce County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

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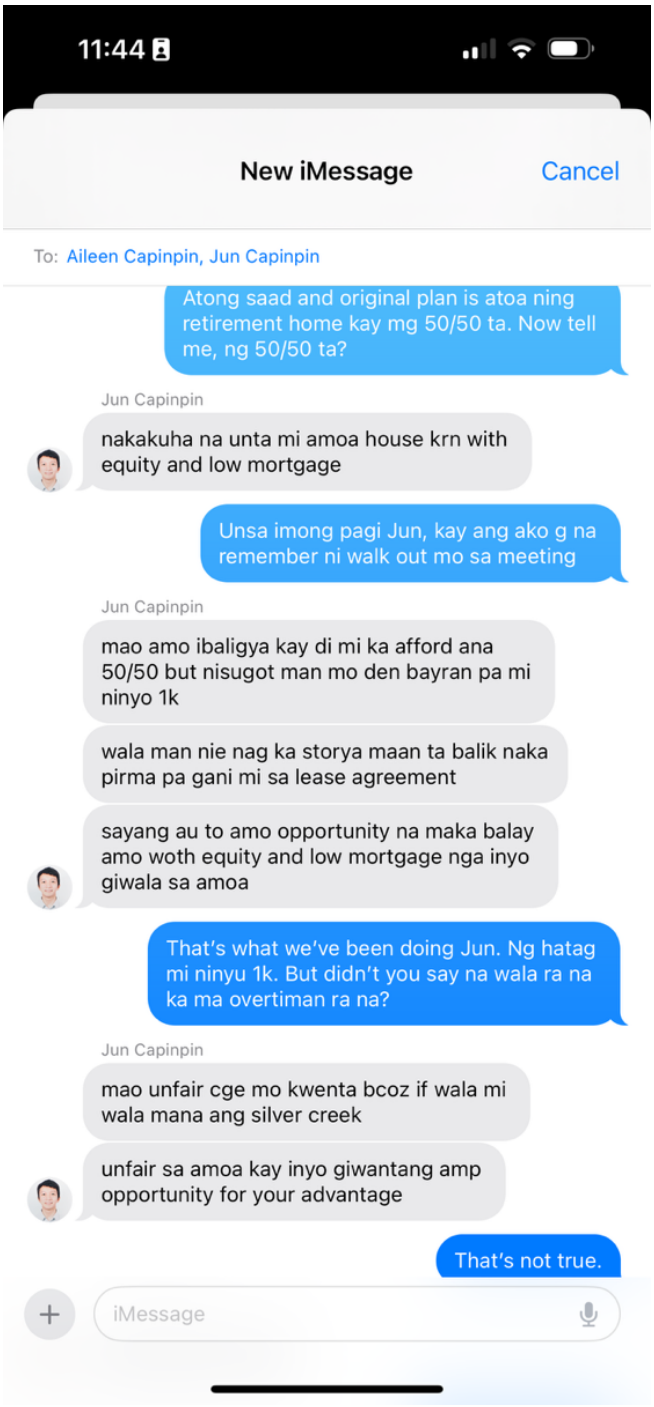
A01 | SELECTED ORIGINAL-SOURCE EXCERPT

Original ownership / sale wording — visible iMessage screenshot

Preserved image attributed to Jun; the original sent date and native device metadata remain unverified.



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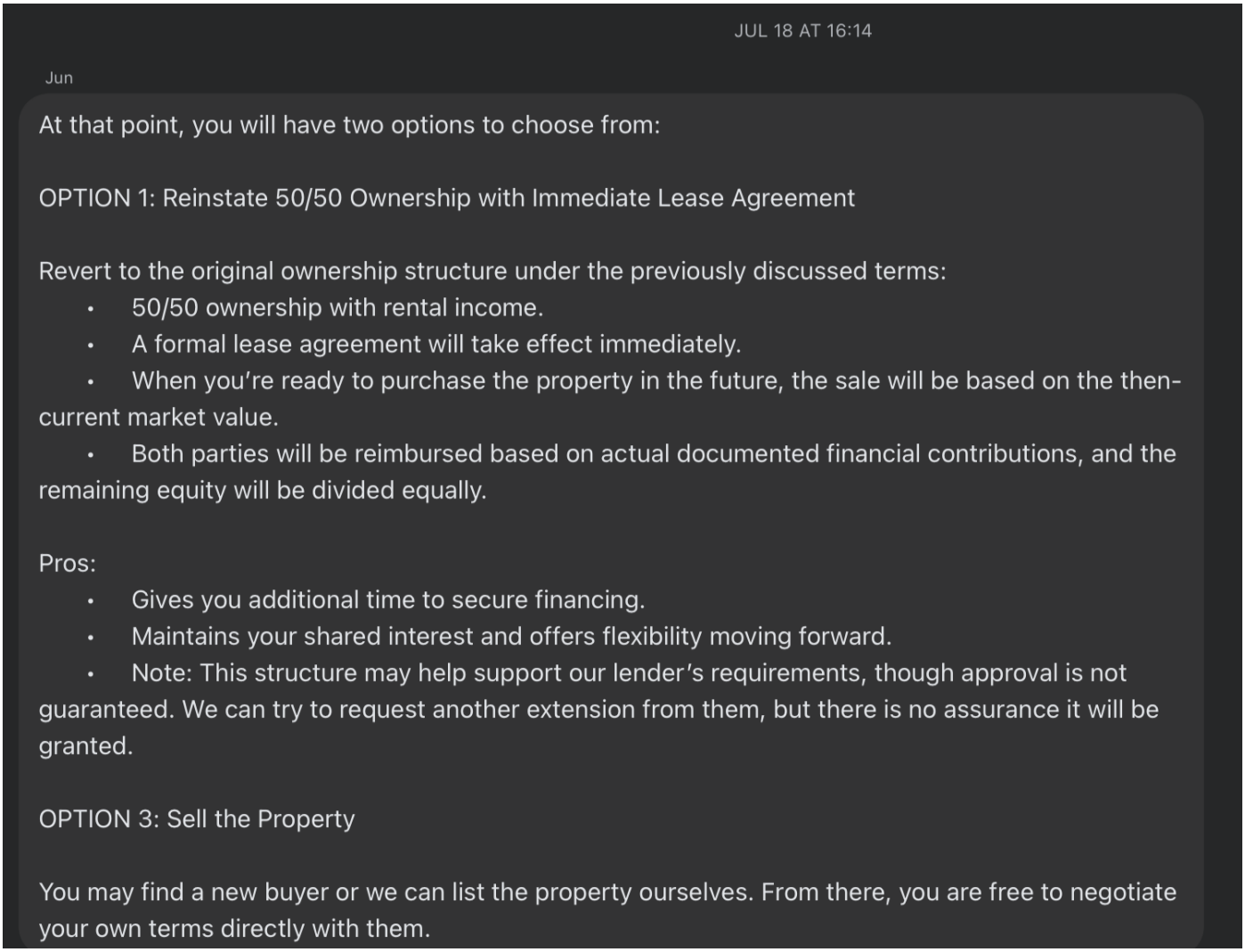
A02 | SELECTED ORIGINAL-SOURCE EXCERPT

July 18, 2025 informal 50/50 proposal

An informal proposal before counsel-led negotiations; the selected view includes Options 1 and 3, not every numbered option. Third-party viewer names have been cropped.



JUL 18 AT 16:14

Jun

At that point, you will have two options to choose from:

OPTION 1: Reinstate 50/50 Ownership with Immediate Lease Agreement

Revert to the original ownership structure under the previously discussed terms:

- 50/50 ownership with rental income.
- A formal lease agreement will take effect immediately.
- When you're ready to purchase the property in the future, the sale will be based on the then-current market value.
- Both parties will be reimbursed based on actual documented financial contributions, and the remaining equity will be divided equally.

Pros:

- Gives you additional time to secure financing.
- Maintains your shared interest and offers flexibility moving forward.
- Note: This structure may help support our lender's requirements, though approval is not guaranteed. We can try to request another extension from them, but there is no assurance it will be granted.

OPTION 3: Sell the Property

You may find a new buyer or we can list the property ourselves. From there, you are free to negotiate your own terms directly with them.

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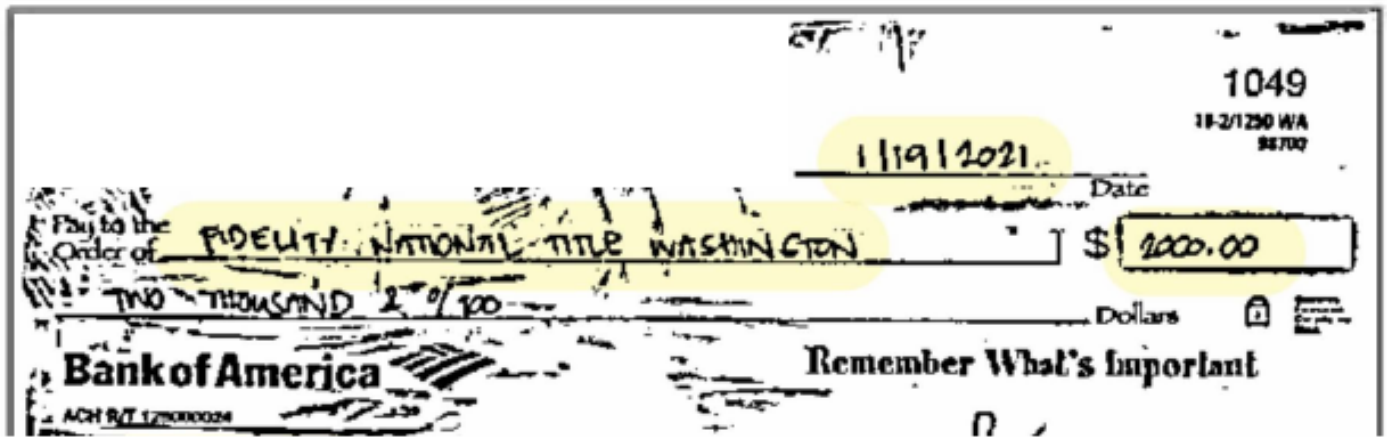
A03 | SELECTED ORIGINAL-SOURCE EXCERPT

January 2021 earnest-money check — previously masked

A restricted-payment derivative. A visible check credit alone does not settle all acquisition-fund allocation issues.



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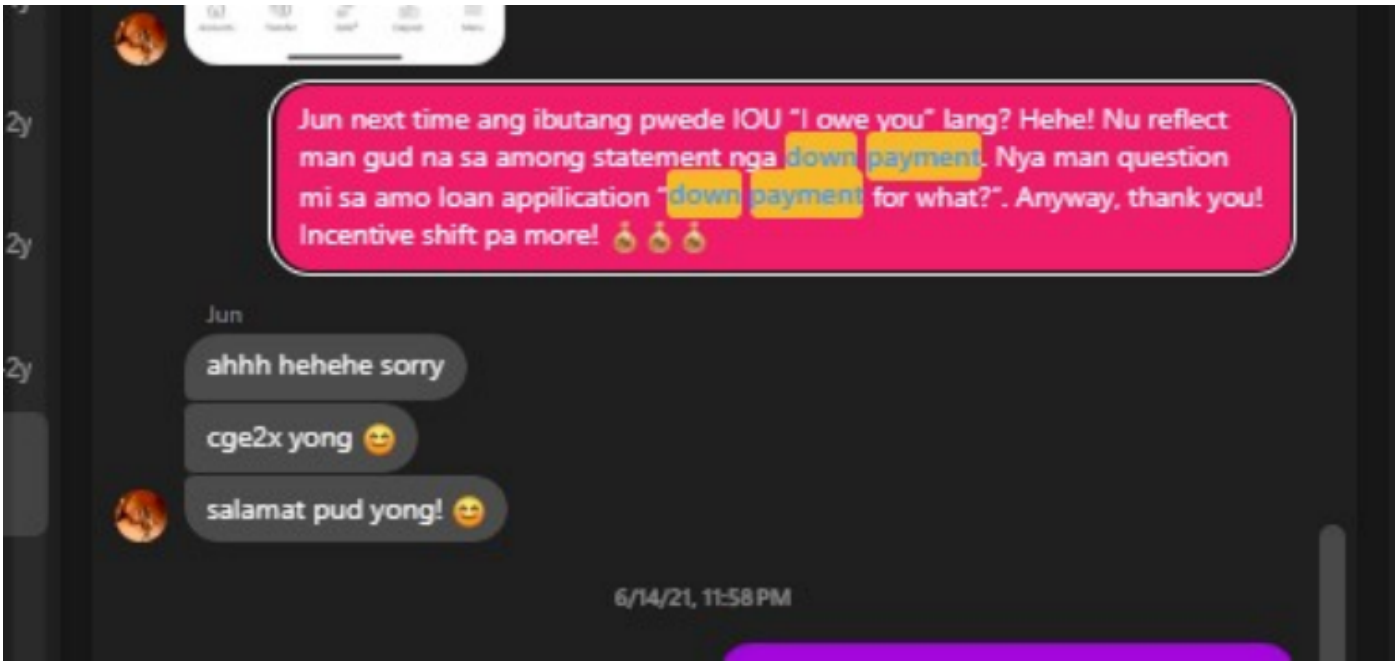
A04 | SELECTED ORIGINAL-SOURCE EXCERPT

June 2021 mortgage and expense-sharing discussion

Selected message crop illustrating early funding discussions; not a complete conversation or legal determination.



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THE RECORD STANDS ON ITS OWN. THE LIMITS MATTER.

The July 18, 2025 50/50 message was an informal proposal. It did not become the 2026 settlement and should not be described as a binding ownership determination.

The undated 50/50 iMessage screenshot has not been authenticated from an original iOS message database. Its displayed content does not establish the sent date.

The July 20, 2025 OUR house language appears in a quoted-reply copy of an earlier communication, not an independently recovered sender-original email.

E12 includes a separately preserved protection-order findings excerpt, including the court caution about further unwanted contact. Its repeated cause number should not be applied across both cases without separate signed-order verification.

The November 2025 complaint requested a writ and possession; the requested eviction was not executed. The July 2026 deed reflects the purchase agreed by the parties.

A June 9, 2026 ABC Green Dot bank debit of $3,798.68 has been verified. The full statement is excluded because it contains sensitive account and personal data.

Questions or corrections should use the contact channel listed on the parent website. Do not contact residents, staff, or third parties based on these excerpts.