

## Commitment for Title Insurance

Title Officer: Eastside Title Unit  
Email: CTIBellevueETU@ctt.com  
Title No.: 0268938-ETU

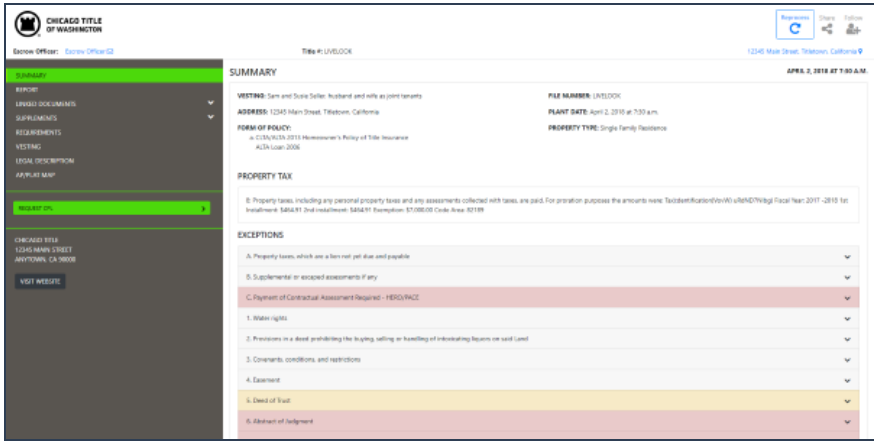
Property Address: 3261 67th Ave SE Mercer Island, WA 98040

### Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Chicago Title LiveLOOK report, Click Here](#)



The screenshot displays the Chicago Title LiveLOOK web application interface. The header includes the Chicago Title of Washington logo, the title "Title # LIVELOOK", and the address "1245 Main Street, Torrance, California". The date and time are shown as "APR 2, 2019 AT 1:00 A.M.". The interface is divided into several sections: a left sidebar with navigation options like "SUMMARY", "REPORTS", "LIVELOOK DOCUMENTS", "SUPPLEMENTS", "REQUIREMENTS", "VERIFYING", "LEGAL DISCLOSURE", and "APPLY FOR MAP"; a main content area with a "SUMMARY" section containing details like "VESTING: Sam and Susie Soller, husband and wife as joint tenants", "ADDRESS: 1245 Main Street, Torrance, California", "FORM OF POLICY: A-CITL/SL/STL Homeowner's Policy of Title Insurance ALTA Loan 2008", "FILE NUMBER: LIVELOOK", "PLANT DATE: April 2, 2019 at 7:59 a.m.", and "PROPERTY TYPE: Single Family Residence"; a "PROPERTY TAX" section with a note about taxes and assessments; and an "EXCEPTIONS" section with a list of items including "A. Property taxes which are a lien not yet due and payable", "B. Supplemental or escaped assessments if any", "C. Payment of Contractual Assessment Required - FERGUSON", "1. Water rights", "2. Provisions in a deed authorizing the buying, selling or handling of mineral rights on said land", "3. Covenants, conditions and restrictions", "4. Easement", "5. Deed of Trust", and "6. Abstract of Judgment".

**Effortless, Efficient, Compliant, and Accessible**

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0268938-ETU**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

Anne Seifert

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
11900 NE 1st St., Suite 110  
Bellevue, WA 98005

Countersigned By:

Nathan Warwick  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: CTIBellevueETU@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.35

Effective Date: February 12, 2024 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

Anne Bigelow Seifert, as her separate estate

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s):** 370890-0065-02

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THAT PORTION OF TRACT 7, JERSEY WATER FRONT ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON THE WEST LINE OF HOOD AVENUE IN THE PLAT OF SAID ADDITION, WHERE SAID WEST LINE OF HOOD AVENUE IS INTERSECTED BY THE NORTHERLY LINE OF SAID TRACT 7;  
THENCE SOUTH ALONG THE WEST LINE OF HOOD AVENUE AND THE EAST LINE OF TRACT 7, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 53°35'36" WEST TO THE SHORE LINE OF LAKE WASHINGTON;  
THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF LAKE WASHINGTON 100 FEET;  
THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 7, WHICH POINT IS 100 FEET SOUTH OF THE TRUE POINT OF BEGINNING;  
THENCE NORTH ALONG SAID HOOD AVENUE AND THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING SAID PREMISES.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**SCHEDULE B****GENERAL EXCEPTIONS:**

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

**SPECIAL EXCEPTIONS:**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on the Plat of Jersey Water Front Addition to East Seattle:

[Recording No: 103451](#)

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington

[Recording No.: 782957](#)

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mercer Island Sewer District, a municipal corporation

Purpose: Sewer pipe line or lines

Recording Date: May 6, 1959

[Recording No.:](#) [5028735](#)

Affects: as described

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Survey:

[Recording No: 8010079002](#)

5. Maps of Mercer Island, recorded January 28, 1986 under [Recording No. 8601289004](#) showing the location of the outer boundary of the Shorelands of Lake Washington, as established by the Department of Natural Resources.

**SCHEDULE B**  
(continued)

## 6. Agreement and the terms and conditions thereof:

Recording Date: April 28, 1987

[Recording No.:](#) [8704280514](#)

Regarding: Construction of a pier 10 feet from common property line

## 7. Side Sewer Easement

Recording Date: February 9, 1990

[Recording No.:](#) [9002090765](#)

Width: 4 feet

Affects: An undisclosed portion of said Land along the line as constructed

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said side sewer by the common users.

## 8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Survey:

[Recording No:](#) [20230824900007](#)

## 9. Question of location of lateral boundaries of said second class tidelands or shorelands.

## 10. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.

## 11. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.

## 12. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

## 13. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

**SCHEDULE B**  
(continued)

14. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024  
[Tax Account No.:](#) [370890-0065-02](#)  
Levy Code: 1031  
Assessed Value-Land: \$6,519,000.00  
Assessed Value-Improvements: \$2,635,000.00

## General and Special Taxes:

Billed: \$62,996.43  
Paid: \$0.00  
Unpaid: \$62,996.43

15. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

## NOTES:

Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN OF TRACT 7, JERSEY WATER FRONT ADDN TO EAST SEATTLE

[Tax Account No.:](#) [370890-0065-02](#)

Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

3261 67th Ave SE  
Mercer Island, WA 98040

**END OF SCHEDULE B**

**When recorded return to:**

Seifert Revocable Living Trust  
PO Box 311  
Mendham, NJ 07945

Filed for record at the request of:

**CTI-0217829-ETU**



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

7525 SE 24th St., Suite 325  
Mercer Island, WA 98040

Escrow No.: 0217829-ETU

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Terence P Deeny and Darlene M Deeny, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael Thomas Seifert and Anne Bigelow Seifert, Co-Trustees  
of the Seifert Revocable Living Trust, u/a dated May 15, 2015

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN TR 7, JERSEY WATER FRONT ADD. TO EAST SEATTLE

Tax Parcel Number(s): 370890-0065-02

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF



**STATUTORY WARRANTY DEED**  
(continued)

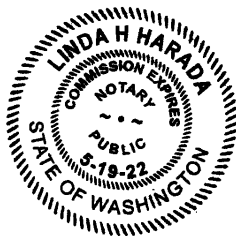
Dated: August 16, 2021

*Terence P. Deeny*  
Terence P Deeny  
*Darlene M Deeny*  
Darlene M Deeny

State of WASHINGTON  
County of KING

I certify that I know or have satisfactory evidence that Terence P Deeny and Darlene M Deeny are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/26/2021  
*Linda H. Harada*  
Name: Linda H. Harada  
Notary Public in and for the State of WA  
Residing at: Bellevue  
My appointment expires: 5-19-22



**EXHIBIT "A"**  
Legal Description

THAT PORTION OF TRACT 7, JERSEY WATER FRONT ADDITION TO EAST SEATTLE,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 64,  
RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON THE WEST LINE OF HOOD AVENUE IN THE PLAT OF SAID  
ADDITION, WHERE SAID WEST LINE OF HOOD AVENUE IS INTERSECTED BY THE  
NORTHERLY LINE OF SAID TRACT 7;  
THENCE SOUTH ALONG THE WEST LINE OF HOOD AVENUE AND THE EAST LINE OF TRACT 7,  
A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 53°35'36" WEST TO THE SHORE LINE OF LAKE WASHINGTON;  
THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF LAKE WASHINGTON 100 FEET;  
THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 7, WHICH  
POINT IS 100 FEET SOUTH OF THE TRUE POINT OF BEGINNING;  
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DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING SAID PREMISES.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on the Plat of Jersey Water Front Addition to East Seattle:

Recording No: 103451

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording No.: 782957

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mercer Island Sewer District, a municipal corporation  
Purpose: Sewer pipe line or lines  
Recording Date: May 6, 1959  
Recording No.: 5028735  
Affects: as described

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on survey:

Recording No: 8010079002

5. Maps of Mercer Island, recorded January 28, 1986 under Recording No. 8601289004 showing the location of the outer boundary of the Shorelands of Lake Washington, as established by the Department of Natural Resources.

6. Agreement and the terms and conditions thereof:

Recording Date: April 28, 1987  
Recording No.: 8704280514  
Regarding: Construction of a pier 10 feet from common property line

7. Side Sewer Easement

Recording Date: February 9, 1990  
Recording No.: 9002090765  
Width: 4 feet  
Affects: An undisclosed portion of said Land along the line as constructed

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said side sewer by the common users.

**EXHIBIT "B"**

Exceptions  
(continued)

8. Question of location of lateral boundaries of said second class tidelands or shorelands.
9. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
10. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.
11. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
12. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Return Address:

Eric J. Fahlman  
Fahlman Olson & Little, PLLC  
3023 – 80<sup>th</sup> Ave SE, Suite 300  
Mercer Island, WA 98040

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**QUIT CLAIM DEED**


Grantor:	Seifert Revocable Living Trust, u/a dated May 15, 2015, Michael Thomas Seifert and Anne Bigelow Seifert, co-Trustees
Grantee:	Michael Thomas Seifert and Anne Bigelow Seifert, husband and wife
Legal Description:	PTN TR 7, JERSEY WATER FRONT ADD. TO EAST SEATTLE
Assessor's Tax Parcel #:	370890-0065


The Grantor, the SEIFERT REVOCABLE LIVING TRUST, u/a dated May 15, 2015, Michael Thomas Seifert and Anne Bigelow Seifert, co-Trustees, for and in consideration of estate planning, conveys and quit claims to Grantees, MICHAEL THOMAS SEIFERT and ANNE BIGELOW SEIFERT, husband and wife, the following described real estate, situated in the County of King, State of Washington, together with all after acquired title of the Grantor(s) therein:

See attached Exhibit A.

More commonly known as 3261 67<sup>th</sup> Ave SE, Mercer Island, WA 98040.

DATED to be effective as of March 7, 2022.

DocuSigned by:  
  
Michael Thomas Seifert  
2F5456293214AE

DocuSigned by:  
  
Anne Bigelow Seifert  
724B33053151EF

*{notary acknowledgements follow}*

9357 108.001 fb25fn01jr

-1-

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me MICHAEL THOMAS SEIFERT to me known or proven on the basis of satisfactory evidence to be the individual who signed as co-Trustee of the Seifert Revocable Living trust, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute said instrument as co-Trustee of said Trust. This notarial act involved the use of communication technology.

Dated: March 7, 2022.

CHRISTINA VREUGDENHIL  
Notary Public  
State of Washington  
Commission # 182759  
Commission Expires 2/9/2024

DocuSigned by:  
*Christina Vreugdenhil*  
E751E02394EA432...  
Christina Vreugdenhil  
Notary public in and for the State of Washington  
My appointment expires 2/9/2024

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me ANNE BIGELOW SEIFERT to me known or proven on the basis of satisfactory evidence to be the individual who signed as co-Trustee of the Seifert Revocable Living trust, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute said instrument as co-Trustee of said Trust. This notarial act involved the use of communication technology.

Dated: March 7, 2022.

CHRISTINA VREUGDENHIL  
Notary Public  
State of Washington  
Commission # 182759  
Commission Expires 2/9/2024

DocuSigned by:  
*Christina Vreugdenhil*  
E751E02394EA432...  
Christina Vreugdenhil  
Notary public in and for the State of Washington  
My appointment expires 2/9/2024

NOTE: Please keep all signatures and notary seal within the margins of this document.

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and/or information available to the general public from county records. No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

9357 108.001 fb25fn01jr

**EXHIBIT A**

**Legal Description**

THAT PORTION OF TRACT 7, JERSEY WATER FRONT ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON THE WEST LINE OF HOOD AVENUE IN THE PLAT OF SAID ADDITION, WHERE SAID WEST LINE OF HOOD AVENUE IS INTERSECTED BY THE NORTHERLY LINE OF SAID TRACT 7;  
THENCE SOUTH ALONG THE WEST LINE OF HOOD AVENUE AND THE EAST LINE OF TRACT 7, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 53°35'36" WEST TO THE SHORE LINE OF LAKE WASHINGTON;  
THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF LAKE WASHINGTON 100 FEET;  
THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 7, WHICH POINT IS 100 FEET SOUTH OF THE TRUE POINT OF BEGINNING;  
THENCE NORTH ALONG SAID HOOD AVENUE AND THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING SAID PREMISES.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO: All additional easements, covenants, conditions, restrictions, and reservations of record, if any.

Return Address:

Eric J. Fahlman  
Fahlman Olson & Little, PLLC  
3023 – 80<sup>th</sup> Ave SE, Suite 300  
Mercer Island, WA 98040

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**QUIT CLAIM DEED**

Grantor:	Michael Thomas Seifert, a married man
Grantee:	Anne Bigelow Seifert, a married woman as her separate property
Legal Description:	PTN TR 7, JERSEY WATER FRONT ADD. TO EAST SEATTLE
Assessor's Tax Parcel #:	370890-0065

The Grantor, MICHAEL THOMAS SEIFERT, a married man, for and in consideration of establishing separate property, conveys and quit claims to Grantee, ANNE BIGELOW SEIFERT, a married woman as her separate property, all of Grantor's community property right, title, and interest in the following described real estate, situate in the County of King, State of Washington (resulting in Grantee owning an undivided 100% interest), together with all after acquired title of the Grantor therein:

See attached Exhibit A.

More commonly known as 3261 67<sup>th</sup> Ave SE, Mercer Island, WA 98040.

DATED to be effective as of March 7, 2022.

DocuSigned by:  
  
9FF4B5E2023214AE  
Michael Thomas Seifert

*{notary acknowledgement follows}*

9357 108.001 fb10hn01bn

-1-

ILC20220323000826.001



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me MICHAEL THOMAS SEIFERT to me known or proven on the basis of satisfactory evidence to be the individual described in and who executed the within and foregoing instrument, and acknowledged that such individual signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. This notarial act involved the use of communication technology.

Dated: March 7, 2022.

CHRISTINA VREUGDENHIL  
Notary Public  
State of Washington  
Commission # 182759  
Commission Expires 2/9/2024

DocuSigned by:  
*Christina Vreugdenhil*  
E751E02394EA432...  
Christina Vreugdenhil  
Notary public in and for the State of Washington  
My appointment expires 2/9/2024

NOTE: Please keep all signatures and notary seal within the margins of this document.

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and/or information available to the general public from county records. No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

9357 108.001 fb10hn01bn

-2-

ILC20220323000826.002

**EXHIBIT A**

**Legal Description**

THAT PORTION OF TRACT 7, JERSEY WATER FRONT ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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THENCE NORTH ALONG SAID HOOD AVENUE AND THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING;

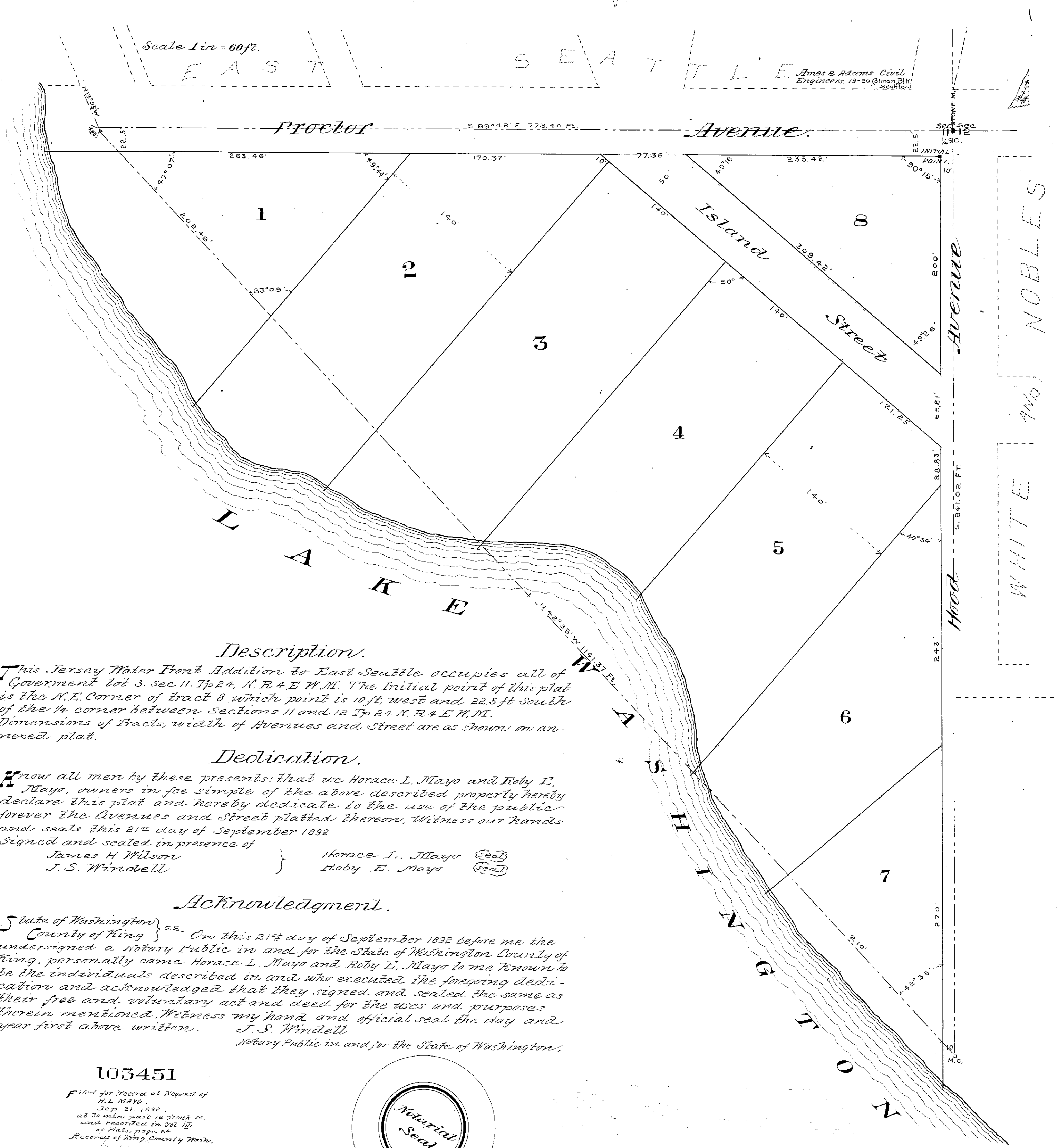
TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING SAID PREMISES.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO: All additional easements, covenants, conditions, restrictions, and reservations of record, if any.

# Jersey Water Front Addition

To East Seattle Wash.



### Description.

This Jersey Water Front Addition to East Seattle occupies all of Government lot 3, Sec 11, T<sub>24</sub> N, R<sub>4</sub> E, W<sub>11</sub> M. The Initial point of this plat is the N.E. Corner of tract 8 which point is 10 ft. west and 22.5 ft. south of the 1/4 corner between Sections 11 and 12 T<sub>24</sub> N, R<sub>4</sub> E, W<sub>11</sub> M. Dimensions of Tracts, width of Avenues and Street are as shown on annexed plat.

### Dedication.

Know all men by these presents; that we Horace L. Mayo and Roby E. Mayo, owners in fee simple of the above described property hereby declare this plat and hereby dedicate to the use of the public forever the Avenues and Street platted thereon, Witness our hands and seals this 21<sup>st</sup> day of September 1892

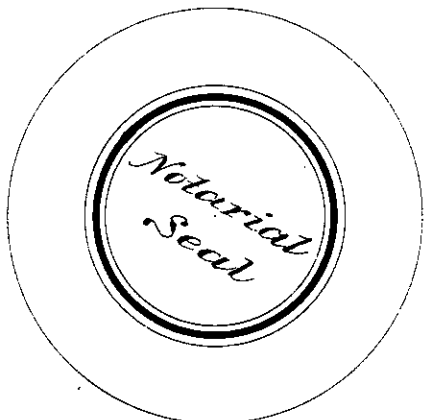
Signed and sealed in presence of  
 James H. Wilson } Horace L. Mayo (Seal)  
 J. S. Windell } Roby E. Mayo (Seal)

### Acknowledgment.

State of Washington }  
 County of King } ss. On this 21<sup>st</sup> day of September 1892 before me the undersigned a Notary Public in and for the State of Washington County of King, personally came Horace L. Mayo and Roby E. Mayo to me known to be the individuals described in and who executed the foregoing dedication and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal the day and year first above written.  
 J. S. Windell  
 Notary Public in and for the State of Washington.

103451

Filed for Record at Request of  
 H. L. MAYO  
 Sep 21, 1892  
 at 3 o'clock p.m. in book M.  
 and recorded in Vol 121  
 of Plats, page 62  
 Records of King County Wash.



Co. Auditor.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

D Dec 19-11 10;16  
Aug 22-1910  
State of Washington  
TO  
H S Frye

\$79.50

792957

802  
245

Fp g b s and cy to sp h and as flg des tide and shore lds of  
second class sitd in KCW to-wit

All tide and shore lds of the second class owned by  
the State of Wash sit in front of, adjen to or upon  
tht portn of the Govt mndr ln lying in front of Tract  
7 of Jersey Waterfront Add to East Seattle, lctd  
in Lot 3 Sec 11 Tp 24 NR 4 East of the WM and  
having a frontage of 3.18 lineal chs mrl mndr alg the  
mndr ln, aced to a certfd copy of the Govt Field  
notes of the survey thrf on fi in the off of the  
Commr of Public Lands at Olympia Wash

\* \* \* \*sm as 698428\* \* \* \* form not re-checked

N W (State Seal) M E Hay, Governor  
Attest: I M Howell, Secretary of State  
\* \* \* \*pg 519\* \* \* \*

mail, Gill, Hoyt ' Frye(K)

5028735

No. 87

EASEMENT FOR SEWER

The undersigned, Grantors, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, by these presents bargain, sell, transfer and convey unto MERCER ISLAND SEWER DISTRICT, a municipal corporation of the State of Washington, Grantee, an easement over, across, along and under the following described property situated in King County, State of Washington, to-wit:

Across the second class shore lands adjoining the within described tract, to-wit:

Portion Tract 7, Beginning on West margin Hood Avenue  
60 feet South of its intersection with Northerly line Thence  
South 53°35'36" West 142.93 feet to meander line Thence Southeasterly  
along said meander line 100 feet Thence Northeasterly to point  
100 feet South of Beginning Thence North along Hood Avenue 100 feet  
to Beginning and Shorelands adjoining - Jersey Water Front Addition  
to East Seattle

for the purpose of installing, constructing, maintaining, operating,  
repairing and replacing the sewer pipe line or lines and all necessary  
connections and appurtenances hereto, together with the right of ingress

2 sheets

MAY 6 - 1959

5028735

and egress to, from and across said described property for the foregoing purposes, provided that upon completion of the construction and installation of said sewer pipe line or lines, said easement shall cease and determine except as to a strip five (5) feet on either side of center line and provided further that in the original installation of such pipe line or lines, Grantee shall immediately after such installation restore said premises to their original condition as near as may be.

Loren Grinstead

Betsy Grinstead

STATE OF WASHINGTON )  
COUNTY OF KING ) SS.

On this 3rd day of April, 1959 before me, the undersigned, a NOTARY PUBLIC in and for the State of Washington,

duly commissioned and sworn, personally appeared Loren Grinstead  
and Betsy Grinstead

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that to he of signed and sealed the said instrument as their

free and voluntary act and deed for the uses and purposes therein mentioned.

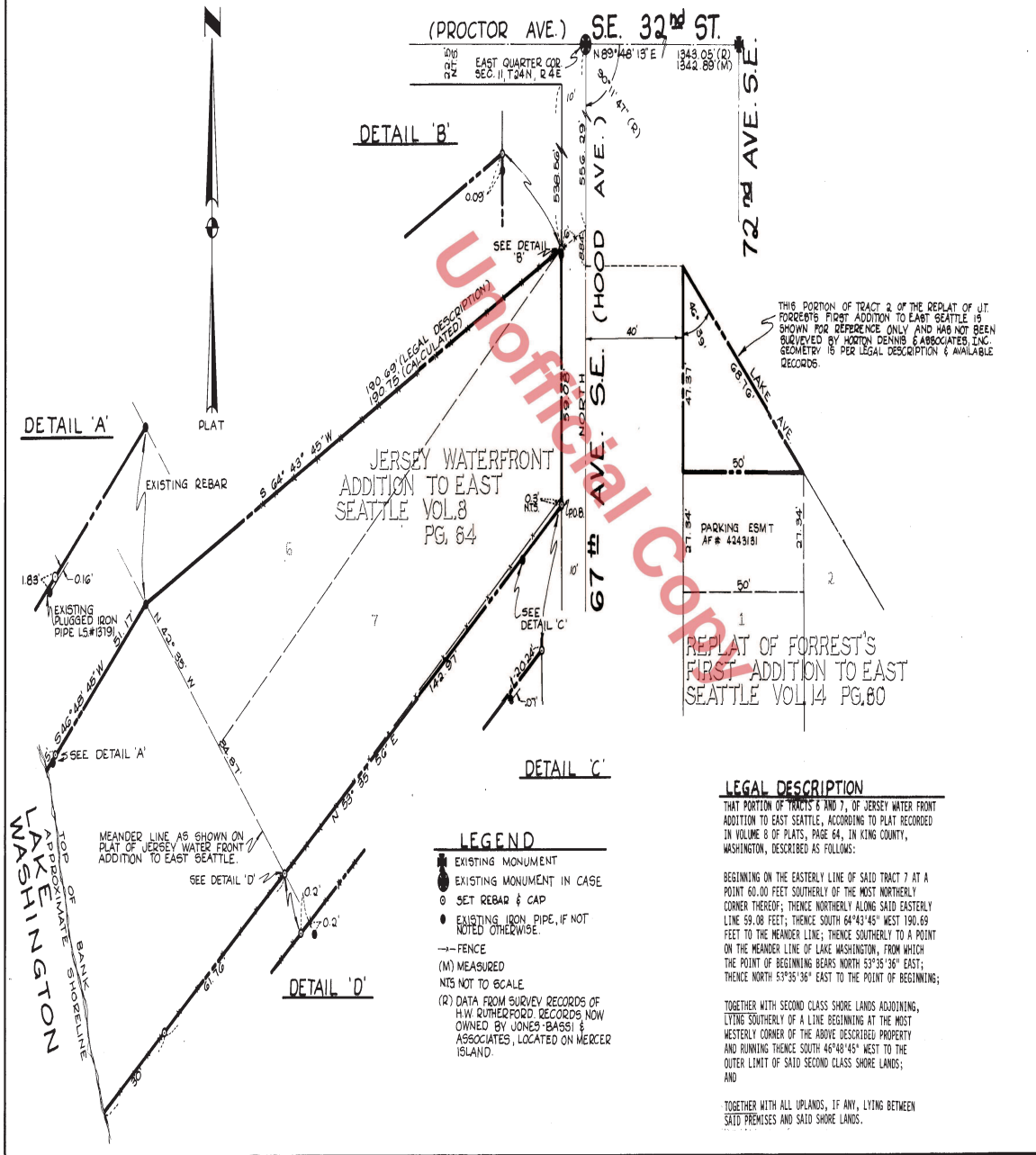
WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

J. H. Colburn  
Notary Public in and for the  
State of Washington, residing at  
Seattle, Bellevue.

25-146

# NE4, SE4, SEC. II, T. 24 N., R. 4 E., W. M.

## KING COUNTY, WASHINGTON



**Horton Dennis & Associates, Inc.**  
 Consulting Engineers  
 SEATTLE, WASHINGTON

Drawn By: **B. BAKER** Date: **SEPT. 8, 1980** Job No. **44-990**  
 Checked By: **D. BURNS** Scale: **1" = 30'** Sheet: **1** of **1**

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of **DR. ALBERT LEE** in **AUGUST**, 19**80**.

*Donald B. Burns*  
 Certificate No. **10357**

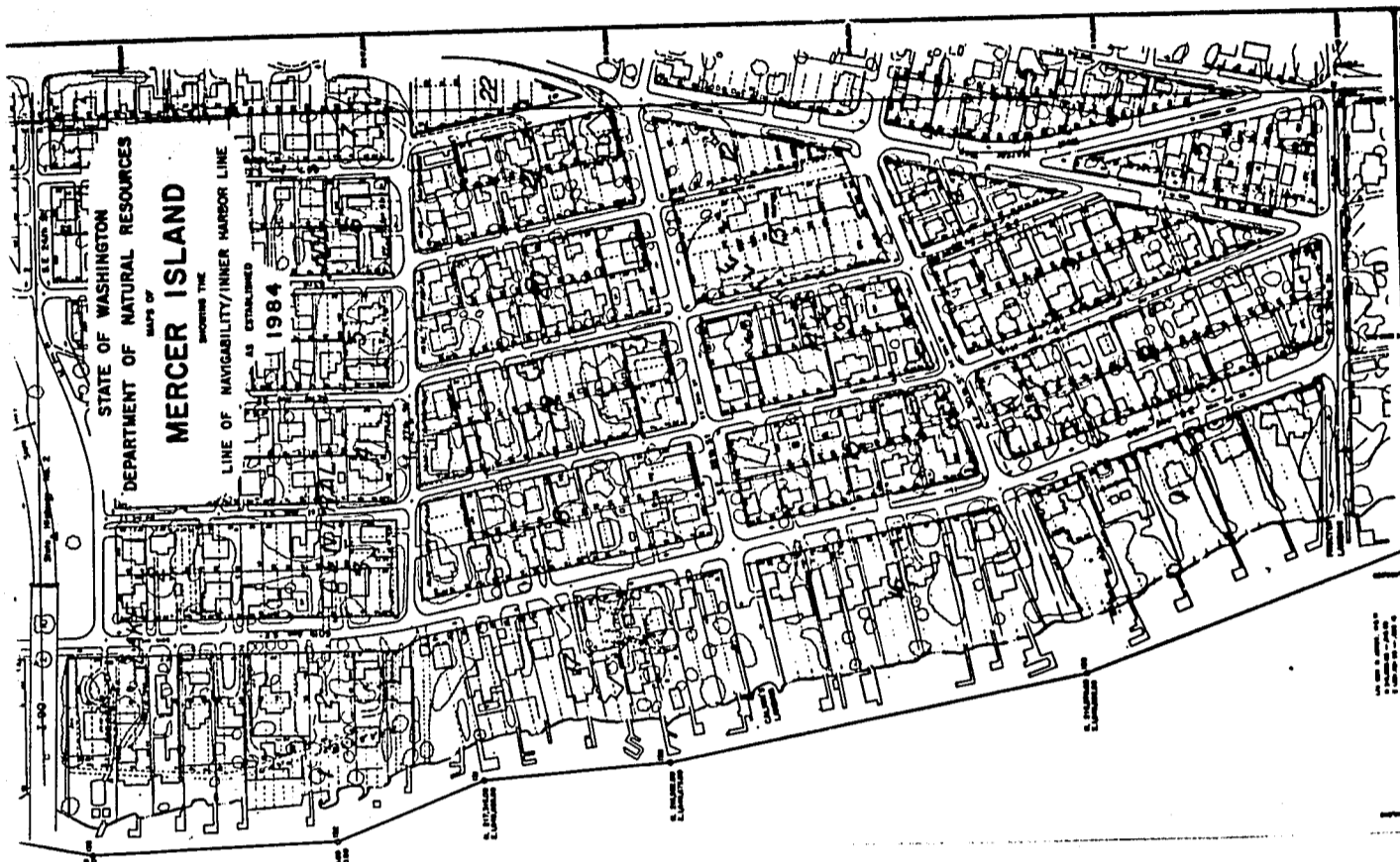
**RECORD SURVEY**  
 for  
**DR. ALBERT LEE**

**RECORDER'S CERTIFICATE 8010079002**

Filed for record this **7<sup>th</sup>** day of **Oct**, 19**80**, at **3:02 P.M.** in Book **25** of Surveys at page **146** at the request of **HORTON DENNIS & ASSOCIATES, INC.** DIVISION OF RECORDS & ELECTIONS

**CLINT A. BOGGS** **JAMES S. WHEELS**  
 Manager *of* *Deputy* Superintendent of Records





8601289004 48/97-118

LAKE WASHINGTON

STATE OF WASHINGTON  
 DEPARTMENT OF NATURAL RESOURCES  
 MAP OF  
**MERCER ISLAND**  
 LINE OF NAVIGABILITY/INNER HARBOR LINE  
 AS ESTABLISHED  
 1984



SHEET INDEX



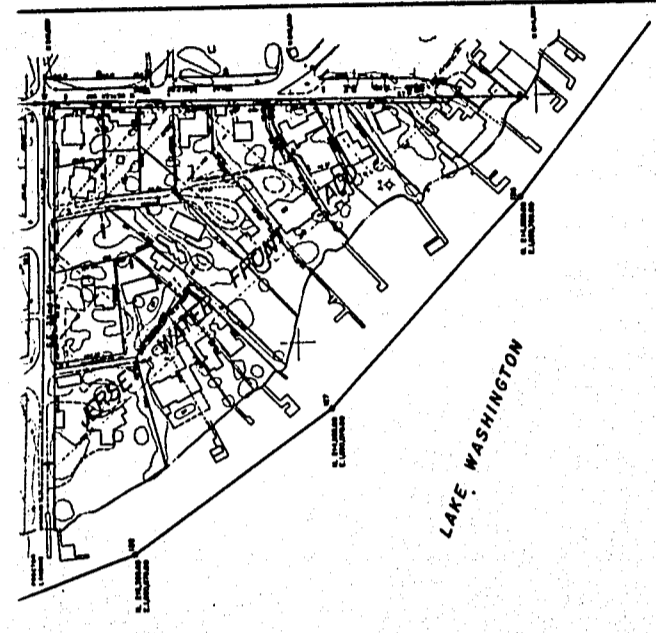
CITY OF MERCER ISLAND

DRAFTED FROM AERIAL PHOTOGRAPHS AND JANUARY 1984 BY  
 WALKER & PARTNERS, INC., SEATTLE, WASHINGTON  
 Issued by J. Lee Haggard, C.E. of Charge Date 11-17-84

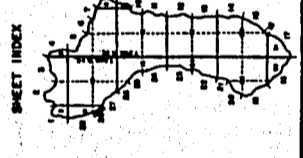
SCALE  
 1" = 100'  
 SHEET NO. 29

001589

8601289004 49/81-118



STATE OF WASHINGTON  
 DEPARTMENT OF NATURAL RESOURCES  
 CITY OF  
**MERCER ISLAND**  
 SHOWING THE  
 LINE OF NAVIGABILITY/HIGHER HARBOR LINE  
 AS ESTABLISHED  
 1984

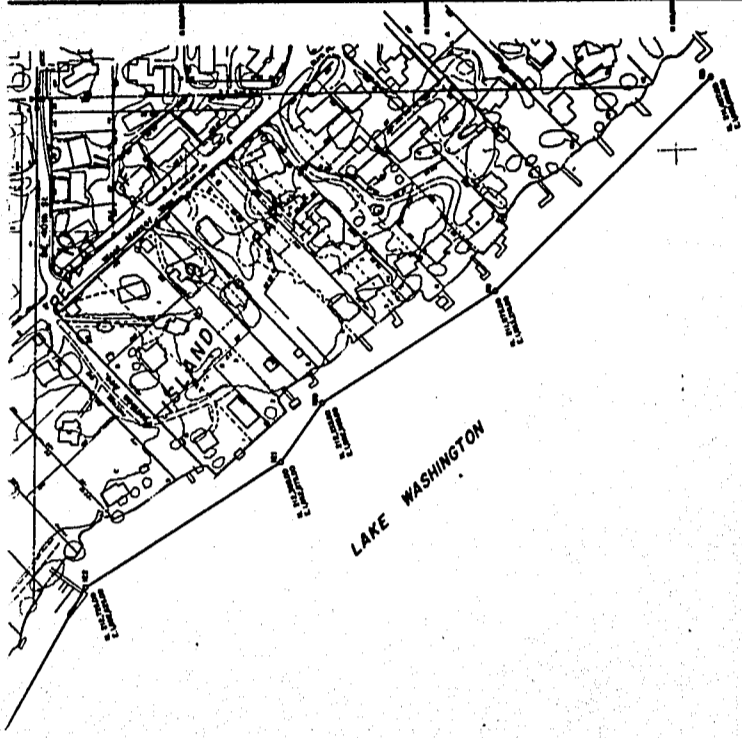


<small>MADE FROM AERIAL PHOTOGRAPHS MADE JANUARY 1983 BY          HILLIER &amp; BERTRAND, INC., SEATTLE, WASHINGTON          Drawn by David Johnson, City of Mercer Island, 1/19/84</small>		<small>SCALE          1" = 100'</small>	<small>DATE          1/19/84</small>	<small>BY          DJ</small>	<small>NO. OF SHEETS          28</small>
<b>CITY OF MERCER ISLAND</b>					

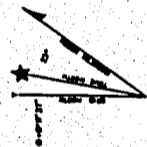
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001591



8601289004 48/89-118 -



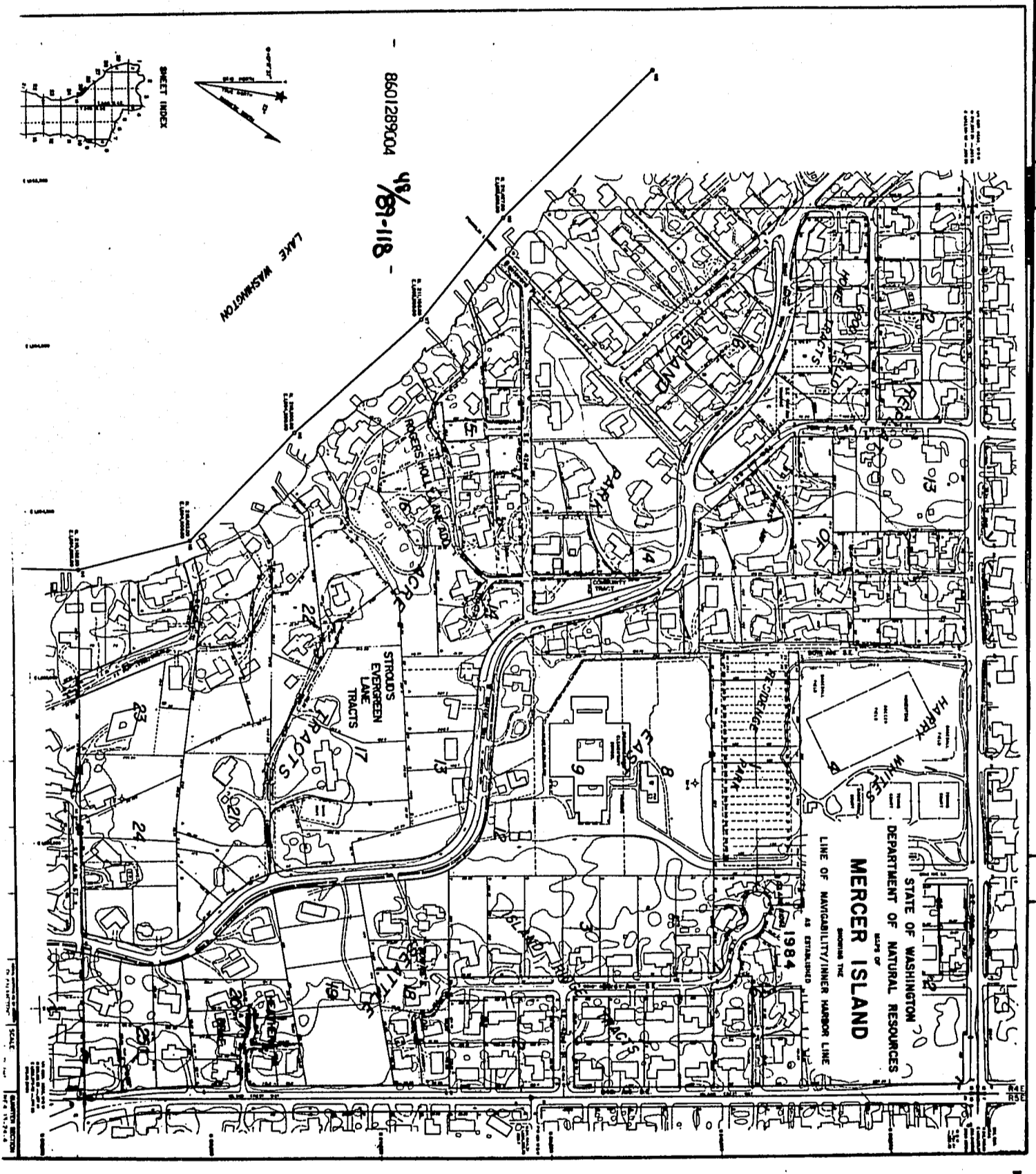
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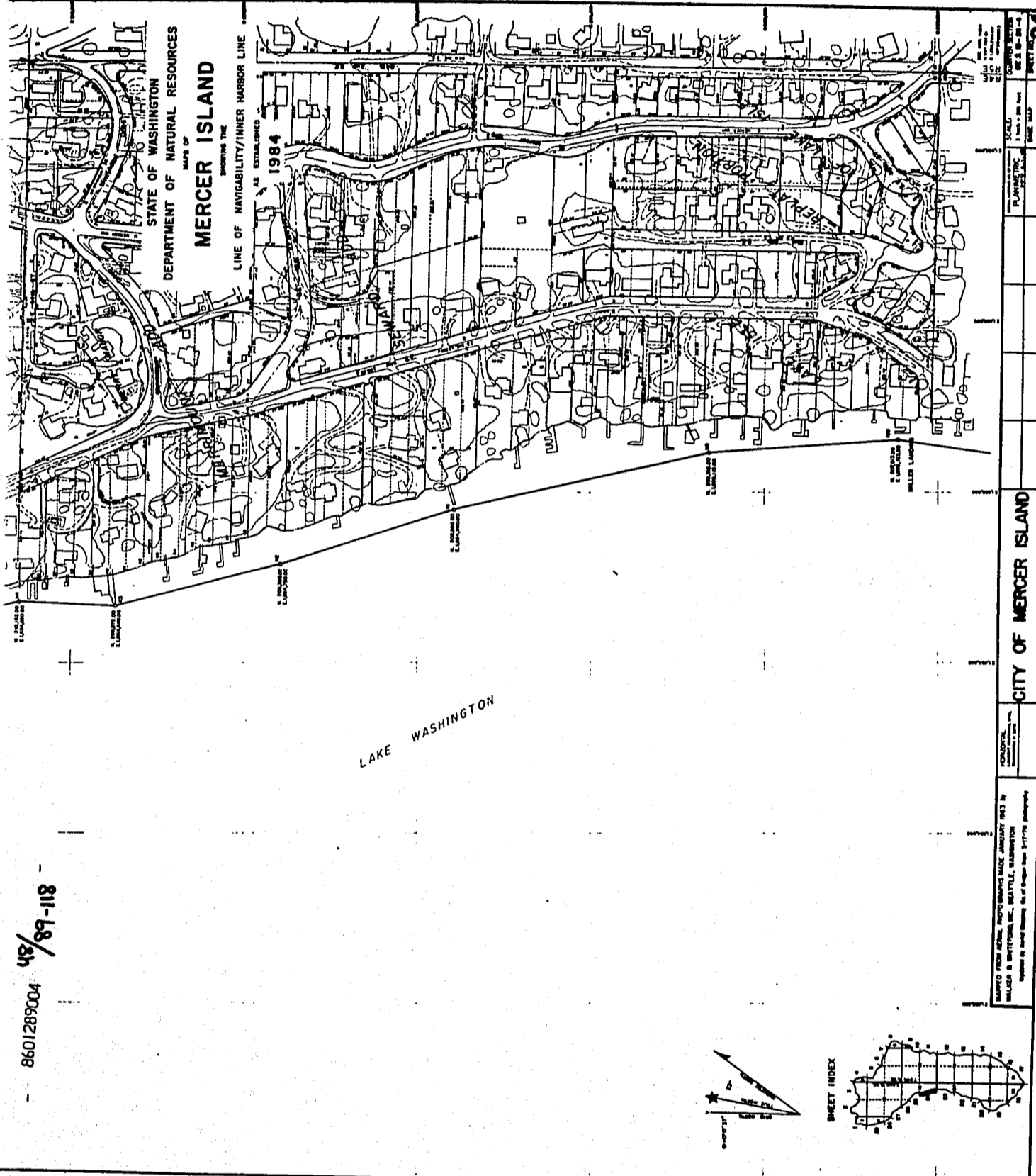


STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
CITY OF  
**MERCER ISLAND**  
IMPROVING THE  
LINE OF NAVIGABILITY/INNER HARBOR LINE  
AS ESTABLISHED  
1984

DESIGNED BY RICHARD S. HARRISON, INC., SEATTLE, WASHINGTON	CONTRACT NO. 11-111	CITY OF MERCER ISLAND	PLANNING DATE 1984	SHEET NO. 26
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001592





8601289004 48/89-118

LAKE WASHINGTON

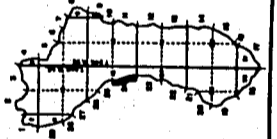
DEPARTMENT OF NATURAL RESOURCES  
STATE OF WASHINGTON  
MAPS OF  
**MERCER ISLAND**  
SHOWING THE  
LINE OF NAVIGABILITY/INNER HARBOR LINE  
AS ESTABLISHED  
1984

CITY OF MERCER ISLAND

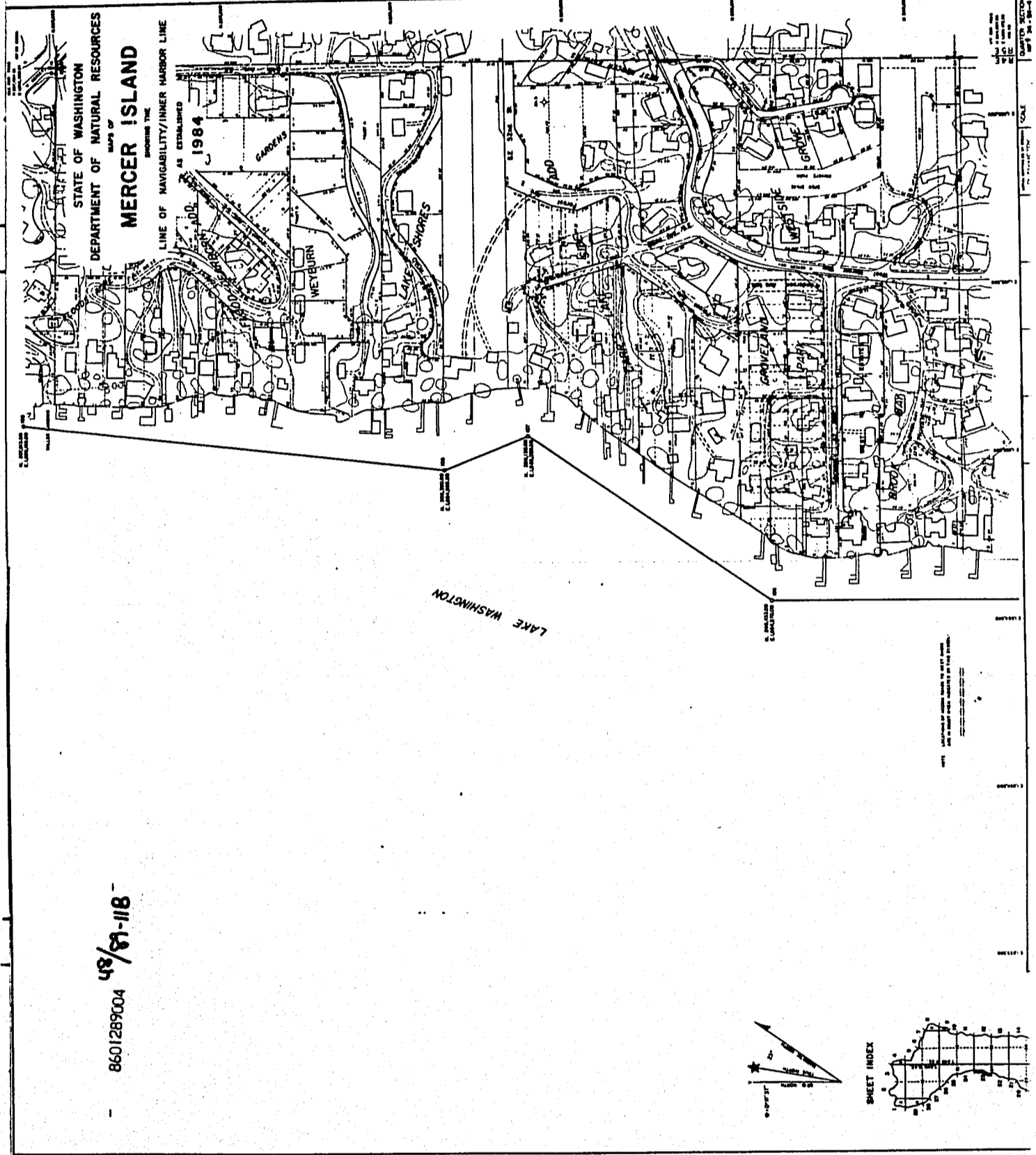
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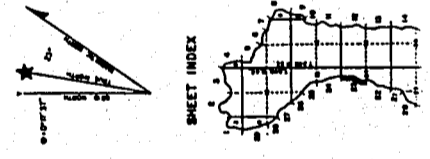
SHEET INDEX



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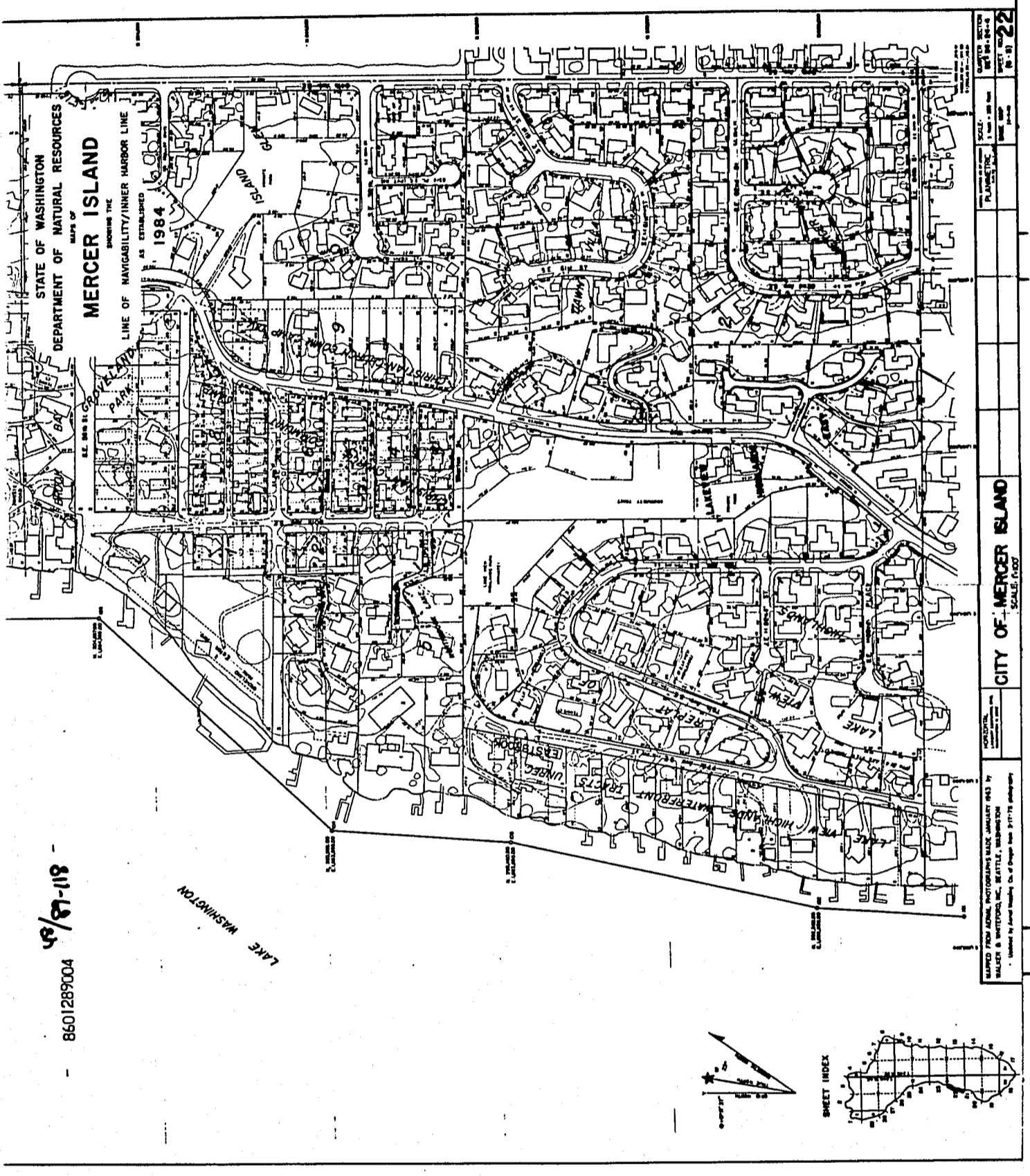


8601289004 48/87-118



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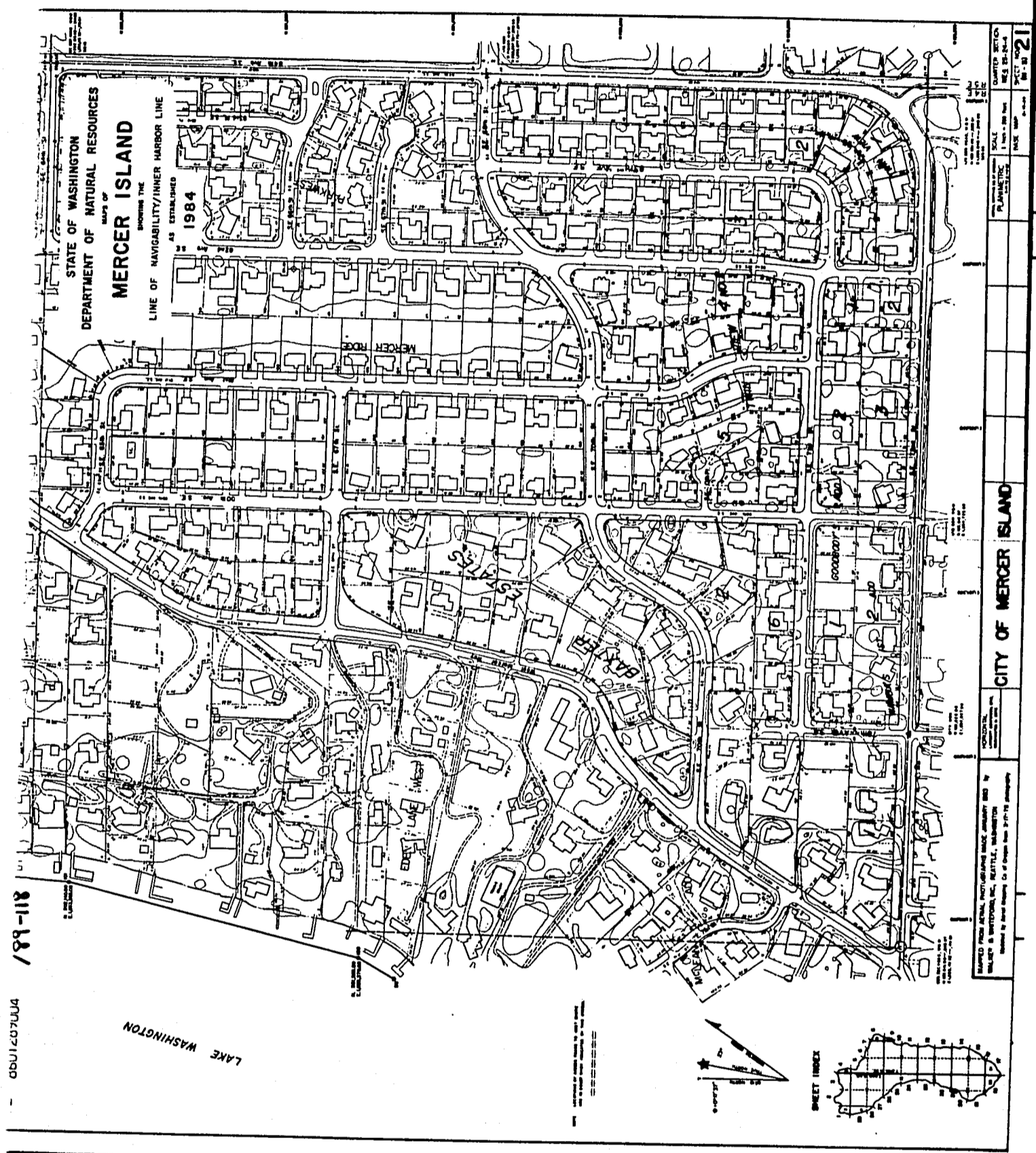
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 10/27/85

LAKE WASHINGTON

CITY OF MERCER ISLAND  
 SCALE: 1:22,000  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]  
 DATE: [illegible]  
 SHEET NO. 22

001596





789-118

0501207L04

LAKE WASHINGTON

STATE OF WASHINGTON  
 DEPARTMENT OF NATURAL RESOURCES  
 MAP OF  
**MERCER ISLAND**  
 SHOWING THE  
 LINE OF NAVIGABILITY/INNER HARBOR LINE  
 AS ESTABLISHED  
 IN 1984

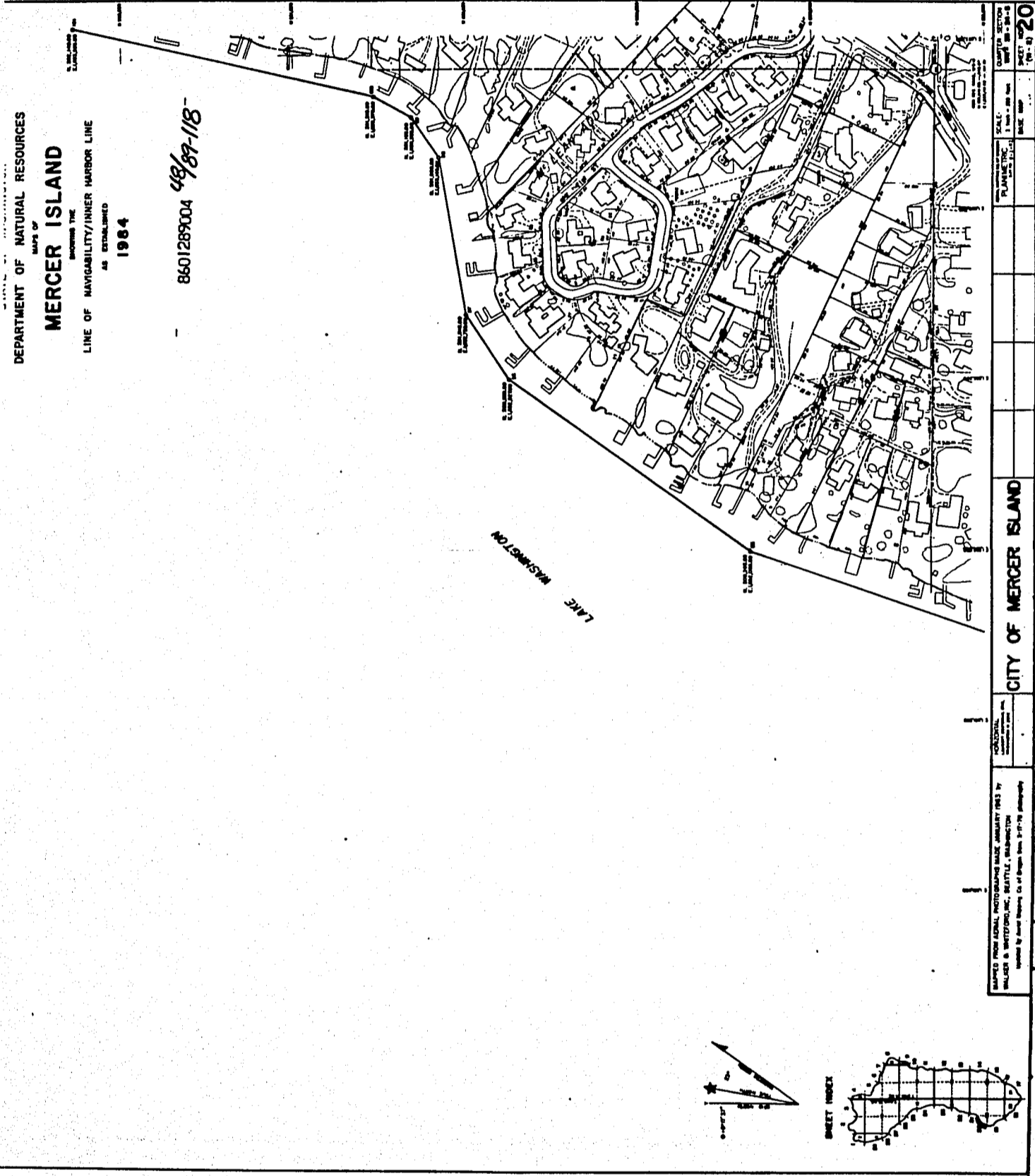
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 SCALE: 1" = 100'  
 SHEET INDEX: SEE INDEX  
 SHEET NO. 21

CITY OF MERCER ISLAND

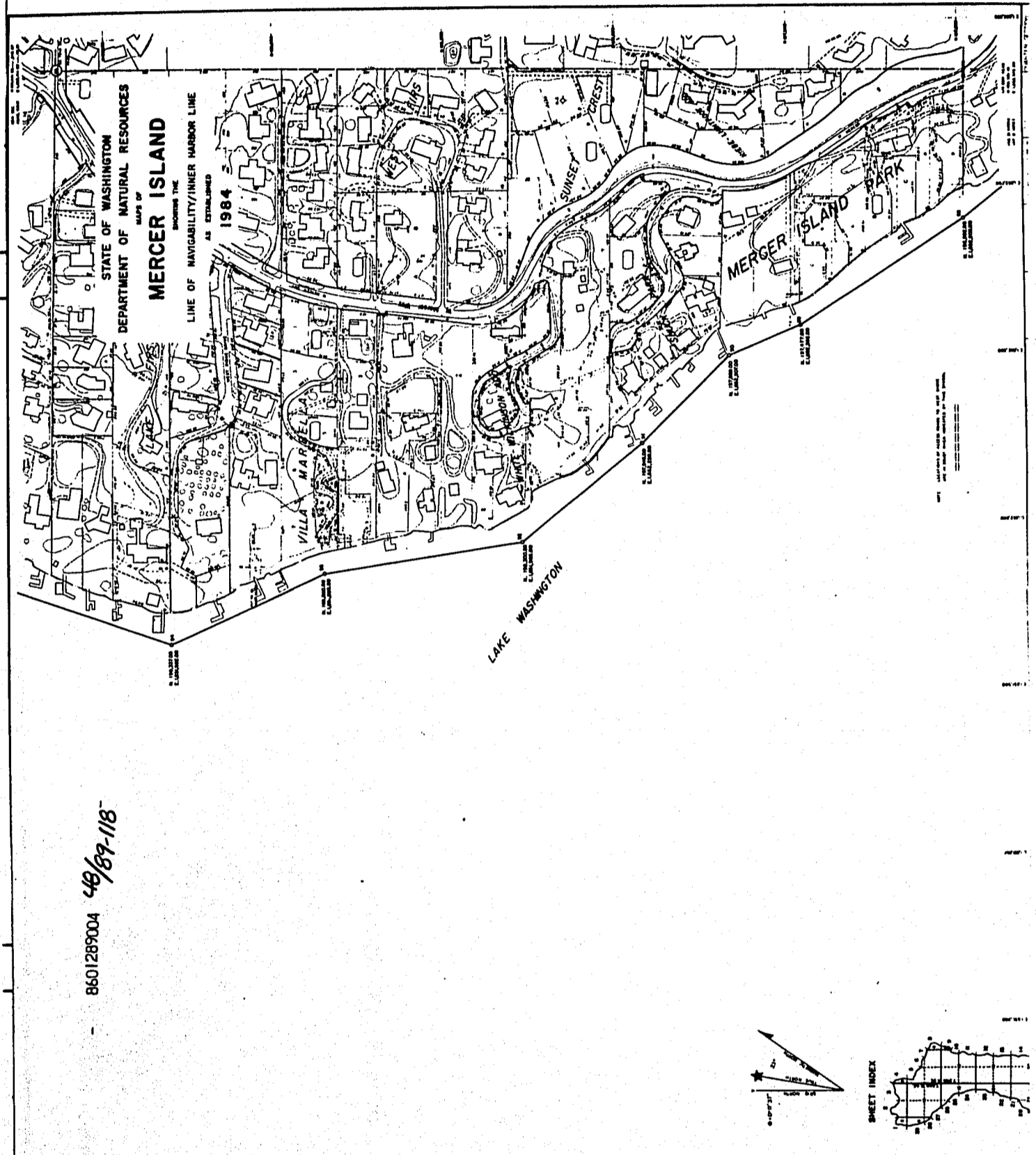
001597

DEPARTMENT OF NATURAL RESOURCES  
MAPS OF  
**MERCER ISLAND**  
SHOWING THE  
LINE OF NAVIGABILITY/INNER HARBOR LINE  
AS ESTABLISHED  
IN  
1984

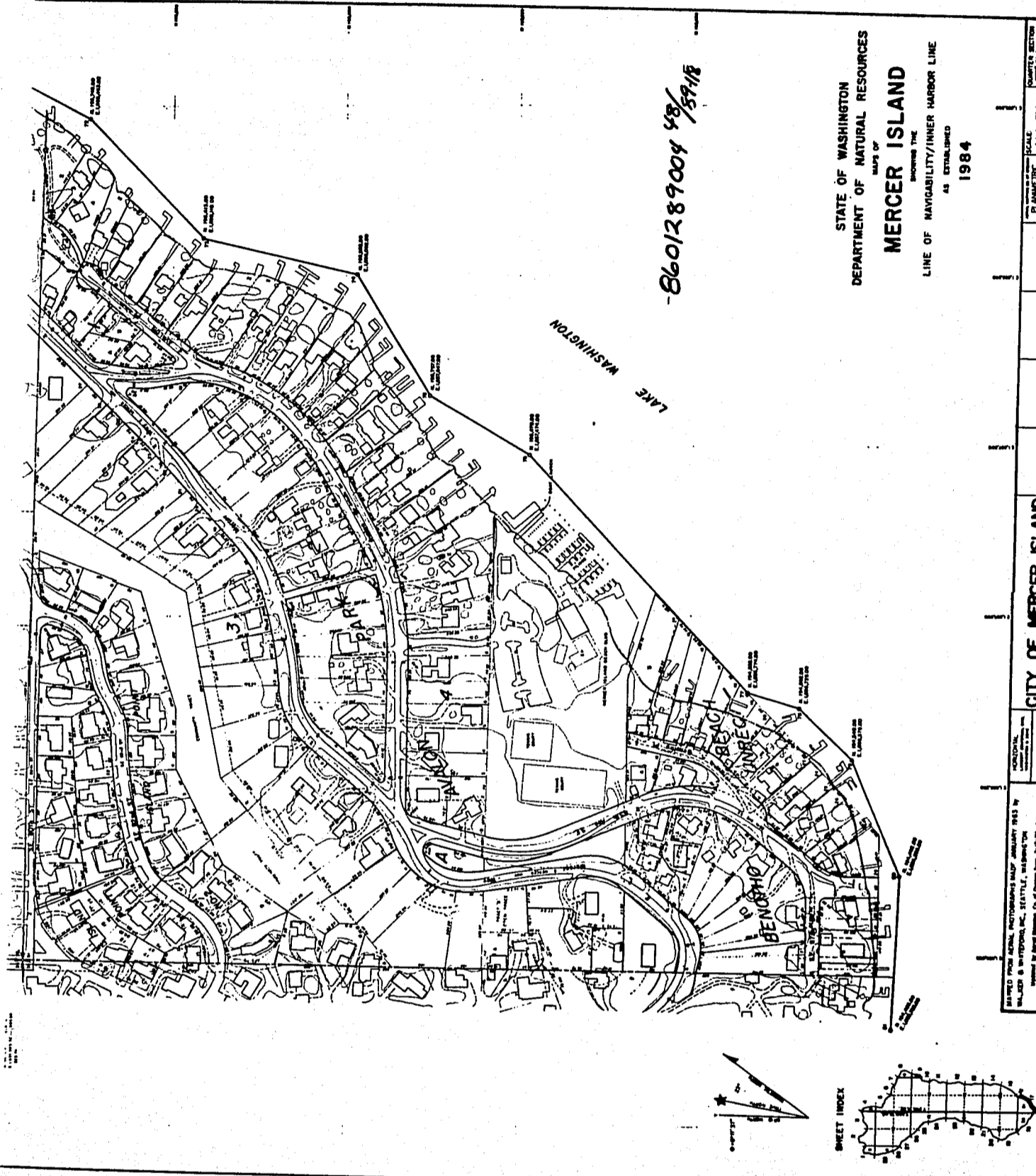
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8601289004 48/69-118





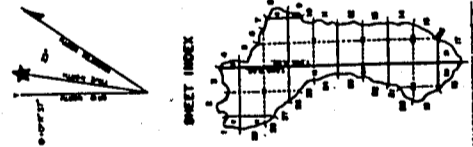
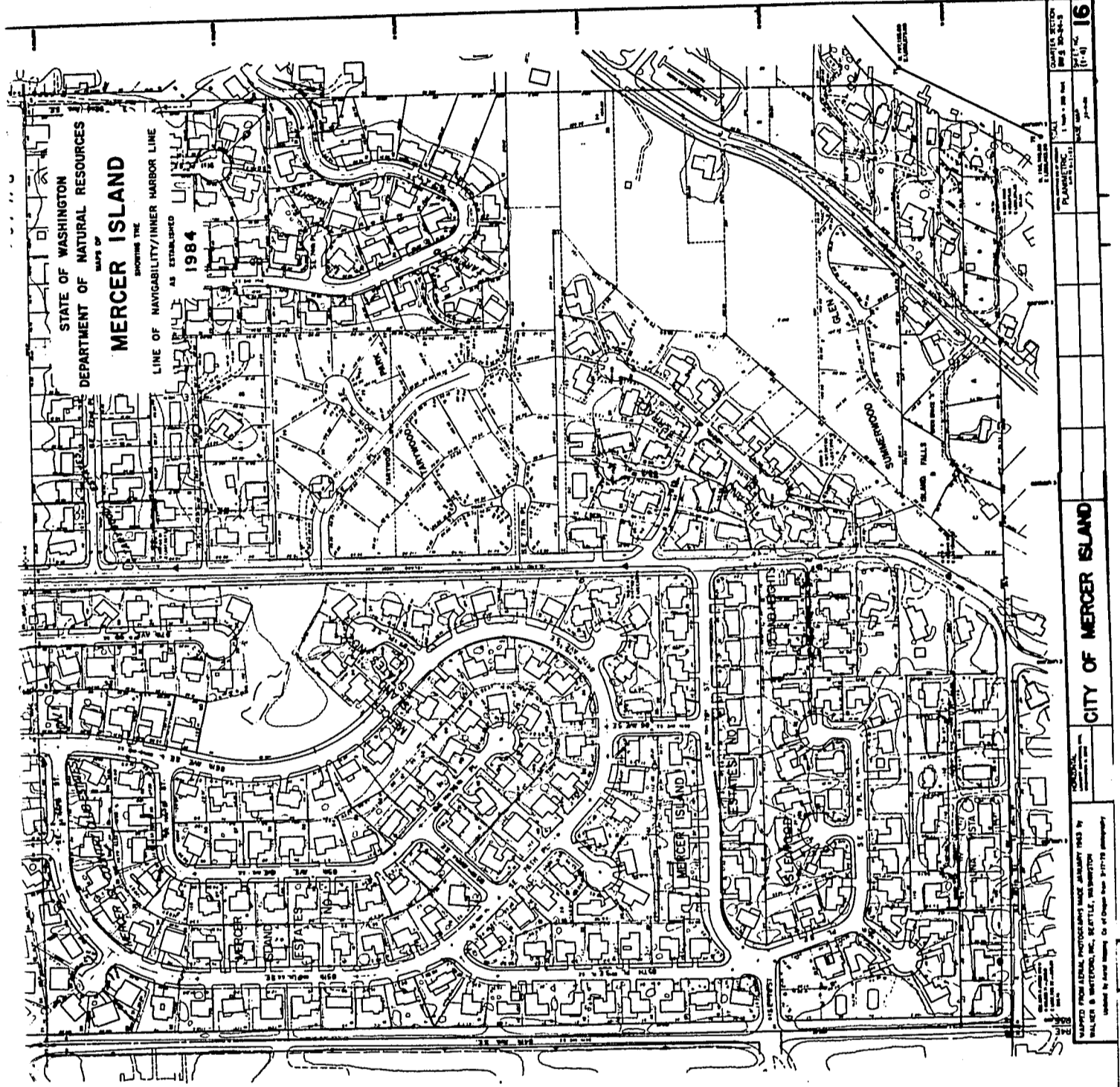


APPROVED FOR ACTUAL INSTRUMENTATION ONLY. PREPARED BY THE  
 BUREAU OF SURVEYING, U.S. GEOLOGICAL SURVEY, WASHINGTON, D.C.  
 Issued by the Bureau of Surveying, U.S. Geological Survey, Washington, D.C.

DATE	1984
SCALE	1" = 100'
PROJECT	MAP OF MERCER ISLAND
SHEET NO.	17

CITY OF MERCER ISLAND

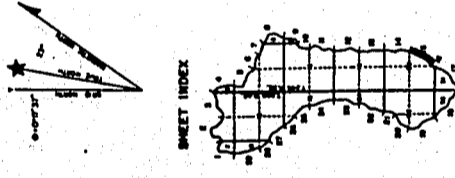
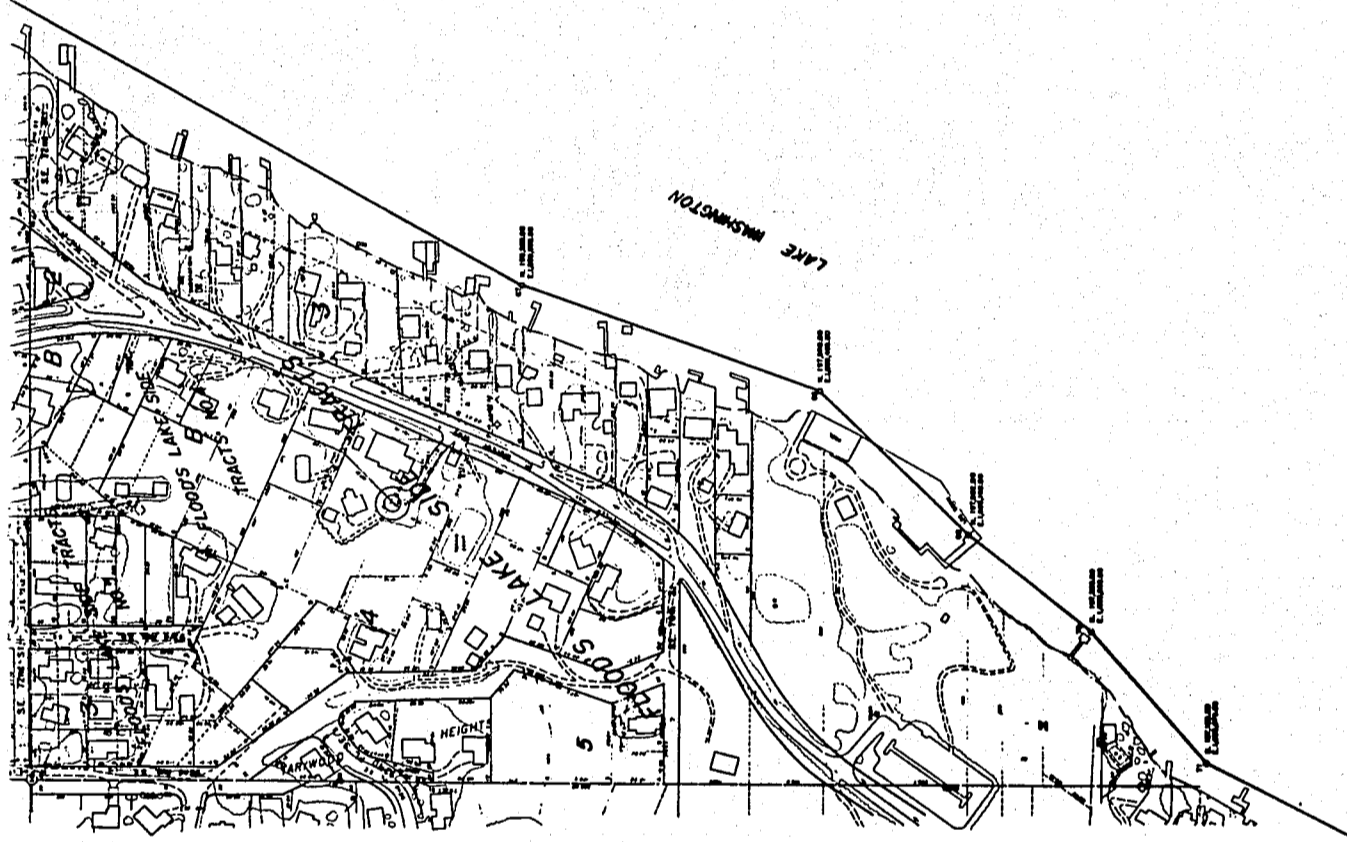
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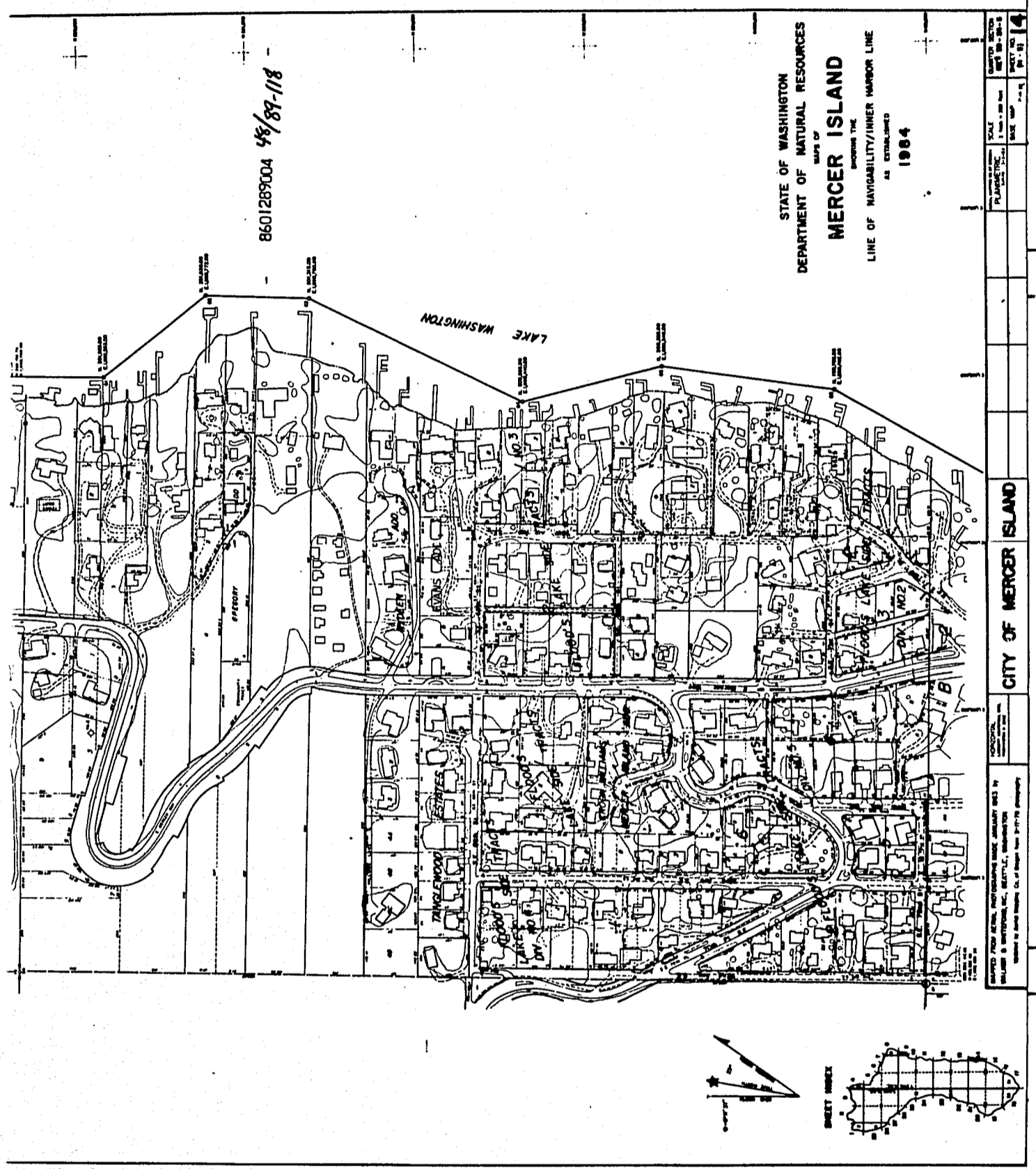
MADE FROM AERIAL PHOTOGRAPHS TAKEN JANUARY 1983 BY  
VALLEY & WINTERBORN, INC., SEATTLE, WASHINGTON  
Revised by David Mendenhall, Director of Planning, 1984

STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
CITY OF  
**MERCER ISLAND**  
SHOWING THE  
LINE OF NAVIGABILITY/INNER HARBOR LINE  
AS ESTABLISHED  
1984

8601289004 49/89/18 -



CITY OF MERCER ISLAND	
PROJECT NO.	15
DATE	01-01-84
SCALE	AS SHOWN
BY	...
CHECKED BY	...
APPROVED BY	...
DATE	...
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DATE	01-01-84
SCALE	AS SHOWN
BY	...
CHECKED BY	...
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DATE	...

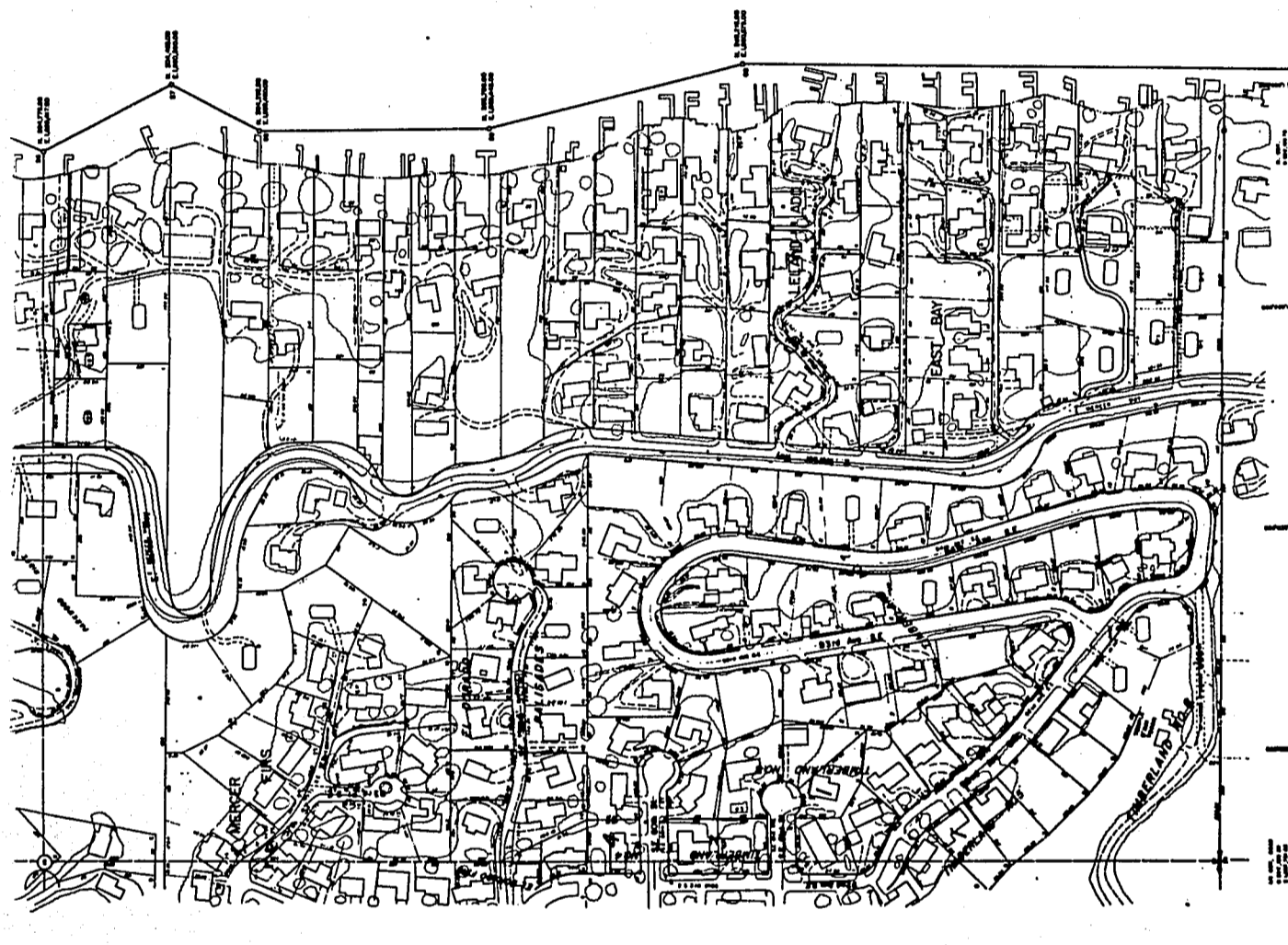


001604



STATE OF WASHINGTON  
 DEPARTMENT OF NATURAL RESOURCES  
 MAP OF  
**MERCER ISLAND**  
 SHOWING THE  
 LINE OF NAVIGABILITY/INNER HARBOR LINE  
 AS ESTABLISHED  
 1984

8601289004  
 49/89-118-



MAP OF <b>MERCER ISLAND</b> SHOWING THE LINE OF NAVIGABILITY/INNER HARBOR LINE AS ESTABLISHED 1984	8601289004 49/89-118-	CITY OF MERCER ISLAND	SHEET NO. 13
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001605

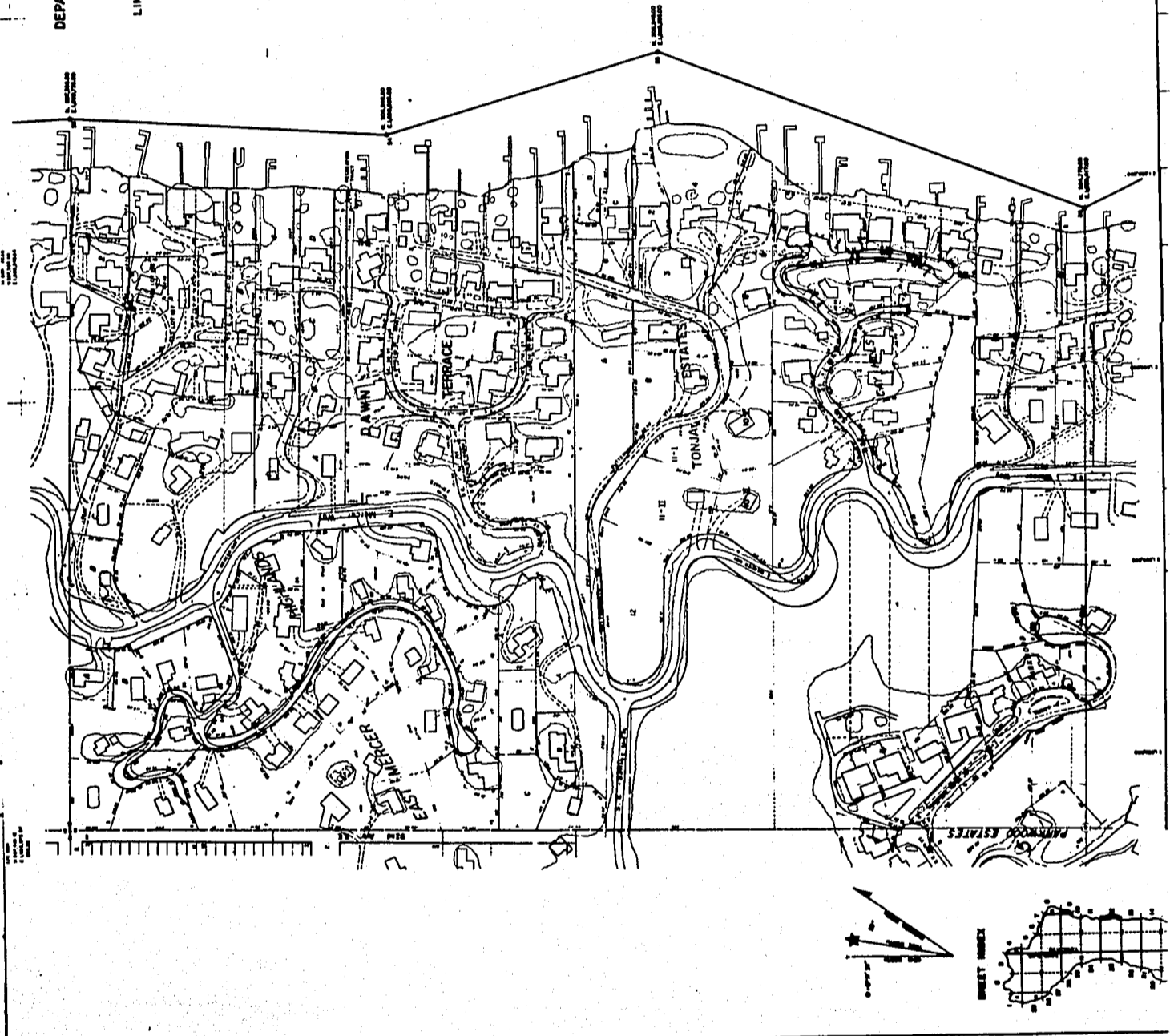
STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES

**MERCER ISLAND**

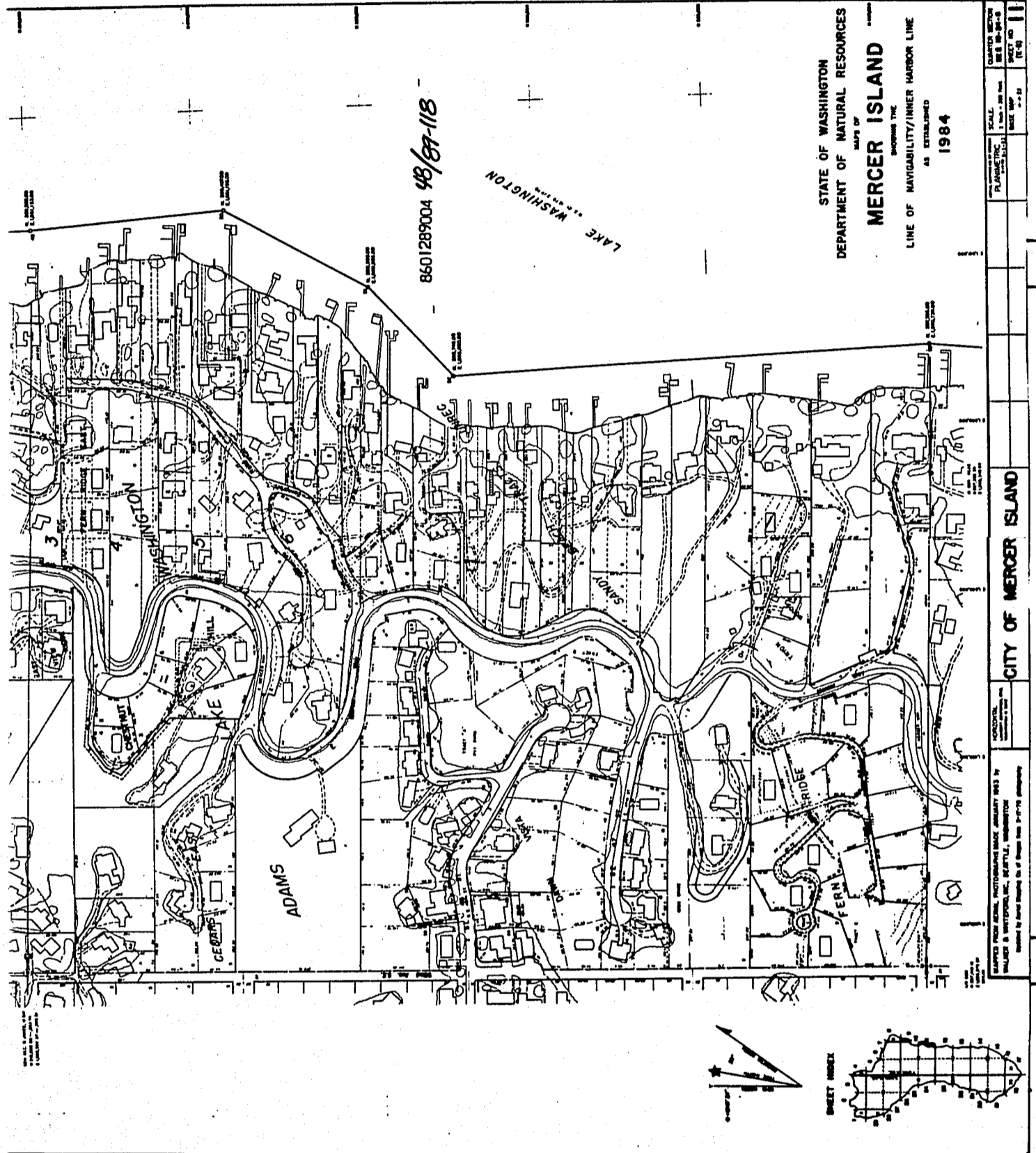
SHOWING THE  
LINE OF NAVIGABILITY/INNER HARBOR LINE  
AS ESTABLISHED  
1984

8601289004 48/89-118

LAKE WASHINGTON



001606



001607

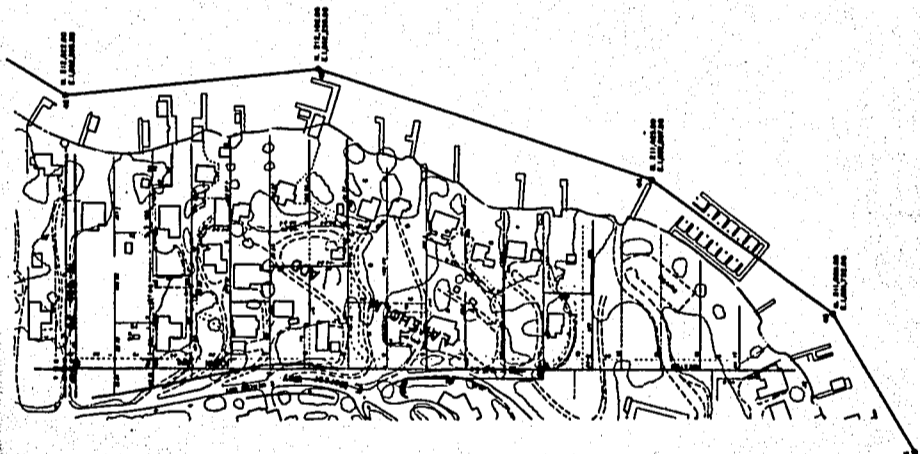
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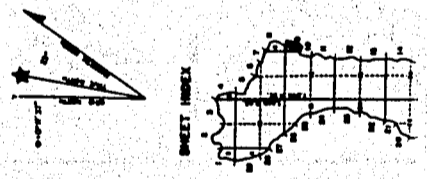


STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
MAP OF  
**MERCER ISLAND**  
SHOWING THE  
LINE OF NAVIGABILITY/INNER HARBOR LINE  
AS ESTABLISHED  
1984

8601289004 48/89-118

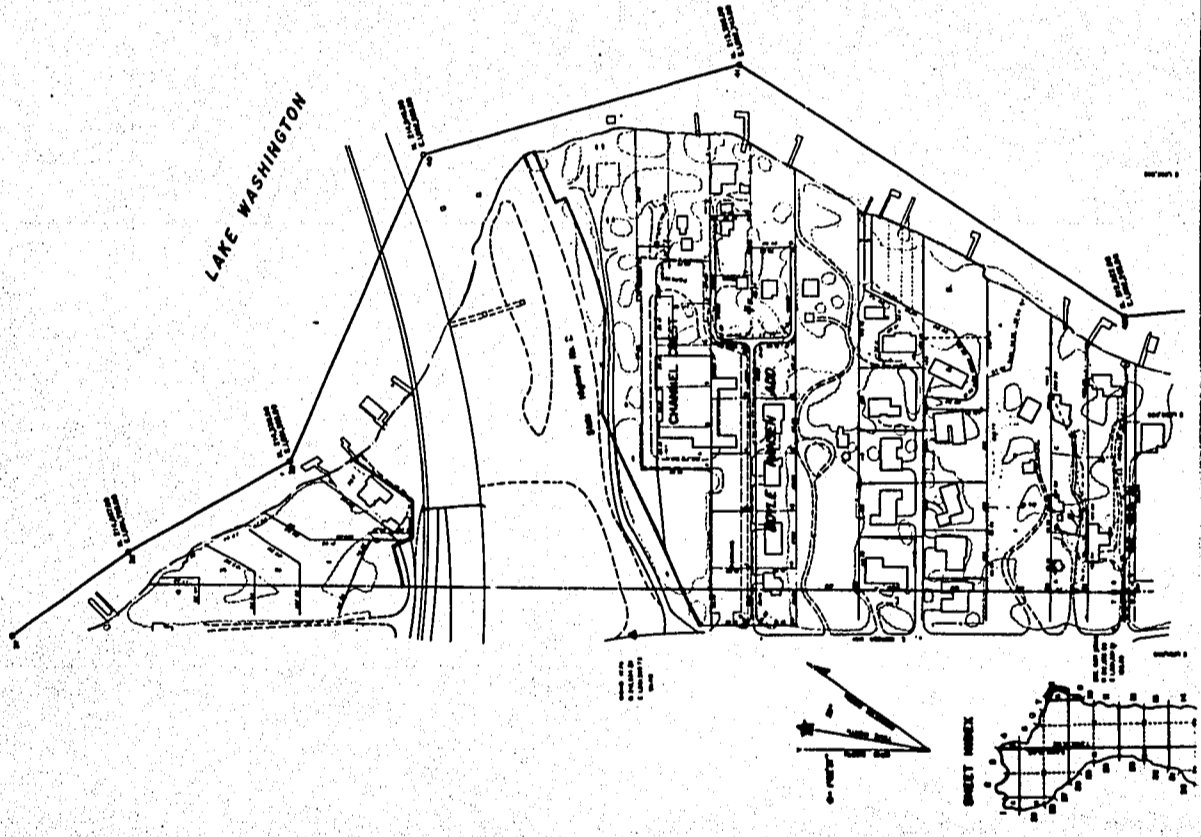


LAKE WASHINGTON

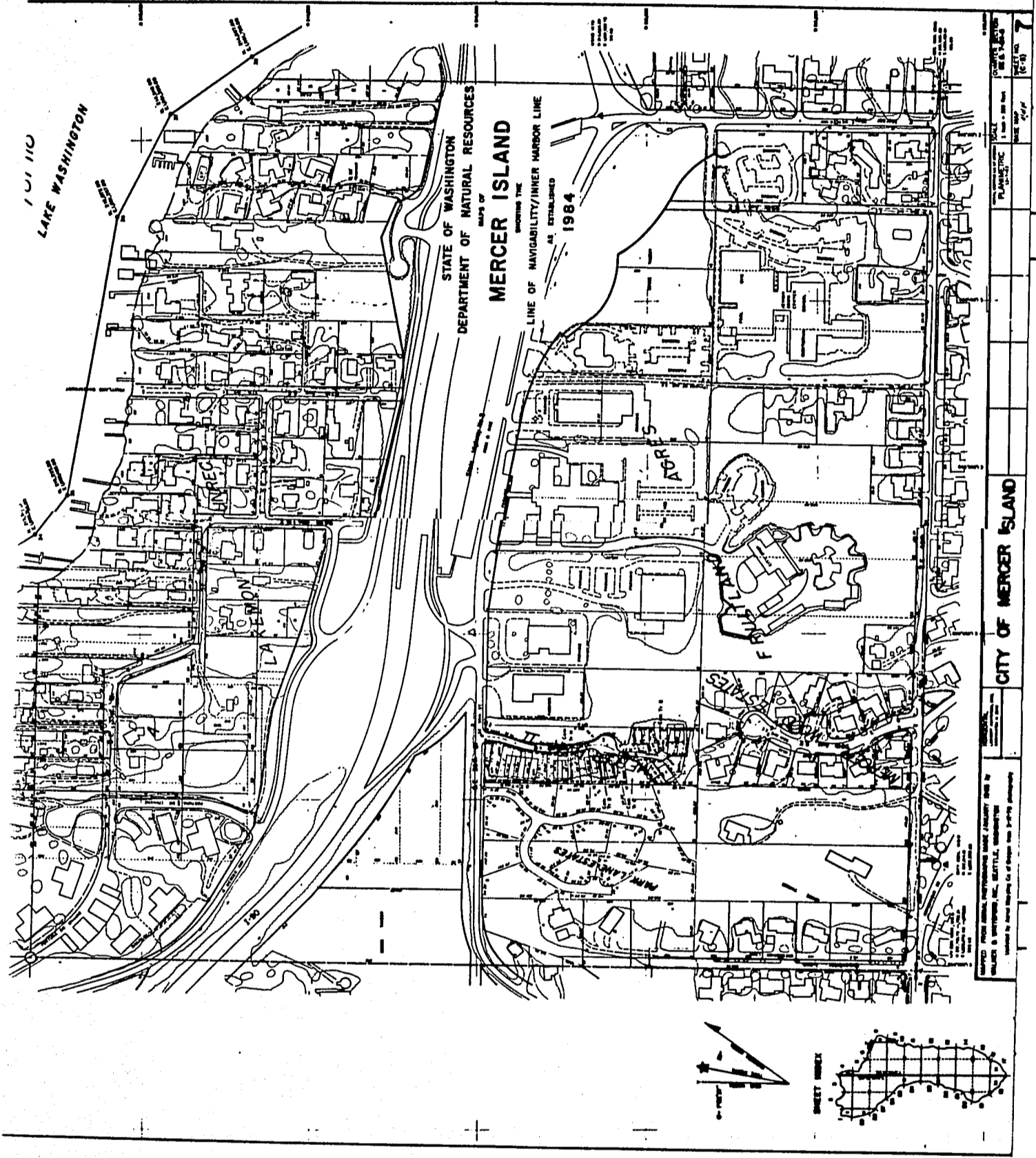


STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF  
**MERCER ISLAND**  
SHOWING THE  
LINE OF NAVIGABILITY/INNER HARBOR LINE  
AS ESTABLISHED  
1984

8601289004 *10/07-118*



001610

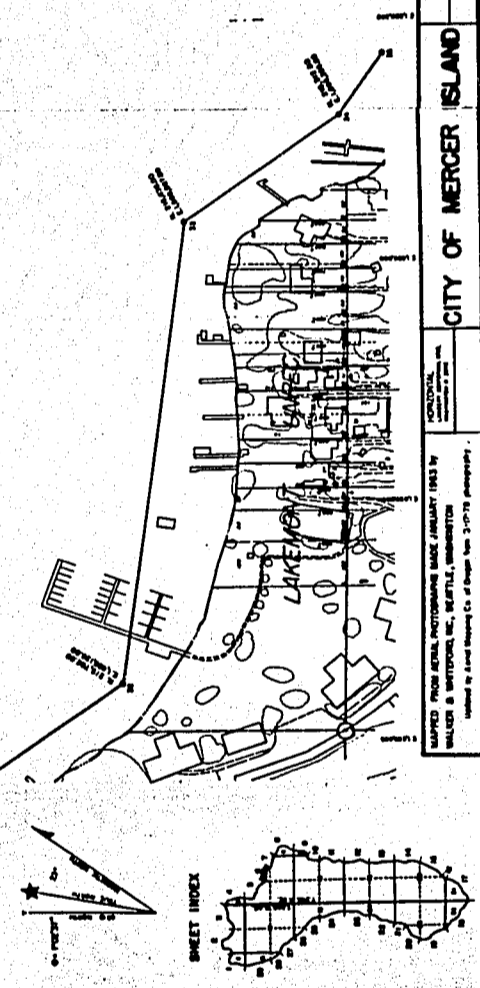


001611

STATE OF WASHINGTON  
 DEPARTMENT OF NATURAL RESOURCES  
**MERCER ISLAND**  
 SHOWING THE  
 LINE OF NAVIGABILITY/INNER HARBOR LINE  
 AS ESTABLISHED  
 1984

8601289004 48/89-1B

LAKE WASHINGTON



DATE OF SURVEY	1984
PROJECT NO.	48/89-1B
SCALE	1" = 100'
DATE OF PUBLICATION	1984
SHEET NO.	6

CITY OF MERCER ISLAND

MAPS FROM AERIAL PHOTOGRAPHS MADE AVAILABLE 1983 BY  
 SULLIVAN & HARTWELL, INC., SEATTLE, WASHINGTON  
 DRAWING BY LARRY HARRIS, CO. OF HARRIS, TAYLOR & ASSOCIATES, INC.

001612



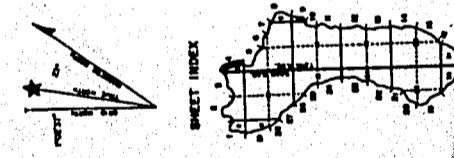
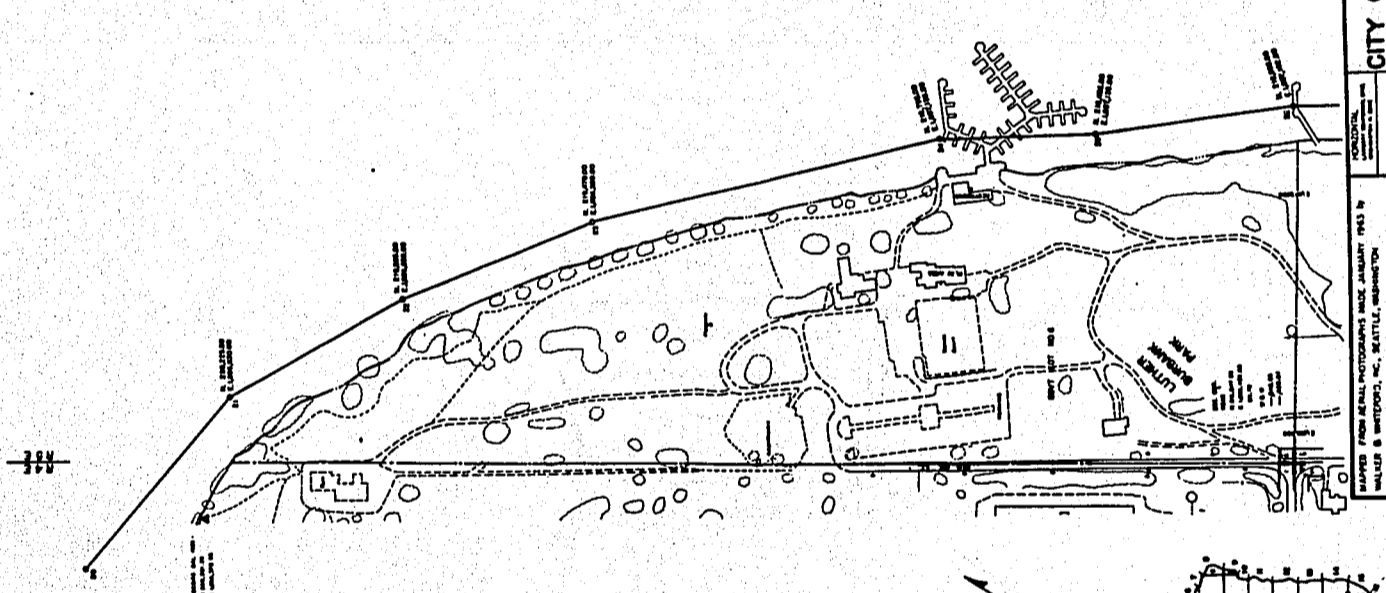


STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
MAP OF  
**MERCER ISLAND**  
SHOWING THE  
LINE OF NAVIGABILITY/INNER HARBOR LINE  
AS ESTABLISHED  
1984

8601289004 48/69-118

LAKE WASHINGTON

CITY OF MERCER ISLAND

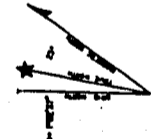
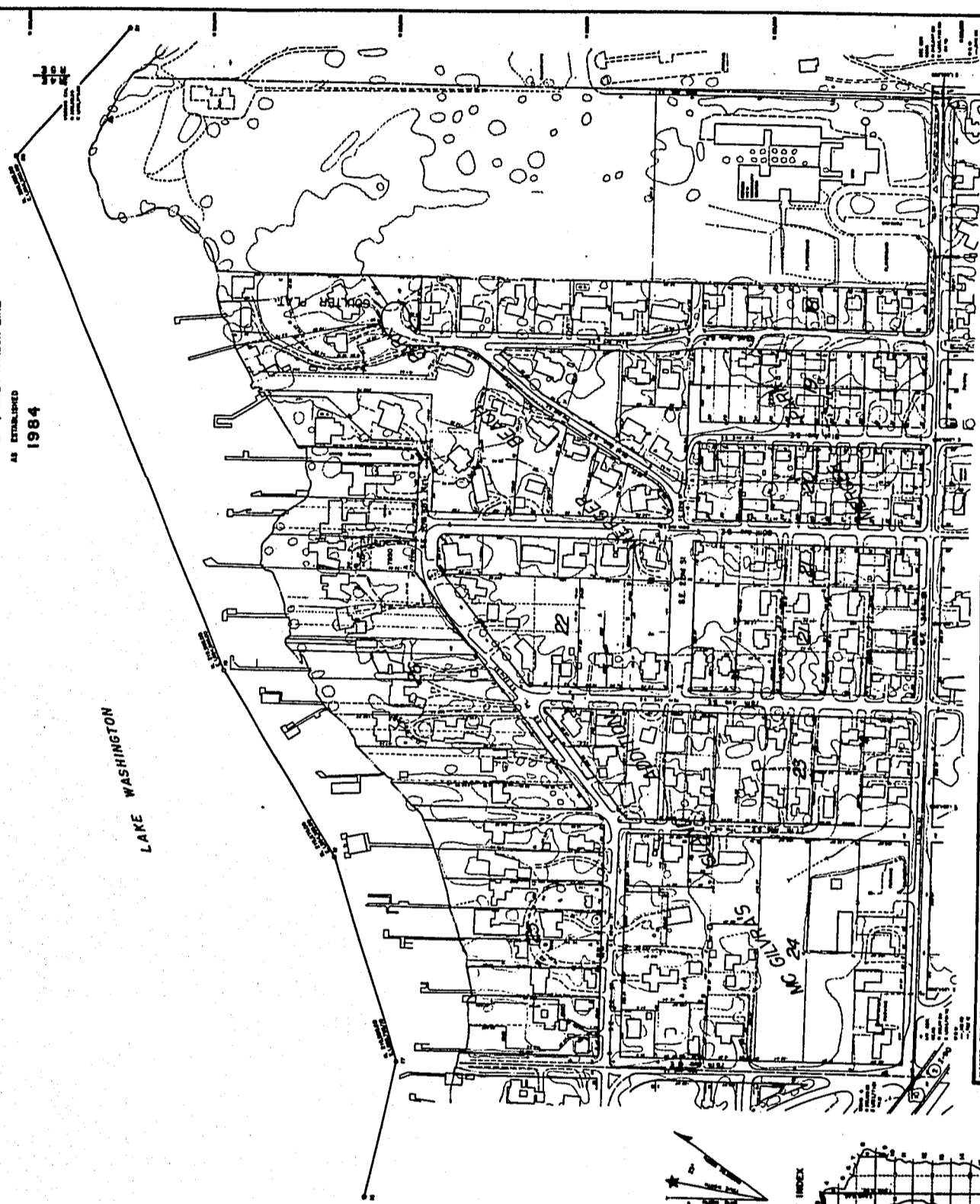


DATE	1984
BY	...
FOR	...
PROJECT	...
SCALE	...
PROJECTION	...
COORDINATE SYSTEM	...
VERTICAL DATUM	...
HORIZONTAL DATUM	...
VERTICAL CURVATURE CORRECTION	...
HORIZONTAL CURVATURE CORRECTION	...
SCALE CORRECTION	...
OTHER CORRECTIONS	...

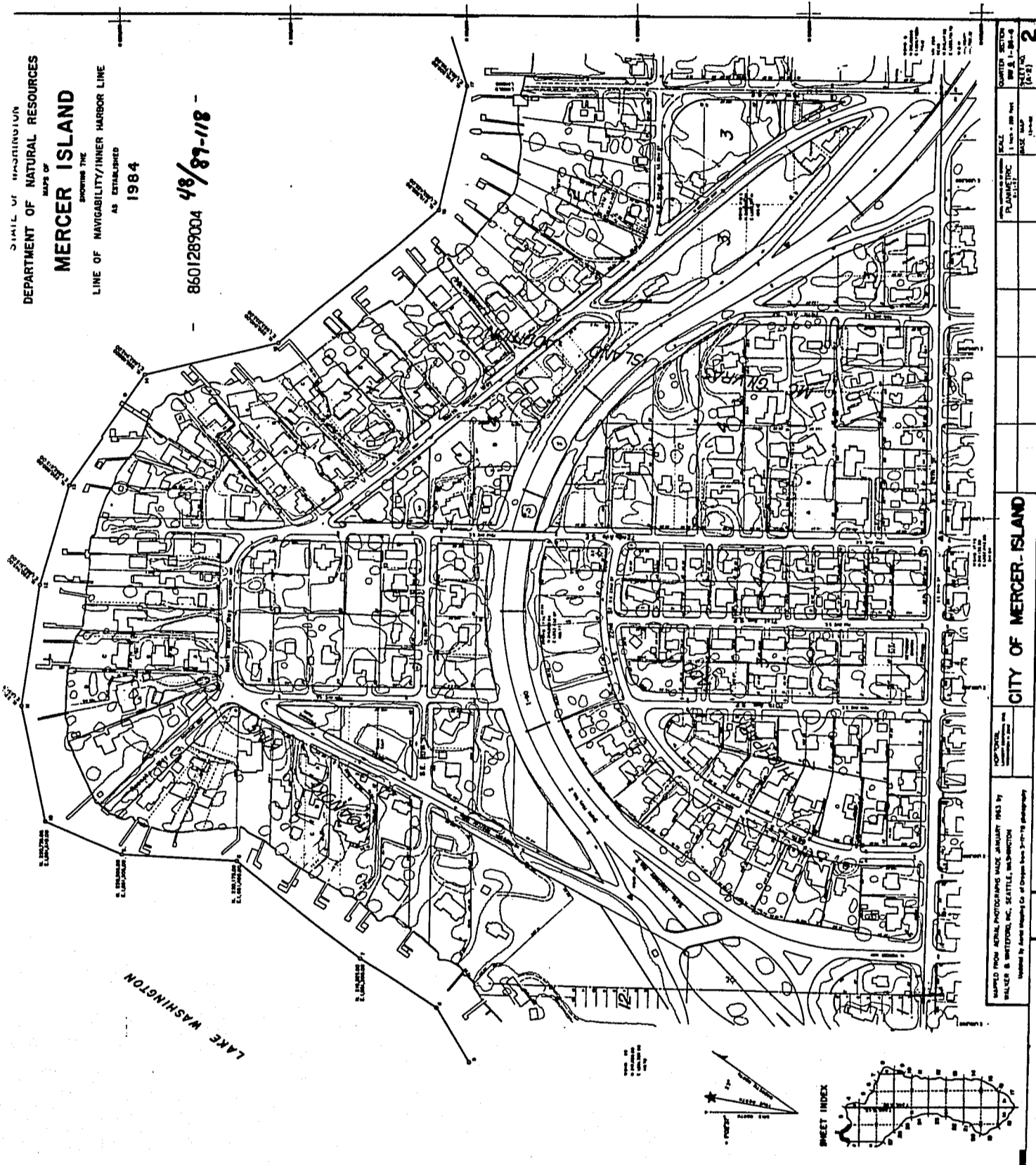
DEPARTMENT OF NATURAL RESOURCES  
MAPS OF  
**MERCER ISLAND**  
SHOWING THE  
LINE OF NAVIGABILITY/INNER HARBOR LINE  
AS ESTABLISHED  
1984

8601289004 48/89-18

LAKE WASHINGTON



U.S. GEOLOGICAL SURVEY  
WASHINGTON, D.C. 20506  
Scale: 1:25,000  
Published: 1984  
CITY OF MERCER ISLAND  
3



STATE OF WASHINGTON  
 DEPARTMENT OF NATURAL RESOURCES  
 CITY OF  
**MERCER ISLAND**  
 SHOWING THE  
 LINE OF NAVIGABILITY/INNER HARBOR LINE  
 AS ESTABLISHED  
 1984  
 8601285004 48/87-118

MAPLED FROM AERIAL PHOTOGRAPHS MADE JANUARY 1983 BY  
 PACIFIC AERIAL PHOTOGRAPHY, INC., SEATTLE, WASHINGTON  
 DRAWING BY: [Name]

DATE	SCALE	PLANNING	DATE
1984	1" = 100'	1984	1984
CITY OF MERCER ISLAND			2

001616

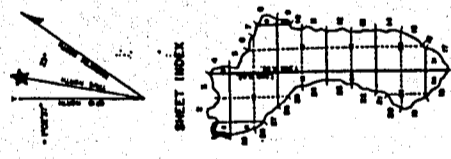
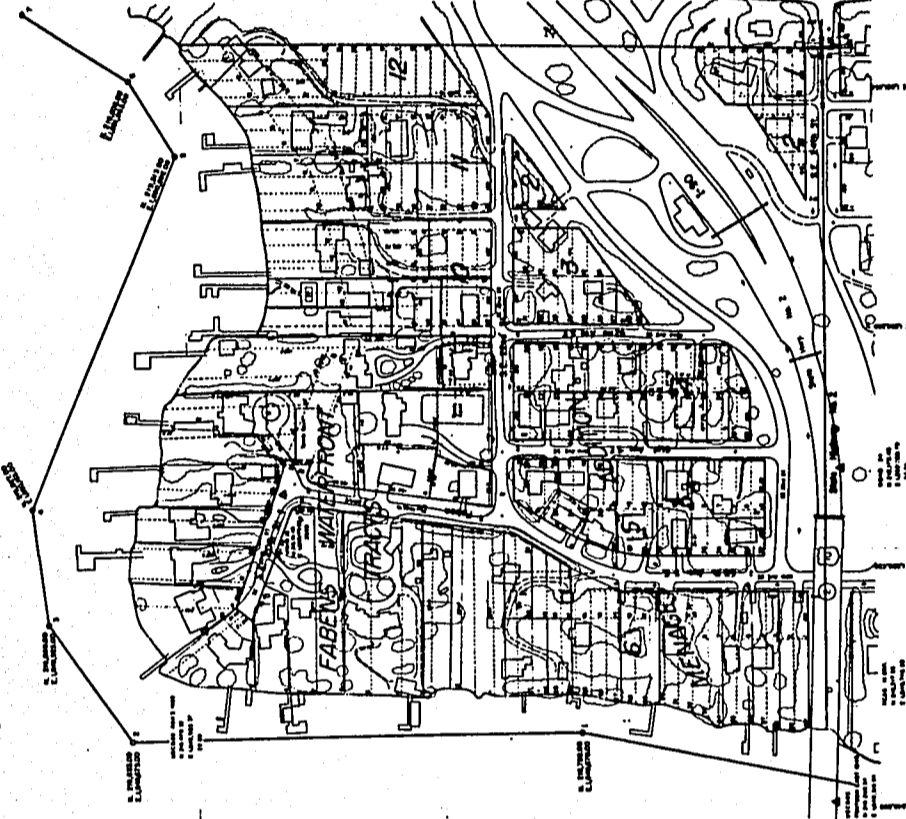
STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES

**MERCER ISLAND**

LINE OF NAVIGABILITY/INNER HARBOR LINE  
AS ESTABLISHED  
1984

8601287004 48/87-118

LAKE WASHINGTON



MADE FROM AERIAL PHOTOGRAPHING MADE JANUARY 1983 BY  
MAGNETIC & SURVEYING, INC. SEATTLE, WASHINGTON  
DESIGNED BY THE ENGINEER OF PUBLIC WORKS, CITY OF MERCER ISLAND

PROJECT NO.	8601287004
DATE	48/87-118
SCALE	AS SHOWN
BY	...
CHECKED BY	...
APPROVED BY	...

CITY OF MERCER ISLAND

001617

DEPARTMENT OF NATURAL RESOURCES

MAPS OF

MERCER ISLAND

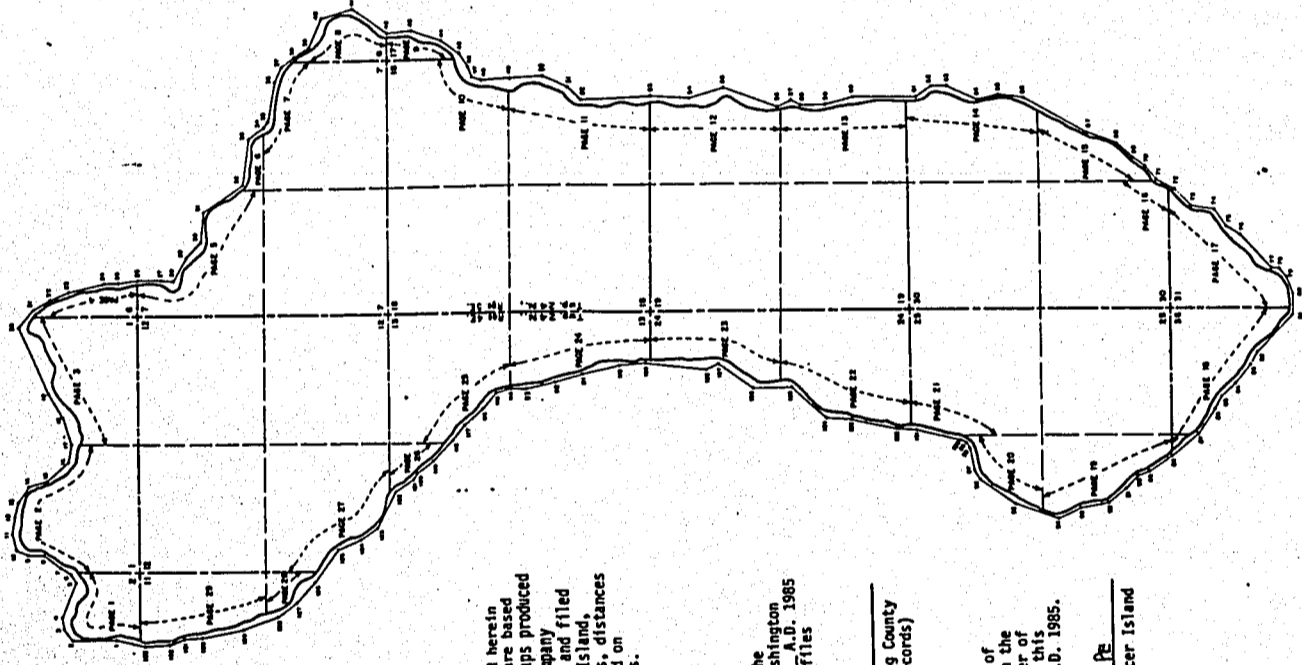
SHOWING THE  
LINE OF NAVIGABILITY/INNER HARBOR LINE

AS ESTABLISHED

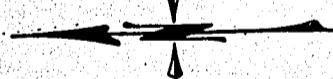
1984

8601289004

48/81-118



WASHINGTON COORDINATE SYSTEM  
NORTH ZONE



NOTE:

The set of maps contained herein (numbered from 1 to 29) are based on the quarter section maps produced by the Aerial Mapping Company of Oregon dated 8-1-1982 and filed with the City of Mercer Island, Washington. All bearings, distances and coordinates are based on said quarter section maps.

Filed for record at the  
Office of the State of Washington  
this 23<sup>rd</sup> day of APRIL, A.D. 1985  
and recorded in Misc. map files  
Rec. No. \_\_\_\_\_

County Auditor of King County  
(Superintendent of Records)

Filed at the request of  
the State of Washington in the  
Office of the Commissioner of  
Public Lands, Washington this  
23<sup>rd</sup> day of APRIL, A.D. 1985.

*W. J. Boyle*  
City Engineer of Mercer Island

LEGEND

Mean regulated Lake Level

Inner Harbor Line / Line of Navigability

CERTIFICATE

STATE OF WASHINGTON }  
COUNTY OF THURSTON } SS

I, Brian J. Boyle, Commissioner of Public Lands and Secretary of the Board of Natural Resources in and for the State of Washington, do hereby certify that the plat upon which this certificate is inscribed together with twenty-nine additional plates attached thereto and numbered from one to twenty-nine both inclusive representing the "Established 1984" is prepared pursuant to the instructions contained in the instructions contained in and approved by Resolution No. 461 dated July 3, 1984, which Resolution is hereby made a part of this certificate by this reference as though set out in length herein.

I do further certify that this map correctly shows the Line of Navigability/Inner Harbor Line in front of the City of Mercer Island as established by the Board of Natural Resources acting in its capacity as the State Harbor Line Commission and approved and adopted by said Board by Resolution No. 461 dated July 3, 1984.

WITNESS my hand and official seal this 23<sup>rd</sup> day of January, A.D. 1985.

*Brian J. Boyle*  
Brian J. Boyle  
Commissioner of Public Lands

Filed in the office of the Commissioner of Public Lands this 23<sup>rd</sup> day of January, A.D. 1985.

*Brian J. Boyle*  
Brian J. Boyle  
Commissioner of Public Lands

I, Don Filer, hereby agree to the requests of Terry Deeny to construct the proposed pier ten (10) feet from our common property line. I understand that I am hereby waiving my rights to the thirty-five (35) feet spacing required as outlined in the City of Mercer Island Shoreline Master Program.

8704280514

Don Filer  
Don Filer

4-23-87  
Date

87/04/28 #0514 A  
RECD F 7.00  
CASHSL \*\*\*7.00

APR 28 9 45 AM '87  
BY THE DIVISION OF  
RECORDS & ELECTIONS  
KING COUNTY

RECEIVED THIS DAY

FILED for Record at Request of  
Name TERENKE DEENY  
Address 2545 RAINIER AVE. S.  
SEATTLE, WA 98144

EXHIBIT A

PORTION OF TRACT 7, JERSEY WATER FRONT ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 61, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON THE WEST LINE OF HOOD AVENUE IN THE PLAT OF SAID ADDITION, WHERE SAID WEST LINE OF HOOD AVENUE IS INTERSECTED BY THE NORTHERLY LINE OF SAID TRACT 7; THENCE SOUTH ALONG THE WEST LINE OF HOOD AVENUE AND THE EAST LINE OF TRACT 7, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 53°35'36" WEST TO THE SHORE LINE OF LAKE WASHINGTON; THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF LAKE WASHINGTON, 100 FEET; THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 7; WHICH POINT IS 100 FEET SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG SAID HOOD AVENUE AND THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING SAID PREMISES.

AN EASEMENT with provisions, conditions and covenants as may be set forth therein.

For : SEWER PIPE LINE OR LINES  
In favor of : MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION  
Reflected of record by instrument  
Recorded : MAY 6, 1959  
Auditor's File No.: 5028735  
Affects : A PORTION OF SAID SECOND CLASS SHORE LANDS

EXCEPTIONS AND RESERVATIONS contained in deed from the State of Washington whereby said grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.  
Auditor's File No.: 782957

MAPS OF MERCER ISLAND, recorded January 28, 1986 under Auditor's File No. 8601289004, showing the location of the outer boundary of the shorelands of Lake Washington, as established by the Board of Natural Resources.

Commonly known as: 3261 67th Ave. S.E., Mercer Island, WA, 98040.

8704280514

8612241344



8704280514

AS36  
ACCOUNT NUMBER: 370890-0070-0  
TAXPAYER NAME: FILER DONALD C

KING COUNTY DEPARTMENT OF ASSESSMENTS  
REAL PROPERTY LEGAL DESCRIPTION  
PROPERTY ADDRESS: 3265 67TH AV SE 98040  
CTR: SE SECT: 11 TWN: 24 RNG: 04 FOLIO: 08186 - SUBAREA: 034-006  
FA11080-S1  
04/28/87  
MERCER I

LEGAL DESCRIPTION - PAGE 1  
LOT 7  
JERSEY WATER FRONT TO E SEATTLE  
TH SMLY TO PT ON MDR LN  
INTRS OF E LN OF SEC 11-24-4  
8.67 FT TH N 41 DEG 33 MIN 00 SEC  
LESS C & M RCTS

PLAT: JERSEY WATER FRONT TO E SEATTLE  
FOR S OF LN BEG ON W MGN HOOD AVE  
140 FT SELY FR ITS INTRS WITH NLY  
WITH GOV MDR COR TH S 44 DEG  
E 29.35 FT TO TRUE BEG TH  
160 FT S OF ITS INTRS WITH NLY LN  
LN & SH LDS ADJ & NMLY OF LN BEG  
23 MIN 56 SEC E ALG GOV MDR LN  
S 41 DEG 33 MIN 00 SEC W 141.7 FT  
\* \* END OF LEGAL DESCRIPTION \* \*

CHOOSE ONE OPTION:  
SEE PROPERTY HISTORY < PF6 > OR < PF18 >  
PRINT THIS SCREEN < PRINT > SEE PROPERTY CHARACTERISTICS < PF3 > OR < PF15 >  
SEE TAX INFORMATION < PF2 > OR < PF14 > TO END < PF12 > OR < PF24 >

SANITARY SEWER EASEMENT AND MAINTENANCE AGREEMENT

THIS AGREEMENT, made this 21 day of Nov, 1989  
between Terry Deeny  
and Don Filer  
OWNERS OF 3261 67th S.E. Merce Island  
AND 3265 67th S.E. Merce Island  
respectively

RECEIVED THIS DAY

WITNESSETH: That for and in consideration of the mutual covenants herein express, it is hereby agreed between the parties that:

REC'D FEB 9 11 AM '90  
REC'D FEB 6 6.00  
CASHSL \*\*\*\*\*8.00

9002090765

1st - A sanitary sewer shall be constructed as follows:  
A new connection to 3261 67th S.E.

2nd - There shall be an easement four (4) feet wide for sanitary sewer along the line as constructed for the use of said properties.

3rd - The cost of construction of said sanitary sewer shall be borne by the owners of the said properties as follows: 100%  
by Terry Deeny

4th - The cost of maintenance, repair or construction of that portion of the sewer used in common shall be borne in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the sanitary sewer above their connection; and when necessary to repair, clean or reconstruct the sanitary sewer, the parties to this agreement shall have a right of entry for that purpose.

EXCISE TAX NOT REQUIRED  
King Co. Records Division  
By S. Mulla Deputy

5th - This agreement shall be a covenant running with the land and shall be binding upon all parties and their heirs and assigns forever.

IN WITNESS WHEREOF we hereunto set our hands and seals the day and year first above written.

Terry Deery (Seal)  
Don Filer (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
(Seal)

STATE OF WASHINGTON)  
COUNTY OF KING )

This is to certify that on this 21<sup>st</sup> day of November, 1989 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came

Terry Deery and Don Filer

to me known to be the part    who executed the within instrument, and acknowledged to me that They signed and sealed the same as A free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and seal the day and year in this certificate first above written.

[Signature]  
Notary Public in and for the  
State of Washington

9002090765



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- [Glossary of Terms](#)
- [Area Report](#)
- [Print Property Detail](#)

**PARCEL DATA**

Parcel	370890-0065
Name	SEIFERT ANNE BIGELOW
Site Address	3261 67TH AVE SE 98040
Residential Area	034-001 (SE Appraisal District)
Property Name	

Jurisdiction	MERCER ISLAND
Levy Code	1031
Property Type	R
Plat Block / Building Number	
Plat Lot / Unit Number	7
Quarter-Section-Township-Range	<b>SE-11-24-4</b>

**Legal Description**

JERSEY WATER FRONT TO E SEATTLE POR OF TRACT 7 DAF - COMMENCING AT THE POINT ON THE W LN OF HOOD AVENUE WHERE SD W LN OF HOOD AVENUE IS NXNED BY THE NLY N OF SD TRACT 7 TH S ALG THE W LN OF HOOD AVE & THE EAST LN OF TRACT 7 A DIST OF 60.00 FT TO THE TPOB TH S 53-35-36 W TO THE SH LN OF LAKE WA TH SELY ALG THE SH LN OF LAKE WASHINGTON 100.00 FT TH NELY TAP ON THE ELY LN OF SD TRACT 7 WCH PT IS 100.00 FT S OF THE TPOB TH N ALG SD HOOD AVENUE & THE EAST LN OF SD TRACT 7 A DIST OF 100.00 FT TO THE TPOB TGW 2ND CL SH LDS ADJ PER SURVEY RECORDED 8606099010  
**Plat Block:**  
**Plat Lot:** 7

**LAND DATA**

Highest & Best Use As If Vacant	SINGLE FAMILY
Highest & Best Use As Improved	PRESENT USE
Present Use	Single Family(Res Use/Zone)
Land SqFt	21,587
Acres	0.50

Percentage Unusable	
Restrictive Size Shape	NO
Zoning	R-15
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

[ADVERTISEMENTEN](#)

**Views**

Rainier	
Territorial	EXCELLENT
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	EXCELLENT
Lake Sammamish	
Lake/River/Creek	
Other View	

**Waterfront**

Waterfront Location	LAKE WASH
Waterfront Footage	100
Lot Depth Factor	0
Waterfront Bank	LOW
Tide/Shore	UPLANDS WITH TIDELANDS/SHORELANDS
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

**Designations**

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

**Nuisances**

Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

**Problems**

Water Problems	NO
Transportation Concurency	NO
Other Problems	NO

**Environmental**

Environmental	NO
---------------	----

**BUILDING**

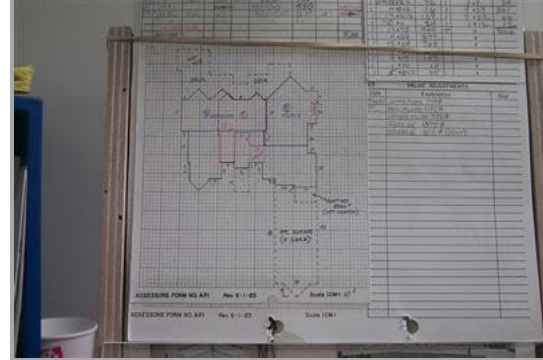
Building Number	1
Year Built	1989
Year Renovated	0
Stories	2
Living Units	1

Grade	12 Luxury
Grade Variant	0
Condition	Average
Basement Grade	12 Luxury
1st Floor	3,170
1/2 Floor	0
2nd Floor	670
Upper Floor	0
Finished Basement	820
Total Finished Area	4,660
Total Basement	1,690
Basement Garage	0
Unfinished 1/2	0
Unfinished Full	0
AGLA	3,840
Attached Garage	1,180
Bedrooms	3
Full Baths	2
3/4 Baths	1
1/2 Baths	2
Heat Source	Gas
Heat System	Heat Pump
Deck Area SqFt	930
Open Porch SqFt	100
Enclosed Porch SqFt	0
Brick/Stone	0
Fireplace Single Story	1
Fireplace Multi Story	1
Fireplace Free Standing	0
Fireplace Additional	1
AddnlCost	0
Obsolescence	0
Net Condition	0
Percentage Complete	0
Daylight Basement	YES
View Utilization	

Picture of Building 1



Floor plan of Building 1



Accessory Of Building Number: 1

Accessory Type	Picture	Description	SqFt	Grade	Eff Year	%	Value	Date Valued
MISC IMP		1150 sf dock, boat lift, canopy	1150				55000	5/20/2008

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
370890006502	2023	2024		1031	6,519,000	2,635,000	9,154,000	0	6,519,000	2,635,000	9,154,000	
370890006502	2022	2023		1031	7,334,000	3,620,000	10,954,000	0	7,334,000	3,620,000	10,954,000	
370890006502	2021	2022		1031	6,037,000	2,150,000	8,187,000	0	6,037,000	2,150,000	8,187,000	
370890006502	2020	2021		1031	5,750,000	1,479,000	7,229,000	0	5,750,000	1,479,000	7,229,000	
370890006502	2019	2020		1031	5,477,000	1,754,000	7,231,000	0	5,477,000	1,754,000	7,231,000	
370890006502	2018	2019		1031	5,370,000	1,708,000	7,078,000	0	5,370,000	1,708,000	7,078,000	
370890006502	2017	2018		1031	5,164,000	1,668,000	6,832,000	0	5,164,000	1,668,000	6,832,000	
370890006502	2016	2017		1031	4,721,000	1,636,000	6,357,000	0	4,721,000	1,636,000	6,357,000	
370890006502	2015	2016		1031	4,273,000	1,484,000	5,757,000	0	4,273,000	1,484,000	5,757,000	
370890006502	2014	2015		1031	3,950,000	1,350,000	5,300,000	0	3,950,000	1,350,000	5,300,000	
370890006502	2013	2014		1031	3,570,000	800,000	4,370,000	0	3,570,000	800,000	4,370,000	
370890006502	2012	2013		1031	3,291,000	994,000	4,285,000	0	3,291,000	994,000	4,285,000	
370890006502	2011	2012		1031	3,461,000	1,039,000	4,500,000	0	3,461,000	1,039,000	4,500,000	
370890006502	2010	2011		1031	3,625,000	1,525,000	5,150,000	0	3,625,000	1,525,000	5,150,000	
370890006502	2009	2010		1031	3,731,000	1,570,000	5,301,000	0	3,731,000	1,570,000	5,301,000	
370890006502	2008	2009		1031	4,250,000	1,791,000	6,041,000	0	4,250,000	1,791,000	6,041,000	
370890006502	2007	2008		1031	3,625,000	1,045,000	4,670,000	0	3,625,000	1,045,000	4,670,000	
370890006502	2006	2007		1031	3,237,000	1,128,000	4,365,000	0	3,237,000	1,128,000	4,365,000	
370890006502	2005	2006		1031	2,943,000	1,019,000	3,962,000	0	2,943,000	1,019,000	3,962,000	
370890006502	2004	2005		1031	2,700,000	907,000	3,607,000	0	2,700,000	907,000	3,607,000	
370890006502	2003	2004		1031	2,700,000	907,000	3,607,000	0	2,700,000	907,000	3,607,000	
370890006502	2002	2003		1031	2,700,000	907,000	3,607,000	0	2,700,000	907,000	3,607,000	

370890006502	2001	2002		1031	0	0	0	0	1,656,000	1,165,360	2,821,360	
370890006502	2000	2001		1031	0	0	0	0	1,300,000	1,100,000	2,400,000	
370890006502	1999	2000		1031	1,029,000	1,012,000	2,041,000	0	1,029,000	1,012,000	2,041,000	
370890006502	1998	1999		1031	980,000	964,000	1,944,000	0	980,000	964,000	1,944,000	
370890006502	1997	1998		1031	0	0	0	0	1,008,000	885,000	1,893,000	
370890006502	1996	1997		1031	0	0	0	0	850,000	862,000	1,712,000	
370890006502	1994	1995		1031	0	0	0	0	850,000	862,000	1,712,000	
370890006502	1992	1993		1031	0	0	0	0	908,900	556,600	1,465,500	
370890006502	1990	1991		1031	0	0	0	0	1,032,800	575,400	1,608,200	
370890006502	1989	1990		1031	0	0	0	0	392,900	292,700	685,600	
370890006502	1988	1989		1031	0	0	0	0	392,900	35,185	428,085	
370890006502	1986	1987		1031	0	0	0	0	436,500	39,400	475,900	
370890006502	1984	1985		1031	0	0	0	0	273,300	42,400	315,700	
370890006502	1982	1983		1031	0	0	0	0	273,300	39,600	312,900	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
<a href="#">3179337</a>	<a href="#">20220323000826</a>	3/7/2022	\$0.00	SEIFERT MICHAEL THOMAS	SEIFERT ANNE BIGELOW	Quit Claim Deed	Property Settlement
<a href="#">3178119</a>	<a href="#">20220316001160</a>	3/7/2022	\$8,187,000.00	SEIFERT REVOCABLE LIVING TRUST (REV TST)-SEIFERT MICHAEL THOMAS+ANNE BIGELOW (TTES)	SEIFERT MICHAEL THOMAS+ANNE BIGELOW	Quit Claim Deed	Other
<a href="#">3141745</a>	<a href="#">20210827000670</a>	8/16/2021	\$9,700,000.00	DEENY TERENCE P+DARLENE M	SEIFERT REVOCABLE LIVING TRUST +MICHAEL THOMAS+ET AL	Warranty Deed	None
917454	<a href="#">198612241344</a>	12/24/1986	\$530,000.00	COLASURDO DOMINIC+ANN	DEENY TERENCE P+DARLENE M	Warranty Deed	None

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2019	1801979	Local Appeal	\$7,078,000	1/1/1900	\$0		Completed
2014	1300508	Local Appeal	\$4,648,000	4/8/2014	\$4,370,000	REVISE	Completed
2012	1103055	Local Appeal	\$4,917,000	6/7/2012	\$4,500,000	REVISE	Completed
2010	0903878	Local Appeal	\$5,301,000	9/23/2010	\$5,301,000	SUSTAIN	Completed
2007	66361	State Appeal	\$4,365,000	3/6/2008	\$4,365,000	SUSTAIN	Completed
2007	0602003	Local Appeal	\$4,365,000	7/18/2007	\$4,365,000	SUSTAIN	Completed
2004	61946	State Appeal	\$3,607,000	11/1/2005	\$3,607,000	SUSTAIN	Completed
2004	0305094	Local Appeal	\$3,607,000	8/11/2004	\$3,607,000	SUSTAIN	Completed
2003	60822	State Appeal	\$3,607,000	4/22/2005	\$3,607,000	SUSTAIN	Completed
2003	0206301	Local Appeal	\$3,607,000	1/8/2004	\$3,607,000	SUSTAIN	Completed
2002	0105986	Local Appeal	\$3,027,000	4/29/2003	\$2,821,360	REVISE	Completed
2001	58030	State Appeal	\$0	10/30/2002	\$2,400,000	REVISE	Completed
2001	0003550	Local Appeal	\$2,856,000	3/5/2002	\$2,856,000	SUSTAIN	Completed
1997	9601148	Local Appeal	\$1,712,000	1/1/1900	\$0		Completed
1995	9404921	Local Appeal	\$1,712,000	3/7/1996	\$1,712,000	SUSTAIN	Completed
1995	49367	State Appeal	\$1,712,000	1/29/1997	\$1,712,000	SUSTAIN	Completed
1991	9014897	Local Appeal	\$1,608,200	4/24/1991	\$1,608,200	SUSTAIN	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
<a href="#">1604-042</a>	PREMISE ISOLATION,		4/6/2016	\$0	MERCER ISLAND	7/26/2016
<a href="#">1403-079</a>	APPLIANCES,		3/18/2014	\$0	MERCER ISLAND	
<a href="#">0704-156</a>	Repair & redeck existing pier	Other	5/3/2007	\$26,500	MERCER ISLAND	8/9/2007
970565		Remodel	6/10/1997	\$0		

HOME IMPROVEMENT EXEMPTION

[ADVERTISEMENT](#)





PROPERTY TAXES

Results - 1

Tax payer name: SEIFERT ANNE BIGELOW

249999

Tax account number: 370890006502

Parcel number: 3708900065

Tax account status: This account is active.

Mailing address on file:

3261 67TH AVE SE  
MERCER ISLAND WA 98040

Billing Details

FIRST HALF AMOUNT IF PAID OR POSTMARKED BY APRIL 30, 2024

Current Year:

Tax year	Amount
2024 1st Half	\$31,498.22
2024 2nd Half	\$31,498.21

Breakdown by Tax Year

<b>Tax Information</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
Levy code	1031	1031	1031	1031
Status	Taxable	Taxable	Taxable	Taxable
Omit year	0000	0000	0000	0000
Land value	\$6,519,000	\$7,334,000	\$6,037,000	\$5,750,000
Improvement value	\$2,635,000	\$3,620,000	\$2,150,000	\$1,479,000
Charges				
Tax	\$62,977.23	\$67,137.28	\$60,245.27	\$57,821.95
Noxious Weed	\$6.41	\$6.41	\$5.50	\$5.50
Conservation	\$12.79	\$12.47	\$12.17	\$11.89
Total billed	\$62,996.43	\$67,156.16	\$60,262.94	\$57,839.34
Amount paid	\$0.00	\$67,156.16	\$60,262.94	\$57,839.34
<i>Interest</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>Penalty</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<b>Balance</b>	<b>\$62,996.43</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Payment History**



<b>Date</b>	<b>Receipt</b>	<b>Amount</b>	<b>Penalty/Interest Paid</b>
11/04/2023	999999	-\$20.00	\$0.00
11/04/2023	026452	\$33,578.08	\$0.00
03/20/2023	642423	\$33,578.08	\$0.00
10/19/2022	649070	\$30,131.47	\$0.00
04/01/2022	603735	\$30,131.47	\$0.00
10/14/2021	600660	\$28,919.67	\$0.00

**2024 Tax / Fee Distribution**



<b>Distribution information</b>	<b>Dollars</b>	<b>Percent *</b>
State School Part One	\$14,998.10	23.8%

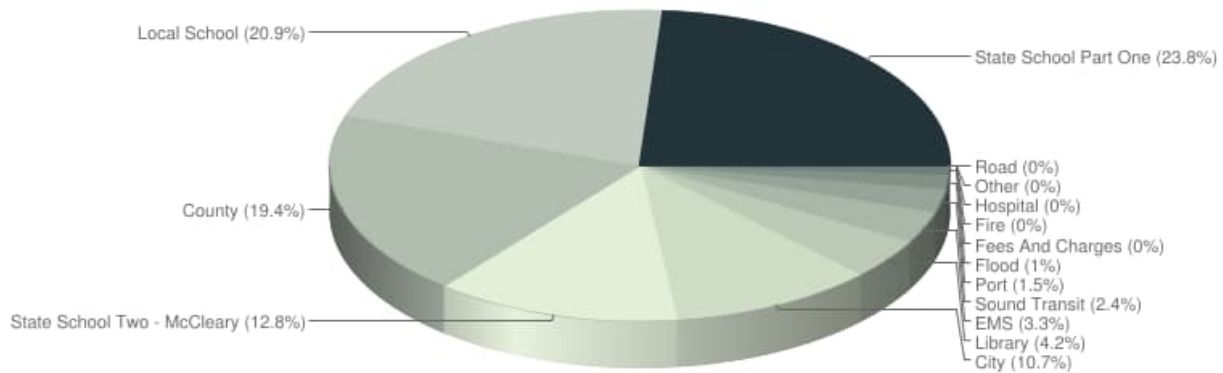
Distribution information	Dollars	Percent *
State School Two - McCleary	\$8,047.18	12.8%
Local School	\$13,137.49	20.9%
County	\$12,247.34	19.4%
City	\$6,713.81	10.7%
Road	\$0.00	0.0%
Port	\$958.41	1.5%
Sound Transit	\$1,508.87	2.4%
Fire	\$0.00	0.0%
Hospital	\$0.00	0.0%
Flood	\$646.90	1.0%
Library	\$2,643.21	4.2%
EMS	\$2,075.92	3.3%
Other	\$0.00	0.0%
Fees And Charges	\$19.20	0.0%

**\* Percents are rounded**

**2024 Tax / Fee Distribution Chart**



Current Year Property Tax Distribution



**Request a Tax Statement**



To request a property tax statement, please call: Real Property 206-263-2890 /  
Personal Property 206-263-2844

[REQUEST TAX STATEMENT](#)

If the name or mailing address on your statement is incorrect, visit the Property Tax FAQ - General/Statements and scroll down to the section titled, [How do I change my mailing address or the name on my statement?](#)

## King County Treasury Operations

King Street Center  
201 South Jackson Street #710  
Seattle, WA 98104

Hours: Monday-Friday, 8:30 a.m. to 4:30 p.m. PST



TTY Relay: 711

## Customer Service

Property Tax Information and Customer Service  
[206-263-2890](tel:206-263-2890)  
[PropertyTax.CustomerService@kingcounty.gov](mailto:PropertyTax.CustomerService@kingcounty.gov)

Maintenance Assessment Management Systems Local Improvement Districts  
[206-263-1893](tel:206-263-1893)  
[mams.lid@kingcounty.gov](mailto:mams.lid@kingcounty.gov)

Mobile Homes/Commercial Personal Property  
[206-263-2844](tel:206-263-2844)  
[Treasury.PersonalProperty@kingcounty.gov](mailto:Treasury.PersonalProperty@kingcounty.gov)

Tax Foreclosures  
[206-263-2649](tel:206-263-2649)  
[TaxForeclosures@kingcounty.gov](mailto:TaxForeclosures@kingcounty.gov)

