

3229820

WARRANTY DEED
STATUTORY FORM
FOR USE IN THE STATE OF WASHINGTON ONLY

The Grantors, W. E. Peterson, also known as Wallace E. Peterson,
and Maud E. Peterson, his wife, and J. Elwood Peterson and Sophia
Peterson, his wife

~~THE GRANTOR~~

of the city of Seattle county of King

state of Washington, for and in consideration of ten and no/100

\$ 10.00 dollars

in hand paid, convey and warrant to John Widrig

the following described real estate, situate in the county of
state of Washington:

That portion of Government Lot 1 in section 31, Township
24 North, Range 5 E.W.M., described as follows:

beginning at the intersection of the North boundary line of
said section with the southeasterly marginal line of East Mercer way,
(formerly Mercer Island Boulevard) from which point the northwest
corner of said Section bears North 89° 50' 16" West a distance of
1916.51 feet, and running thence South 44° 20' 00" West, along said
Southeasterly marginal line of said road, 44.20 feet; thence South
62° 24' 24" East 195.69 feet; thence South 72° 04' 54" East 238 feet,
more or less, to the shore of Lake Washington; thence Northeasterly
along said shore line 225 feet, more or less, to the Northeast corner
of Government Lot 1 of said Section; thence North 89° 50' 16" West,
along the North boundary line of said Lot, 473.43 feet, more or less, to
the point of beginning. TOGETHER WITH all second class shore lands
lying in front of, adjacent to or abutting thereon, the southerly
line of said second class shore lands, bearing South 58° East from
the southeasterly corner of above described tract; situate in the
county of King, State of Washington.

Subject to:

1. Right granted to the public to make the necessary streets
for cuts and fills upon the lots and blocks in the reasonable original
grading of all drives, places, boulevards, lanes and alleys, as shown
closed by the blue print submitted with the application for title
insurance.
2. Reservation of minerals, etc., as provided by Section 7873
Remington's Revised Statutes, and reservation of right to acquire
rights of way, etc., as provided by Section 8082 of said Statutes, as
contained in deed from State of Washington to Northwestern Improvement
Company, dated November 25, 1921, filed January 4, 1922, as File No.
1579699, and recorded in Volume 1158 of Deeds, page 512, affecting
shore lands.
3. An easement granted to Puget Sound Power & Light Company
dated October 8, 1936, filed October 28, 1936 as File No. 2919129 and
recorded in Volume 1705 of Deeds, page 318, with the right, privilege
and authority to construct, erect, alter, improve, repair, operate
and maintain an electric transmission and distribution line, and other
appurtenances, consisting of a single line of poles and appurtenances,
across, over and upon the streets and roads as laid out in the plat
of Avalon Park, unrecorded, the center line located 21 feet from and
parallel to the center line of the 50 and 60 foot streets and 9 feet
from and parallel to the center line of the 20 foot road and 14 feet
from and parallel to the center line of the 30 foot road; together
with the rights at all times to the grantee, its successors and assigns
of ingress to and egress from said lands across adjacent lands of the
grantors, for the purpose of constructing, reconstructing, repairing,
renewing, altering, changing, patrolling and operating said line, and
the right at any time to remove said poles, wires, and appurtenances
from said lands. Reference to said record is made for further partic-
ulars.

4. Reservation contained in deed from Northern Pacific Railway Company and the Northwestern Improvement Company to Mercer Island Company, Inc., dated May 14, 1931, filed July 12, 1939, as File No. 3054284 and recorded in Volume 1851 of Deeds, page 366, of the right to develop, store, divert and carry away a part of the water flowing from a spring in the Southwestern portion of the Northwest 1/4 of the Northwest 1/4 of said Section 31, for the domestic use and consumption thereof by the owners and occupants of Lot 2 and that part of Lot 1 in said Section 31, lying South of the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 31, produced Easterly to the government meander on the shore of Lake Washington, and in connection therewith to use a right of way for a pipe line from said spring by the most direct and shortest practical route to the boundary of the lands on which the water is to be used. Reference of said record is made for further particulars.

5. Certificate of Water Right dated February 26, 1941, filed February 27, 1941 as File No. 3148437, recorded in Volume 3 of Water Rights, page 221, wherein W. E. Peterson and J. Elwood Peterson have made proof of a right to the use of the waters of an unnamed stream, a tributary of Lake Washington, for domestic supply and lawn irrigation on Lot 1 and the Northwest 1/4 of the Northwest 1/4 of said Section 31.

6. Certificate of Water Right dated February 26, 1941, filed February 27, 1941 as File No. 3148438 and recorded in Volume 3 of Water

Subject to:

Rights, page 223, wherein W. E. Peterson and J. Elwood Peterson have made proof of a right to the use of the waters of an unnamed stream, a tributary of Lake Washington, for domestic supply and lawn irrigation on Lot 1 and the Northwest 1/4 of said Section 31.

7. Reserving and excepting therefrom all minerals, oils, gases, coals, valuable clays and oil-bearing shales.

8. Subject also to all rules, regulations and restrictions of the Planning or Zoning Commission and/or of the State of Washington. Also subject to all of the restrictions contained in that certain Deed given by the Grantors herein to B. R. Schwartz, dated September 20, 1939, and recorded in volume 1984 of Deeds, Page 391, Records of the Auditor of King County, Washington, which restrictions shall run with the land unless or until released by the vendors in writing and which restrictions are binding on the Vendees by acceptance of this deed.

Dated this 26th day of March 1942 W. E. Peterson, also known as



Wallace E. Peterson (Seal)

Maud E. Peterson (Seal)

By J. Elwood Peterson (Seal)

Attorney in fact (Seal)

J. Elwood Peterson (Seal)

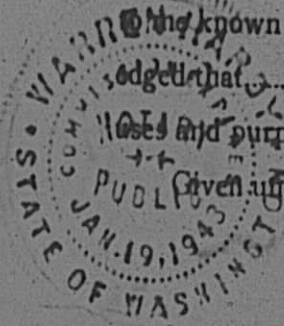
Sophia M. Peterson (Seal)

STATE OF WASHINGTON

County of King

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I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this day of March A.D., 1942 J. Elwood Peterson and Sophia M. Peterson, his wife personally appeared before me



known to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

W. Elwood Peterson
Notary Public in and for the State of Washington,
residing at Seattle, Washington

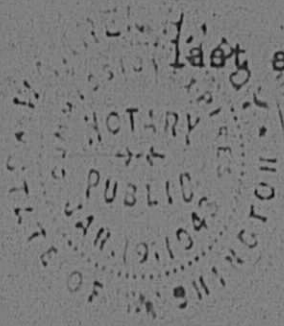
STATE OF WASHINGTON

COUNTY OF KING

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I, the undersigned, a Notary Public, in and for the State of Washington, hereby certify that on this 26th day of March A.D., 1942, personally appeared before me, J. Elwood Peterson, as Attorney in Fact for W. E. Peterson, also known as Wallace E. Peterson, and Maud E. Peterson, his wife, to me known to be the individual described in and who executed the foregoing instrument as such Attorney in Fact, and on oath stated that he is a duly appointed Attorney in Fact of said W. E. Peterson and Maud E. Peterson, and that the Power of Attorney under which he executed the same is in full force and effect and not revoked, and that he signed and sealed the same as his free and voluntary act and deed as such Attorney in Fact for the uses and purposes herein mentioned.

Given under my hand and official seal the day and year last above written.



W. Elwood Peterson
Notary Public in and for the
State of Washington, residing
at Seattle,



WARRANTY DEED
(STATUTORY FORM)

FROM

TO

Filed for Record Mar 26 1942, 4:41 P.M.
Request of John Widwig
ROBERT A. MORRIS, County Auditor