



20101001001578

CHICAGO TITLE WD 65.00
PAGE-001 OF 004
10/01/2010 14:53
KING COUNTY, WA

WHEN RECORDED RETURN TO
KEITH E. ANDERSON
14 WEMBLEY LANE
MERCER ISLAND, WASHINGTON 98040

E2461066

10/01/2010 14:52
KING COUNTY, WA
TAX \$11,130.00
SALE \$625,000.00
PAGE-001 OF 001



CHICAGO TITLE INSURANCE COMPANY

1308891

STATUTORY WARRANTY DEED

THE GRANTOR(S)

JEFFREY E. MORGAN AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWARD G. MORGAN, WHO ALSO APPEARS OF RECORD AS EDWARD G. MORGAN, JR, DECEASED

CHICAGO TITLE INS. CO
REF# 1308891-4

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

4

in hand paid, conveys and warrants to
KEITH E. ANDERSON AND GRETCHEN L. ANDERSON, HUSBAND AND WIFE

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

THE SOUTH 30 FEET OF THE WEST 107 FEET OF TRACT 1, AND THE NORTH 60 FEET OF THE WEST 107 FEET OF TRACT 2, ALL IN BLOCK 14, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 76, IN KING COUNTY, WASHINGTON;

TOGETHER WITH EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 1, BLOCK 14, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 76, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 88 24'05" EAST 107 FEET TO THE TRUE POINT OF BEGINNING;

SEE ATTACHED DESCRIPTION

Tax Account Number(s): 759810-0523-09

Dated: SEPTEMBER 28, 2010
ESTATE OF EDWARD G. MORGAN JR, DECEASED

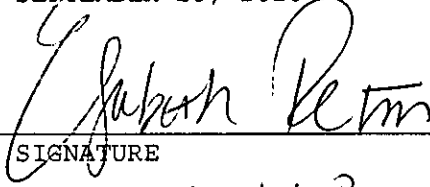
BY: JEFFREY E. MORGAN, P.R.

STATE OF WASHINGTON
COUNTY OF KING

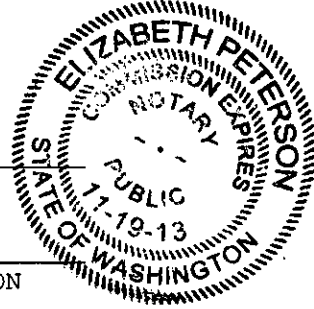
SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY E. MORGAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HIS WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWARD G MORGAN, WHO ALSO APPEARS OF RECORD AS EDWARD G MORGAN, JR, DECEASED, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: SEPTEMBER 28, 2010



NOTARY SIGNATURE



PRINTED NAME: Elizabeth Peterson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bothell

MY APPOINTMENT EXPIRES 11-19-13

CHICAGO TITLE INSURANCE COMPANY

Escrow No.: 1308891

EXHIBIT A

Title No.: 1308891

THENCE SOUTH 1°01'28" WEST 240 FEET;
THENCE SOUTH 88°24'05" EAST 86 FEET;
THENCE NORTH 1°01'28" EAST 110 FEET;
THENCE NORTH 54°36'33" EAST 132.96 FEET TO THE EASTERLY LINE OF SAID TRACT
1.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS
REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 1308891

SUBJECT TO:

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	ROADWAY AND UTILITY PURPOSES
AREA AFFECTED:	THE EASTERLY PORTION OF SAID PREMISES AND OTHER PROPERTY
RECORDED:	DECEMBER 15, 1958
RECORDING NUMBER:	4943172

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW:

RECORDED:	JUNE 22, 1990
RECORDING NUMBER:	9006220184

AND AS AMENDED UNDER RECORDING NO. 20100920000480