



Aegis Land Title Group dba Attorney's Title
 1010 South 336th Street
 Ste 300
 Federal Way, WA 98003
 Phone: (253) 344-5006
 Fax: (253) 344-5007

December 11, 2020

INCOMING WIRE FUNDS INSTRUCTIONS

We request that funds are wire transferred directly to our account. If you have any questions regarding this, please call the number referenced above.

We do not accept ANY ACH Transfers, these funds will be returned and may cause a delay in closing. We do not accept personal checks or money orders for closing funds.

All cashier's checks must be from a Washington State bank and presented to Aegis Land Title Group dba Attorney's Title at least 24 hours prior to Closing. Closing and signing are not the same; signing occurs before Closing. Closing is dependent upon all funds being received by us and clearing our bank and the fulfillment of the other terms and conditions of the parties and stakeholders to the transaction. Please do not deposit directly to the bank.

Out of state or out of country cashier's checks will not be accepted.

WIRE INSTRUCTIONS: NOTE: Columbia Bank is **NOT** the Beneficiary under these instructions. **Sending your wire to Columbia Bank showing them as the Beneficiary will cause your wire to be rejected!!! Wires should be sent to:**

Bank Name:	Columbia Bank
Bank Address:	1301 A St., #100, Tacoma, WA 98402
ABA (Routing) No.:	125108272
Account Name (Beneficiary):	Aegis Land Title Group dba Attorney's Title
Account Number:	7001125281
Reference:	Escrow No.: 2020-21716-FW
	Buyer(s): Bardia Mohabbati
	Seller(s):

THESE WIRE INSTRUCTIONS WILL NOT CHANGE. IF YOU ARE NOTIFIED BY **ANYONE, EVEN IF IT APPEARS TO BE US**, TO CHANGE THESE WIRE INSTRUCTIONS, **STOP!** AND DO NOT WIRE UNTIL NOTIFYING OUR OFFICE IMMEDIATELY BY TELEPHONE AT (253) 344-5006. **DO NOT WIRE USING THE UPDATED WIRE INSTRUCTIONS AS YOUR FUNDS COULD BE LOST.**

UNAUTHORIZED CHANGES TO WIRE INSTRUCTIONS ARE A COMMON WAY CRIMINALS INTERCEPT FUNDS FOR A TRANSACTION AND SUCH FRAUD COULD CAUSE THE FUNDS TO BE LOST FOREVER.