



*First American*

# Schedule C

## Subdivision Guarantee

ISSUED BY

**First American Title Insurance Company**

GUARANTEE NUMBER

**2924396**

The land in the County of King, State of Washington, described as follows:


PARCEL A: **004610-0150** 

THAT PORTION OF TRACTS 2 AND 3 OF ADAMS LAKE WASHINGTON TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2;  
THENCE, ALONG THE NORTH LINE OF SAID TRACT 2, SOUTH 88°26'16" EAST 1,240 FEET, MORE OR LESS, TO AN IRON PIPE MONUMENT ON THE EASTERLY MARGIN OF EAST MERCER WAY, SAID IRON PIPE BEING ON THE CENTERLINE PRODUCED OF A 30 FOOT ROAD EASEMENT RECORDED FEBRUARY 19, 1953 UNDER RECORDING NO. 4316894;

THENCE SOUTH 80°23'50" EAST, ALONG SAID CENTERLINE, 560.83 FEET TO AN IRON PIPE MONUMENT WHICH IS THE CENTER POINT OF A CIRCULAR TURN AROUND, SAID TURN AROUND BEING THE EASTERLY TERMINUS OF SAID 30 FOOT ROAD EASEMENT;  
THENCE SOUTH 24°30'23" EAST 38.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
THENCE SOUTH 36°52'13" EAST 65.05 FEET;  
THENCE SOUTH 14°55'13" EAST 22.38 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH A 185 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 2;  
THENCE SOUTH 88°26'16" EAST, ALONG SAID PARALLEL LINE, TO THE SHORE OF LAKE WASHINGTON;  
THENCE SOUTHERLY, ALONG SAID SHORE, TO A POINT IN A LINE DRAWN PARALLEL WITH AND 20 FEET SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 IN ADAMS LAKE WASHINGTON TRACTS;  
THENCE, ALONG SAID PARALLEL LINE, NORTH 88°26'16" WEST TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN CONTRACT OF SALE TO MILTON L. WHITTENDALE RECORDED UNDER KING COUNTY RECORDING NO. 3936791;  
THENCE NORTH 01°14'23" EAST 50.01 FEET;  
THENCE NORTH 14°55'13" WEST 38.66 FEET;  
THENCE NORTH 36°52'13" WEST 72.74 FEET TO A POINT IN THE MARGIN OF THE TURN AROUND IN SAID ROAD EASEMENT FROM WHICH THE CENTER BEARS NORTH 10°53'34" EAST 38.00 FEET;  
THENCE, ON A CURVE TO THE LEFT WITH A RADIUS OF 38.00 FEET A DISTANCE OF 23.48 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, ADJACENT TO AND ABUTTING UPON THE PARCEL OF LAND HEREINABOVE DESCRIBED AND LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES THEREOF EXTENDED EASTERLY.

PARCEL B: **004610-0151** 

A NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, AS CREATED BY INSTRUMENTS RECORDED FEBRUARY 19, 1953, UNDER RECORDING NUMBER 4316894, RECORDED SEPTEMBER 24, 1953, UNDER RECORDING NUMBER 4382730, AND RECORDED MARCH 20, 1956, UNDER RECORDING NUMBER 4674377.

E A S E M E N T

THIS INDENTURE made and entered into this 5th day of February, 1953, by and between the undersigned parties, who, together are the owners of all the land traversed by this easement, which easement is hereinafter more particularly described.

WITNESSETH:

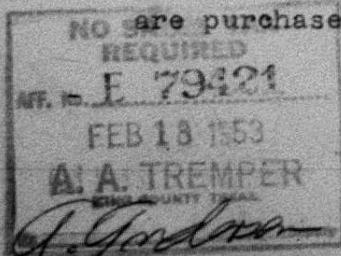
WHEREAS, Eva Crowder, whose name also appears of record as Eva Dodds Crowder, is the owner, as her separate estate, of the following tract of land:

That portion of tract 1, Adams Lake Washington Tracts, according to plat recorded in volume 11 of plats, page 80, records of King County, Washington, and the adjacent second class shorelands described as follows:

Beginning on the west line of tract 1, said Adams Lake Washington Tracts, at an iron pipe set at a point south 1008'16" west 120 feet from the northwest corner of said tract 1; thence south 88°26'18" east parallel with the north line of said tract 1 a distance of 1345.89 feet, more or less, to the east line of East Mercer Way; thence north 43°40'46" east along said east line 46.32 feet to the true point of beginning; thence south 88°31'16" east along a line parallel with and 120 feet south of a boundary fixed by agreement and deed recorded under auditor's file No. 4254660, and the extension of said line a distance of 700.00 feet, more or less, to a point near the water line of Lake Washington, which point is marked by an iron pipe; thence continuing on same course to the waters of said lake; thence southerly along the water line of said lake 120 feet, more or less, to a post and wire fence or the easterly extension thereof; thence north 88°26'18" west along said post and wire fence or the production thereof (which post and wire fence and production thereof is fixed as a boundary by deed and agreement recorded July 11, 1952, under auditor's file No. 4253153) a distance of 315 feet, more or less, to the easterly line of East Mercer Way; thence north 43°40'46" east along the said easterly line 161.80 feet to the true point of beginning; together with second class shorelands adjoining above described tract on the east side thereof;

WHEREAS, Richard J. Crowder and Janet Crowder, his wife,

are purchasers of the above-described tract of land, under contract





of sale dated November 15, 1952, executed by and between said purchasers and Eva Crowder, as vendor, recorded November 17, 1952, in volume 3205 of deeds, page 662, under auditor's file No. 4291339, records of said County; and

WHEREAS, Marie E. Kristoferson, whose name also appears of record as Marie Erwin Kristoferson, is the owner, as her separate estate, of all of the land traversed by the subject easement except that herein described as being owned by Eva Crowder, Richard J. Crowder, and Janet Crowder; and

WHEREAS, the undersigned desire to establish, of record, a definitely located easement for the purpose of providing ingress and egress to lands now owned by them lying easterly of East Mercer Way, and to such tracts as may eventually be created by the subdivision or sale of such lands:

NOW, THEREFORE, in consideration of the mutual obligations arising in the premises, Marie E. Kristoferson, Eva Crowder, Richard J. Crowder and Janet Crowder, his wife, as their interests appear, do hereby grant, convey and set over unto each of the others, his or her heirs, successors, and assigns, a perpetual easement for the purpose of establishing and maintaining a roadway for general ingress and egress to and from their respective tracts of land; said easement being particularly described as follows:

A portion of the easement is 30 feet in width, and the remainder is 20 feet in width.

The center line of the 30-foot easement is described as follows:

Beginning at an iron pipe monument in the north line of Tract 2 Adams Lake Washington Tracts as recorded in Volume 11 of Plats, Page 80, Records of King County, Washington, said monument being S 88°26'16" E., 1240 feet, more or less, from the northwest corner of said Tract and on the center line produced of the 30-foot easement; thence, S 80°23'50" E., 465.9 feet along



the center line of the 30-foot easement to an iron pipe monument from which Point "A", marked by a concrete monument bears S 16°48'10" W., 15.11 feet; Point "A" being the true point of beginning in the description in Contract of Sale to Milton Whittendale, recorded in Volume 2373 of Deeds, Page 423 under Auditor's File No. 3936791, records of King County, Washington; thence continuing S 80°23'50" E., 34.44 feet along said center line to Point "B", an iron pipe monument; thence continuing S 80°23'50" E., 60.49 feet to Point "C", an iron pipe monument, which is the center of a turn-around with a 38-foot radius that is at the easterly end of the 30-foot easement,

Together with an easement over an existing approach road extending from the westerly end of the 30-foot easement to East Mercer Way more specifically described as follows:

Beginning at a point in the southerly margin of the 30-foot easement, said point being at right angles to a point on the center line of said easement that is S 80°23'50" E., 25.00 feet from the iron pipe that is in the north line of Tract 2 and on the center line produced of said 30-foot easement; thence in a southwesterly direction parallel to the center line of East Mercer Way a distance of 145 feet; thence in a northwesterly direction at right angles to the center line of said East Mercer Way to the southeasterly margin of said East Mercer Way; thence in a northeasterly direction along said southeasterly margin to the southerly margin of the 30-foot easement; thence S 80°23'50" E. along said southerly margin to point of beginning.

Excepting, however, from said 30-foot easement a parcel of land described as follows: Beginning at a concrete monument, which is the true point of beginning as described in the Contract of Sale of Milton Whittendale, recorded in Volume 2373 of Deeds, Page 423 under Auditor's File No. 3936791, records of King County, Washington; thence from said point following the south line of the 30-foot easement N 80°23'50" W., 150.00 feet to a concrete monument; thence N 73°31'40" E., 52.33 feet; thence S 80°23'50" E., 43.00 feet; thence S 59°25'20" E., 64.26 feet to the place of beginning.

Together with an easement over the following described parcel abutting the 30-foot easement described above:

Beginning at the true point of beginning as described in the Contract of Sale to Milton Whittendale, recorded in Volume 2373 of Deeds, Page 423, under Auditor's File No. 3936791, records of King County, Washington; thence N 9°36'10" E., 30.00 feet to a point on the north line of the 30-foot easement described above; thence on said north line N 80°23'50" W.,



22.39 feet to the true place of beginning of this description; thence from said point, continuing on the above described north line N 80°23'50" W., 111.81 feet; thence N 73°31'40" E., 33.91 feet; thence S 80°23'50" E., 51.33 feet; thence S 59°25'20" E., 36.32 feet to the true place of beginning of this description.

The center line of the 20-foot easement is as follows:

Beginning at the iron pipe monument designated as Point "B" in the description of the 30-foot easement given above; thence in a northerly direction along a curve to the left with a radius of 53.76 feet from which center of the curve bears N 18°04'58" W. through an angle of 95°01'32.5" to a P.T.; thence N 23°06'31" W., 14.72 feet to a P.C.; thence on a curve to the right with a radius of 25.7 feet and an angle of 145°39'42.5" to Point "D", a P.T.; thence S 57°26'48" E., 41.22 feet to a P.C.; from which the center of the curve bears N 32°33'12" E., 53.45 feet; thence on a curve to the left with a radius of 53.45 feet through an angle of 53°25'58" to a P.T.; thence N 69°07'14" E., 75 feet.

It is expressly declared that nothing herein contained shall be construed as a waiver by any of the undersigned of any right or interest, possessory or otherwise, which they individually or together might have in existing roads or driveways. It is contemplated that the center-line of the easement herein granted shall coincide with the center-line of the existing road except where the existing road intersects a tract now owned by Albert T. Frost and Cecelia J. Frost, his wife. As to such exception, all rights in the existing road are expressly reserved.

The undersigned mutually agree and covenant that the easement herein granted shall be perpetual; that it shall benefit and be appurtenant to any tracts which may hereafter be created by subdivision or sale of land owned by the parties which lies easterly of East Mercer Way; and it is further agreed that the purpose



of this easement is to provide a general roadway for ingress and egress and the permissible use of thereof shall extend to all things reasonably within that purpose.

IN WITNESS WHEREOF the parties have hereunto affixed their signatures the day and year first above mentioned.

*Marie E. Kristoferson*  
Marie E. Kristoferson

STATE OF WASHINGTON )  
County of *King* ) ss.

On this day personally appeared before me Marie E. Kristoferson to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this *9<sup>th</sup>* day of February, 1953



*Virginia P. Crowy*  
Notary Public in and for the State of Washington, residing at

*Eva Crowder*  
Eva Crowder

*Richard J. Crowder*  
Richard J. Crowder

*Janet Crowder*  
Janet Crowder