

EX. 1049
10F4

350220429 11:11:00 AM KING COUNTY RECORDS 004 RTU 10.00

Escrow No. 950126

THIS SPACE RESERVED FOR RECORDER'S USE

FILED FOR RECORD AT REQUEST OF
TRANSAMERICA TITLE / KING CTY.
995402

WHEN RECORDED MAIL TO
Louis S. Coson/Teresita T. Sy
7709 W. Mercer Way
Mercer Island, WA 98040

995402
9503100429

STATUTORY WARRANTY DEED

LPB-10

THE GRANTOR Seaspect, Inc., a Washington Corporation

for and in consideration of the sum of \$10.00 and other good and valuable consideration

in hand paid, conveys and warrants to Louis S. Coson and Teresita T. Sy, husband and wife

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

LEGAL DESCRIPTION AS DESCRIBED ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT 'B' ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF

Dated: January 26, 1995

Seaspect, Inc., a Washington Corporation

By: Boon Ho Woo
Boon Ho Woo, President

FILED FOR RECORD AT REQUEST OF
TRANSAMERICA TITLE INSURANCE CO.
3700 4TH AVE SE
BOEING, WA 98148
APR 11 1995

State of Washington } ss.
County of King

I certify that I know or have satisfactory evidence that Boon Ho Woo is the person(s) who appeared before me, and said person(s) acknowledged that he is authorized to execute the instrument and acknowledged it as the President of Seaspect, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2-2-95

Print Name: Carol J. Hinklin
Notary Public in and for the State of Washington

residing at Seattle

My appointment expires 4-20-95

OFFICIAL SEAL
CAROL J. HINKLIN
Notary Public State of Washington
My Comm. Expires 4-29-95

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ATTACHMENT TO STATUTORY WARRANTY DEED
Escrow No. 950126

EXHIBIT "A"

LEGAL DESCRIPTION:

LOT A OF AMENDED PLAT OF SURVEY, ACCORDING TO THE SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 8711099005;

(ALSO KNOWN AS AN AMENDMENT OF LOT A IN SHORT PLAT NO. MI-83-07-24, ACCORDING TO THE SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NO. 8401259011; BEING PORTIONS OF LOTS A, B AND C IN SHORT PLAT NO. MI-81-2-02, ACCORDING TO THE ORIGINAL SHORT PLAT RECORDED UNDER RECORDING NO. 8105070620);

TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON;

AND TOGETHER WITH AND UNDIVIDED INTEREST IN TRACT X OF SAID SURVEY;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

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Official Copy

READ AND INITIAL:

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ATTACHMENT TO STATUTORY WARRANTY DEED
Escrow No. 950126

EXHIBIT "A"

SUBJECT TO:

1995 REAL ESTATE TAXES AND CHARGES;

Reservation contained in deed from the State of Washington recorded under Recording No. 702028 and 704900, reserving to the grantor 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.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: Street vacation in Volume 51 of King County Commissioner's Records, Page 131, vacating Southeast 79th Street
PURPOSE: Utilities
AREA AFFECTED: Northerly portion of Tract X and other property

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: Mercer Island Sewer District, King County, Washington, a municipal corporation
PURPOSE: Sewer pipe line and lines and all necessary connections and appurtenances
AREA AFFECTED: A 10 foot strip of land across Second Class Shore Lands 5 feet on either side of pipe line as installed
DATED: June 15, 1964
RECORDED: June 19, 1964
RECORDING NO.: 5750945

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: Instrument recorded under Recording No. 8905090620
PURPOSE: Providing parking space on Parcel A for the use and benefit of Parcel B
AREA AFFECTED: Portion as described therein

Said instrument supersedes instrument recorded under Recording No. 8606030814.

Easements, restrictions and recital set forth on the face of short plat recorded under King County Recording No. 8105070620, as amended by Boundary Line Adjustment No. M.I. 83-87-24 recorded under Recording No. 8401259011 and survey recorded under Recording No. 8711039005.

SIDE SEWER EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

WIDTH: 4 feet along line as constructed on the original Tracts A and D
RECORDING NO.: 8307120395

Said easement contains a covenant to bear equal share of cost of construction, maintenance or repair of same.

SIDE SEWER EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

WIDTH: 4 feet along line as constructed on Lots A, B and C
RECORDING NO.: 8407310647

Said easement contains a covenant to bear equal share of cost of construction, maintenance or repair of same.

Terms and conditions of Mercer Island Zoning Ordinance No. 501, dated February 23, 1981, and recorded under Recording No. 8106040523.

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READ AND INITIAL:

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ATTACHMENT TO STATUTORY WARRANTY DEED
Escrow No. 950126

EXHIBIT "A"

SUBJECT TO: CONTINUED

MATTERS SET FORTH BY SURVEY:

DATED: November 24, 1987
RECORDED: January 13, 1988
RECORDING NO.: 8801139007
DISCLOSES: Possible encroachments as shown thereon

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: Robert E. Harris and Alma Harris, his wife
AND: George Lewis and Claudine Lewis, his wife
DATED: September 26, 1977
RECORDED: October 14, 1977 and August 29, 1983
RECORDING NO.: 7710140618 and 8308290915
REGARDING: Reciprocal easements

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: George D. Lewis
AND: Future owners
DATED: March 30, 1982, August 17, 1982, July 30, 1984, February 14, 1985, December 4, 1987 and January 29, 1988
RECORDED: April 1, 1982, August 27, 1982, July 31, 1984, February 14, 1985, December 7, 1987 and January 29, 1988
RECORDING NO.: 8204010302, 8208270053, 8407310646, 8502140684, 8712070234 and 8801291110
REGARDING: Amended and restated easement for ingress, egress and access; maintenance, future maintenance and repair of sewer lines

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: George Lewis as owner of Lot A
AND: Frank A. and Vivien Dvorak as owners of Lot B
DATED: January 14, 1988
RECORDED: January 29, 1988
RECORDING NO.: 8801291111
REGARDING: Re-landing and steps

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: Seaspect, Inc.
AND: Frank Dvorak and Vivien Dvorak, husband and wife
DATED: April 6, 1989
RECORDED: May 9, 1989
RECORDING NO.: 8905090619
REGARDING: Waiver

Question of location of lateral boundaries of second class shore lands.

Any prohibition of 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 has formerly been, covered by water.

Rights and easements of the public for commerce, navigation, recreation and fisheries.

READ AND INITIAL:

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