

From: anderson9200@comcast.net
To: [Evan Maxim](#); [Bio Park](#); [Lauren Anderson](#)
Cc: robertroyalgraham@gmail.com
Subject: Certified easement attached
Date: Thursday, July 9, 2020 3:38:40 PM
Attachments: [Certified easement.pdf](#)
Importance: High

Dear Mr. Maxim,

In my letter to you, dated July 2, 2020, I included an Exhibit D at the request of Mr. Robert Graham. In my letter, I stated: "It is my understanding that the Recorder's Office is now preparing an officially certified copy of the easement which will be provided to you as soon as it is received." I have now been provided that certified copy of the easement. I have attached it to this email as a pdf document. I assume that you will be releasing your report and recommendation with relevant documents in the Treehouse case tomorrow, July 10. I request that the certified copy be attached to the July 2 letter or substituted for the Exhibit D (uncertified copy of easement) previously provided to you and included in the relevant "citizen" documents. Thank you very much! Peter Anderson

Return Address:

PO BOX 1078
MERCER ISLAND
WA, 98040

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. *Easement*
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name first, then first name and initials)

1. *O'Sullivan, James*
2. *O'Sullivan, Dorothy*
- 3.
- 4.

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. *Merced Island LP*
- 2.
- 3.
- 4.

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Mercer Island SP M.I. 96-0605

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

192405-9220

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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12:00

005 TED

KING COUNTY RECORDS

02:36:00 PM

DRAINAGE EASEMENT

COMES NOW, JAMES O'SULLIVAN AND DOROTHY O'SULLIVAN, hereinafter "Grantors", and grant to the City of Mercer Island, hereinafter "Grantee", a drainage easement over, across, along and under the following described real property, situated in King County, State of Washington, to wit:

"That portion of government lot 3, in Section 19, Township 44 north, Range 5 East, W.M. lying between lines parallel with and 2,220 and 2,350 feet north of the southerly line of said section, and lying easterly of East Mercer Way, TOGETHER WITH 2nd Class Shorelines adjoining, in King County, Washington, and commonly known as: 5636 East Mercer Way, City of Mercer Island."

The intent of the Grantors in granting the Drainage Easement herein is to fulfill the requirements of Paragraph 2.4 of the settlement agreement entitled "Agreement" between Grantors and Grantee in settlement of litigation in King County Superior Court under King County Superior Court Cause No. 82-2-02540-2. A copy of the settlement agreement is attached hereto as Exhibit "A" and incorporated herein by reference.

The purpose of the Drainage Easement is to permit Grantee to pass waters from upstream of East Mercer Way, and from the south of the Grantors' property along East Mercer Way, into the watercourse in existence on the Grantors' property, in an easterly direction to the waters of Lake Washington.

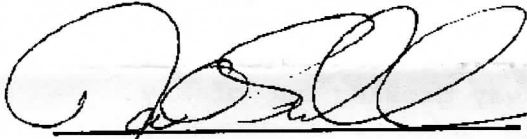
The waters which may be passed into the watercourse in existence on the Grantors' property shall be limited to water flows which result from conditions, diversions or improvements existing as of the date of the settlement agreement, May 31, 1984, including any and all siltation contained in said water flows in an amount not to exceed 50 cubic yards of siltation per calendar year.

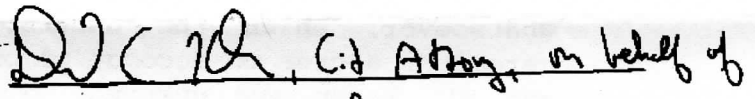
The Drainage Easement granted herein shall continue to exist so long as needed by Grantee and so long as Grantee does not divert water from any other drainage basin into the drainage course on Grantors' property other than water that was flowing into the watercourse as of May 31, 1984. Grantors agree to be responsible for the construction and installation of the stream bed improvements contemplated in Paragraphs 2.1 and 2.2 of the settlement agreement and for subsequent maintenance of the stream bed and all improvements of the stream bed on Grantors' property with the

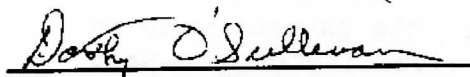
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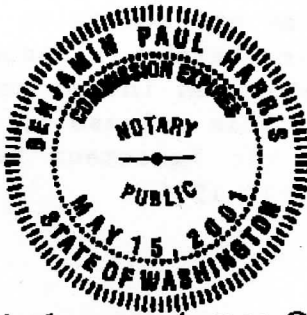
exception of the pond constructed on the property and located west of Glenhome Road, which will be maintained by the City of Mercer Island and as part of that maintenance the City will be responsible for the removing of siltation in the siltation holding pond as necessary and assuring it remains in good and operational condition.

This Drainage Easement shall run with the land and shall be binding on the Grantors, their heirs and assigns, and shall be recorded in the Office of the King County Auditor.


James O'Sullivan
Grantor


City Attorney, on behalf of
City of Mercer Island


Dorothy O'Sullivan
Grantor

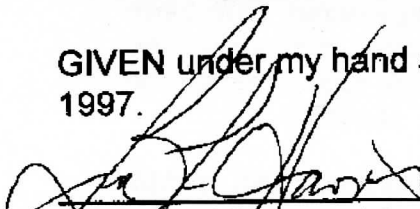


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STATE OF WASHINGTON)
County of King)

On this day personally appeared before me James O'Sullivan and Dorothy O'Sullivan to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned..

GIVEN under my hand and official seal this 17 day of October 1997.


Notary public in and for the State of
Washington, residing at King

RELEASE OF ALL CLAIMS

KNOW ALL MEN BY THESE PRESENTS:

James O'Sullivan and Dorothy O'Sullivan, being of lawful age, for the sole consideration of THIRTY-THREE THOUSAND, FOUR HUNDRED DOLLARS AND 00 CENTS (\$33,400.00), receipt whereof is hereby acknowledged, do hereby and for their heirs, executors, administrators, successors and assigns release, acquit and forever discharges THE CITY OF MERCER ISLAND and WASHINGTON CITIES INSURANCE AUTHORITY and their agents, servants, successors, heirs, executors, administrators and all other persons, firms, corporations, associations or partnerships of and from any and all claims, actions, expenses and compensation whatsoever, which the undersigned now have or which may hereafter accrue on account of or in any way growing out of any and all known and unknown, foreseen and unforeseen property damage and the consequences thereof resulting or to result from the discharge of surface or drainage water on or about the property of the O'Sullivans, located at 5636 East Mercer Way for any time up until the date of signing of this release. It is understood and agreed that this settlement is the compromise of a doubtful and disputed claim, and that the payment made is not to be construed as an admission of liability on the part of the party or parties hereby released, and that said releases deny liability therefor and intend merely to avoid litigation and buy their peace. This release is the document contemplated in paragraph 1.2 of the Agreement between James and Dorothy O'Sullivan dated May 31, 1984.

In consideration of payment of the above sum, the undersigned represents, warrants and agrees that he/she or his/her legal representative will satisfy any and all liens or claims against the above sum.

The undersigned further declares and represents that no promise, inducement or agreement not herein expressed has been made to the undersigned, and that this Release contains the entire agreement between the parties hereto, and that the terms of this Release are contractual and not a mere recital.

THE UNDERSIGNED HAS READ THE FOREGOING RELEASE AND FULLY UNDERSTANDS IT.

Signed, sealed, and delivered this 17 day of OCTOBER, 1997.

CAUTION: READ BEFORE SIGNING BELOW

RELEASE OF ALL CLAIMS

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[Signature]
SIGNATURE

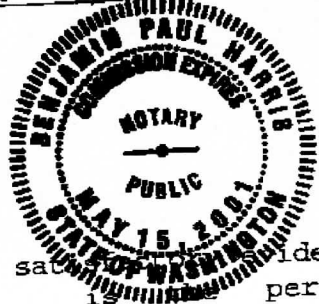
Tim O'Sullivan

[Signature]
SIGNATURE

DONOTHY O'SULLIVAN

STATE OF WASHINGTON)
COUNTY OF KING)

ss.



I certify that I know or have seen Tim O'Sullivan and Donothy O'Sullivan and said person acknowledge that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10/17/97, 1997

[Signature]
Typed Name: Ben T. Harris
NOTARY PUBLIC in and for the State
Washington, residing at King
Commission Expires: 5/15/2001

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The Director of Records & Licensing, King County, State of Washington do hereby certify the foregoing document is a true and correct copy of the document recorded in our office.

Director of Records & Licensing,
By [Signature]
Deputy

Witness my hand and official seal
On this Day of 7/2/2020 at 2:50 PM

[Signature]

RELEASE OF ALL CLAIMS