

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.

EXHIBIT INDEX

E01 Pre-closing exchange: Romeo's preceding message 4

E02 Pre-closing exchange: Aileen's response 5

E03 March 10, 2021 outgoing acquisition wire 6

E04 2021 estimated escrow statement 7

E05 June 26, 2025 - TRUNCATED MESSAGE EXCERPT 8

E06 July 19, 2025 delusional exchange 9

E07 Quoted inside Romeo's reply: "OUR house, Silver Creek" (attributed to Aileen) 10

E08 No-default recital in amendment dated January 2023 11

E09 November 2025 complaint alleging October 2021 arrears 12

E10 September 2024 renovation-benefit disagreement 13

E11 September 2024 follow-up "it will" 14

E12 November 4 written findings: no basis for an RCW 7.105 order, with contact c... 15

E13 November 24, 2025 complaint: writ and sheriff remedy 16

E14 July 23, 2026 recorded warranty deed 17

FOUR CONTEXTUAL SOURCE IMAGES

A01 Original ownership / sale wording — visible iMessage screenshot 18

A02 July 18, 2025 informal 50/50 proposal 19

A03 January 2021 earnest-money check — previously masked 20

A04 June 2021 mortgage and expense-sharing discussion 21

E01 | SELECTED ORIGINAL-SOURCE EXCERPT

Pre-closing exchange: Romeo's preceding message

Open the selected image at full resolution →

Meong

It's because the house belongs to you but the business will be a corporation nato upat. Para klaro ang ownership and compensation. Naa pod na tax implications mao mas maayo naa jud accountant and contract para klaro

Para klaro from the start

Meong

Will know more after sa admin class

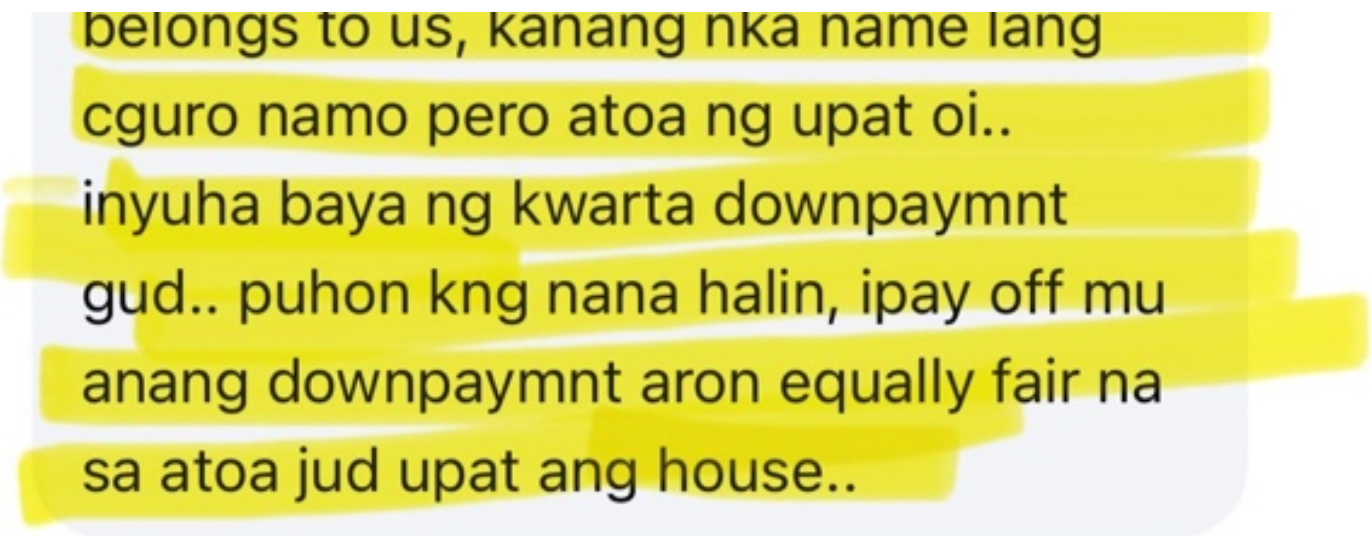
Ai

okie, yah i thnk mao na ang best thing to do.. pero i wont consider the house na it

E02 | SELECTED ORIGINAL-SOURCE EXCERPT

Pre-closing exchange: Aileen's response

Open the selected image at full resolution →



belongs to us, kanang nka name lang
cguro namo pero atoa ng upat oi..
inyuha baya ng kwarta downpaymnt
gud.. puhon kng nana halin, ipay off mu
anang downpaymnt aron equally fair na
sa atoa jud upat ang house..

E03 | SELECTED ORIGINAL-SOURCE EXCERPT

March 10, 2021 outgoing acquisition wire

Open the selected image at full resolution →

Source page 10 | recorded transaction 03/10/21

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

Transaction-row excerpt. Unrelated entries and identifiers omitted.

E04 | SELECTED ORIGINAL-SOURCE EXCERPT

2021 estimated escrow statement

Open the selected image at full resolution →

Fidelity National Title Company of Washington, Inc.**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**Seller:** [REDACTED]1130 11th Street SW
Puyallup, WA 98371**Property:** 1130 11th Street SW
Puyallup, WA 98371
LT 3, PCSP NO. 9705150360**Lender:** CMG Mortgage, Inc.

		\$	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		

[Back to exhibit index \(page 3\)](#)

E05 | SELECTED ORIGINAL-SOURCE EXCERPT

June 26, 2025 - TRUNCATED MESSAGE EXCERPT

Open the selected image at full resolution →

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. something to 5. something and wouldv made our mortgage lesser, and skip mortgage for nov-dec'24 (8200\$)

we had our sha ↓ financial risks pd.. eventhough u thnk na

[Back to exhibit index \(page 3\)](#)

E06 | SELECTED ORIGINAL-SOURCE EXCERPT

July 19, 2025 delusional exchange

Open the selected image at full resolution →

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..

Where is your PSA that shows
you're getting 4.9%? All talk



↩ You replied to Ai

[Back to exhibit index \(page 3\)](#)

E07 | SELECTED ORIGINAL-SOURCE EXCERPT

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

[Open the selected image at full resolution →](#)

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.

E08 | SELECTED ORIGINAL-SOURCE EXCERPT

No-default recital in amendment dated January 2023

Open the selected image at full resolution →

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:

E09 | SELECTED ORIGINAL-SOURCE EXCERPT

November 2025 complaint alleging October 2021 arrears

Open the selected image at full resolution →

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.

E10 | SELECTED ORIGINAL-SOURCE EXCERPT

September 2024 renovation-benefit disagreement

Open the selected image at full resolution →

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 ninyu... »

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?

[Back to exhibit index \(page 3\)](#)

E11 | SELECTED ORIGINAL-SOURCE EXCERPT

September 2024 follow-up "it will"

Open the selected image at full resolution →

Aileen Capinpin

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

E12 | SELECTED ORIGINAL-SOURCE EXCERPT

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

Open the selected image at full resolution →

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

E13 | SELECTED ORIGINAL-SOURCE EXCERPT

November 24, 2025 complaint: writ and sheriff remedy

Open the selected image at full resolution →

- 1 a. Adjudge ABC to be unlawfully detaining the Lease Premises;
- 2 b. Enter an order confirming forfeiture of the Lease and restoring the Lease Property
- 3 to Plaintiffs, and issuing a Writ of Restitution therefore, including instructions for the Sheriff to
- 4 break and enter the Leased Property, as necessary;
- 5 c. Determine the amounts owing under the Lease Agreement and Lease
- 6 Amendment, in the amount of \$23,406.60; plus additional rent payments and other charges
- 7 accruing thereafter pursuant to the Lease;
- 8

E14 | SELECTED ORIGINAL-SOURCE EXCERPT

July 23, 2026 recorded warranty deed

Open the selected image at full resolution →

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

Fidelity Title

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF RECORDING, INC.

16400 Southcenter Parkway, Suite 405
Tukwila, WA 98188-2040

Escrow No. 

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.

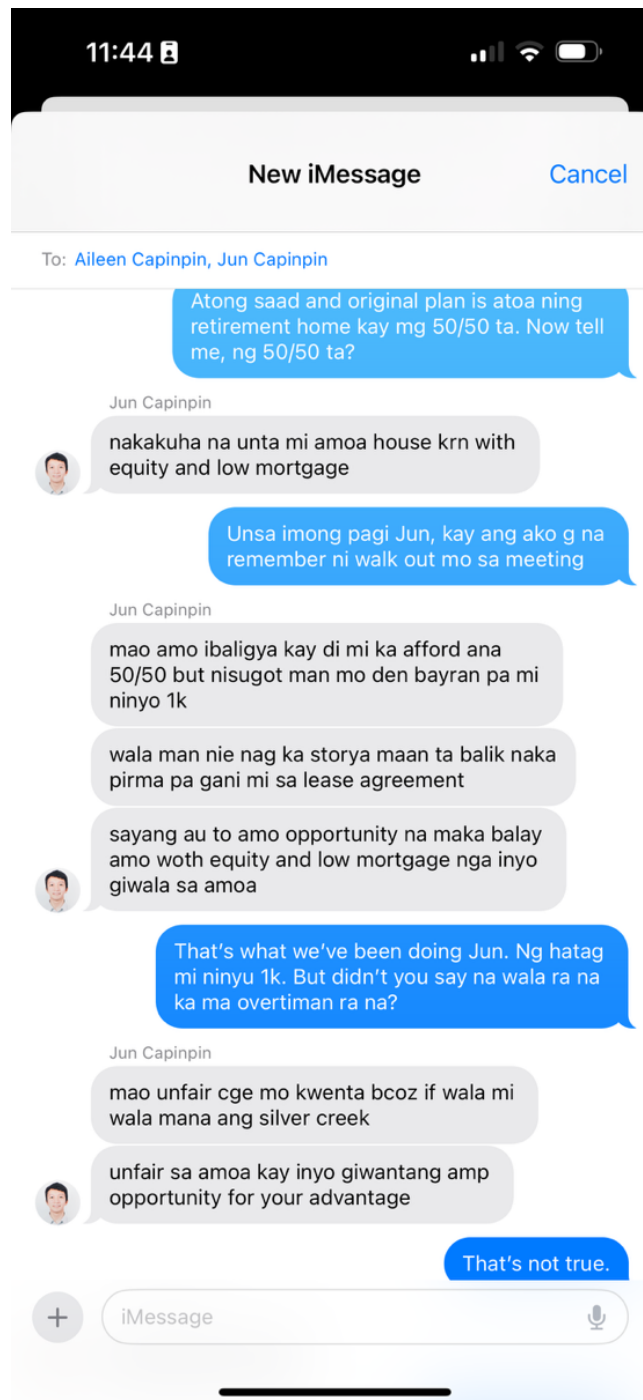
Abbreviated Legal: (Required if full legal not inserted above.)

[Back to exhibit index \(page 3\)](#)

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.



[Back to exhibit index \(page 3\)](#)

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.

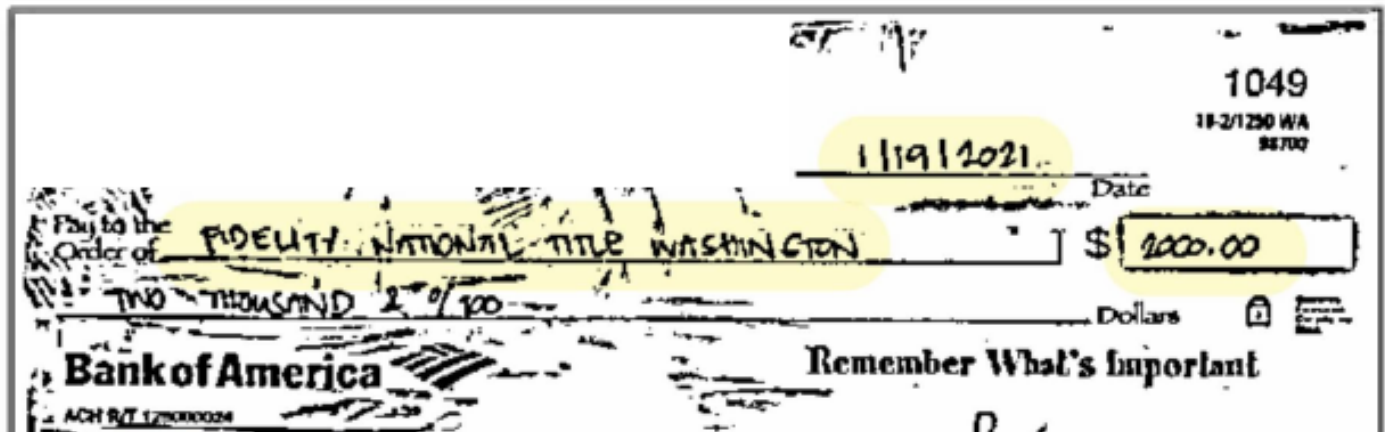
OPTION 3: Sell the Property

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.

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.

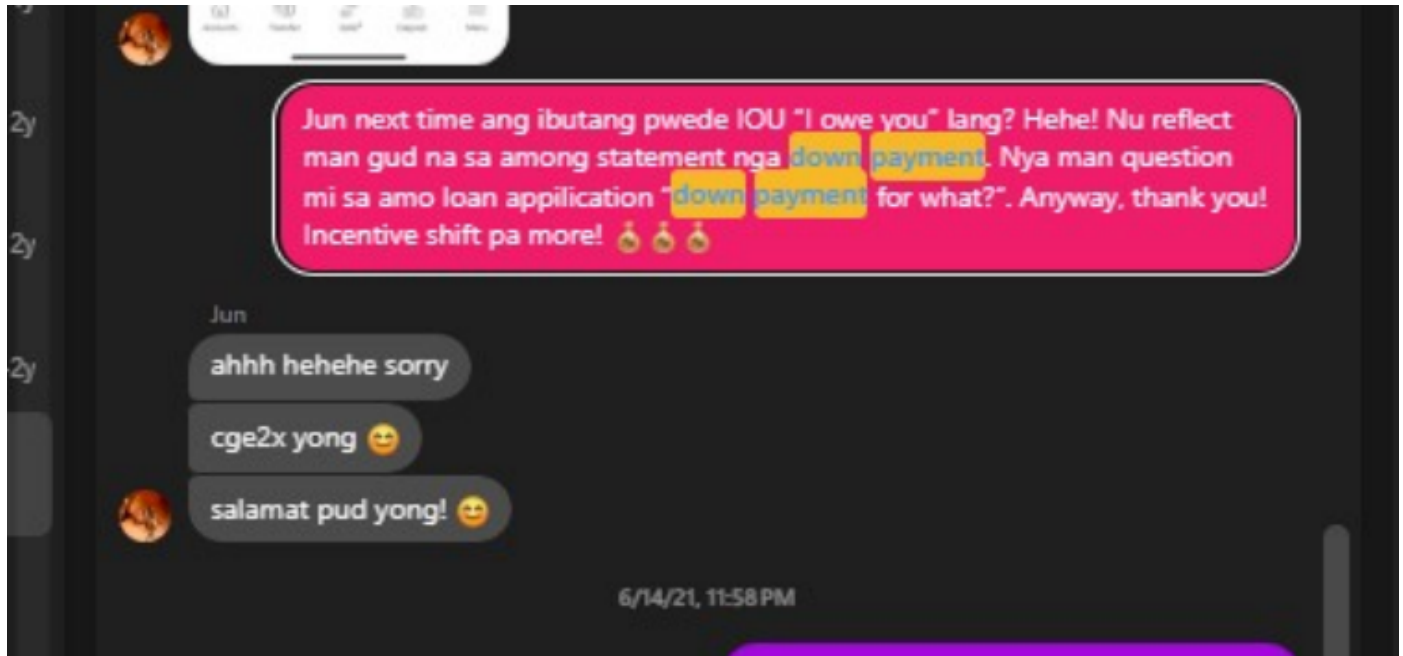


[Back to exhibit index \(page 3\)](#)

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.



[Back to exhibit index \(page 3\)](#)

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.