

20160613001969.001

⑥ \$79
Chicago Title
Ref # 70871-1

When recorded return to:
Mark Lusier
Wells Fargo Bank, N.A., as trustee of the Title
Holding Trust dated 10-6-99
777 108th Ave NE, Suite 1600
Bellevue, WA 98004



Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
10500 NE 8th St., Suite 600
Bellevue, WA 98004

E2802147
06/13/2016 16:16
KING COUNTY, WA
TAX \$59,425.00
SALE \$3,900,000.00
PAGE-001 OF 001

Escrow No.: 0070871-ETU

STATUTORY WARRANTY DEED

THE GRANTOR(S) June E. Lamson Trustee of The Robert T. Lamson Trust and June E. Lamson, an unmarried person and Wendy E. Lamson, a married person and Stephen L. Lamson, an unmarried person and Robert D. Lamson, a married person and Barbara J. Schmidt, a married person and Catherine J. Lamson, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Wells Fargo Bank, N.A., as trustee of the Title Holding Trust dated 10-6-99

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.)

LOT B, CITY OF MERCER ISLAND SHORT PLAT NO.MI-84-01-02, REC.NO. 8406269002, KING COUNTY

Tax Parcel Number(s): 545230-2216-02

Subject to:

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

20160613001969.002

STATUTORY WARRANTY DEED
(continued)

Dated: June 9, 2016

The Robert T. Lamson Trust

BY: June E. Lamson
June E. Lamson
Trustee

June E. Lamson
June E. Lamson
Wendy E. Lamson, by
Evan O. Thomas III
Wendy E. Lamson
by Evan O. Thomas III, her attorney in fact

[Signature]
Stephen L. Lamson
Robert D. Lamson, by
Evan O. Thomas III

Robert D. Lamson
by Evan O. Thomas III, his attorney in fact
Barbara J. Schmidt, by
Evan O. Thomas III
Barbara J. Schmidt
by Evan O. Thomas III, her attorney in fact

Catherine J. Lamson
Catherine J. Lamson

STATUTORY WARRANTY DEED

(continued)

State of WA County of King

I certify that I know or have satisfactory evidence that June E. Lamson is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the trustee of The Robert T. Lamson Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: SHERRILL MCCULLOUGH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JUNE 10, 2018

Name: Sherrill McCullough Notary Public in and for the State of WA Residing at: Issaquah My appointment expires: 6/10/18

State of WA County of King

I certify that I know or have satisfactory evidence that Evan O. Thomas III is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Wendy E. Lamson and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/10/16 Name: Sherrill McCullough Notary Public in and for the State of WA Residing at: Issaquah My appointment expires: 6/10/18

SHERRILL MCCULLOUGH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JUNE 10, 2018

State of WA County of King

I certify that I know or have satisfactory evidence that Evan O. Thomas III is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Robert D. Lamson and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/10/16 Name: Sherrill McCullough Notary Public in and for the State of WA Residing at: Issaquah My appointment expires: 6/10/18

SHERRILL MCCULLOUGH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JUNE 10, 2018

State of WA County of King

I certify that I know or have satisfactory evidence that Evan O. Thomas III is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Barbara J. Schmidt and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/10/16 Name: Sherrill McCullough Notary Public in and for the State of WA

SHERRILL MCCULLOUGH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JUNE 10, 2018

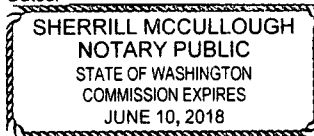
STATUTORY WARRANTY DEED
(continued)

Residing at: Issaquah
My appointment expires: 6/10/18

State of WASHINGTON
County of KING

I certify that I know or have satisfactory evidence that June E. Lamson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

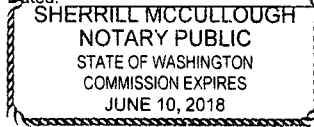


Sherrill McCullough
Name: Sherrill McCullough
Notary Public in and for the State of WA
Residing at: Issaquah
My appointment expires: 6/10/18

State of WASHINGTON
County of KING

I certify that I know or have satisfactory evidence that Stephen L. Lamson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:



Sherrill McCullough
Name: Sherrill McCullough
Notary Public in and for the State of WA
Residing at: Issaquah
My appointment expires: 6/10/18

State of WASHINGTON
County of KING

I certify that I know or have satisfactory evidence that Catherine J. Lamson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/10/16

Sherrill McCullough
Name: Sherrill McCullough
Notary Public in and for the State of WA
Residing at: Issaquah
My appointment expires: 6/10/18

20160613001969.005

EXHIBIT "A"
Legal Description

LOT B OF CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-84-01-02, RECORDED UNDER RECORDING NUMBER 8406269002, SAID SHORT PLAT BEING A SUBDIVISION OF THE WEST 90 FEET OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE WHICH IS 1,374.15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1, TOGETHER WITH SHORELANDS OF THE SECOND CLASS ADJOINING, BEING A PORTION OF MERCER PARK, HERETOFORE VACATED BY ORDER OF KING COUNTY COMMISSIONER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN TRACT X OF SAID SHORT PLAT;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030828001029.

20160613001969.006

EXHIBIT "B"
Exceptions

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

1. 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
Recording Date: January 18, 1956
Recording No.: 4655646
Affects: As constructed

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

Granted to: Mercer Island Sewer District, a Washington municipal corporation
Purpose: Sewer
Recording Date: January 18, 1956
Recording No.: 4655649
Affects: Along a line 4 feet east of and parallel with the west margin of the above
described property less the south 310 feet, more or less

3. 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 City of Mercer Island Short Plat MI-84-01-02:

Recording No: 8406269002

4. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: August 28, 2003
Recording No.: 20030828001029

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

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

7. 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.

8. 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.

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