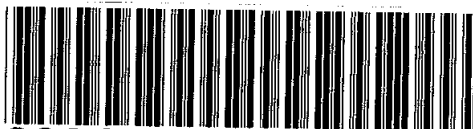


After recording return to:

Michael L. Neil
Lisa C Lee
5300 228th Ave SE
Issaquah, WA 98029



20041209001438

TRANSACTION TITLE INSURANCE CO.
PAGE 001 OF 006
12/09/2004 13:47
KING COUNTY, WA

24.00

E2088973

12/09/2004 13:32
KING COUNTY, WA
TAX \$44,500.00
SALE \$2,500,000.00

PAGE 001 OF 001

Legal Description (abbreviated): Ptn. Govt. Lot 1 31-24-05E
Additional Legal on page: 2
Assessor's Tax Parcel ID#: 3124059070
Reference: 20049895-407-TRT

STATUTORY WARRANTY DEED

RR20049895 ①

6/24/00

THE GRANTOR(S) **Daniel C. Shane and Yvonne M. Shane, Husband & Wife**, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to **Michael L. Neil, a single man, as to a 75% undivided interest and Lisa C Lee, a single woman, as to a 25% undivided interest, as tenants in common** the following described real estate, situated in the County of **King**, State of **Washington**:

See Exhibit A attached hereto and made a part hereof.

FILED FOR RECORD AT THE REQUEST OF
TRANSACTION TITLE INSURANCE CO.

Subject to: Those items specifically set forth on Exhibit "B" attached hereto.

Dated: **December 3, 2004**

SELLERS:

Daniel C. Shane

Yvonne M. Shane

State of Washington

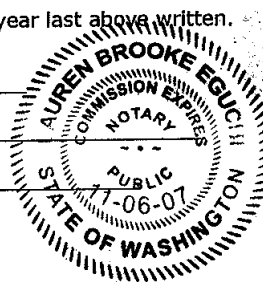
SS:

County of King

On this 7 day of December, 2004, before me personally appeared Daniel C. Shane + Yvonne M. Shane to me known to be the individual(s) 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 the day and year last above written.

Notary Public in and for the State of WA
Residing at Seattle
My Appointment expires: 11-06-07



Statutory Warranty Deed

LPB-10 (7/97)

TRANSACTION TITLE INSURANCE COMPANY

Exhibit A

BEGINNING AT THE NORTHWEST CORNER OF **SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.**;

THENCE SOUTH 89°50'16" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1,916.51 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF EAST MERCER WAY;

THENCE CONTINUING SOUTH 89°50'16" EAST, ALONG SAID SECTION LINE, 264.82 FEET;

THENCE SOUTH 34°35'44" WEST 1.21 FEET TO A POINT ON A LINE WHICH IS 1.00 FOOT SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID SECTION LINE, SAID POINT ON SAID PARALLEL LINE BEING THE **TRUE** POINT OF BEGINNING;

THENCE SOUTH 34°35'44" WEST 24.93 FEET;

THENCE SOUTH 89°50'16" EAST 90.13 FEET;

THENCE SOUTH 00°09'44" WEST 6.44 FEET;

THENCE SOUTH 59°12'00" EAST 60.00 FEET;

THENCE SOUTH 86°55'48" EAST 101 FEET, MORE OR LESS, TO THE SHORE LINE OF LAKE WASHINGTON;

THENCE NORTHEASTERLY AND NORTHERLY, ALONG SAID SHORE LINE, TO AN INTERSECTION WITH A LINE WHICH IS 15.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY PROJECTION IN A STRAIGHT LINE OF THE NORTH LINE OF SAID SECTION;

THENCE NORTH 89°50'16" WEST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 1 FOOT, OR MORE, TO AN INTERSECTION WITH A LINE WHICH IS 1.00 FOOT WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID SHORE LINE;

THENCE NORTHERLY, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 14 FEET, OR MORE, TO AN INTERSECTION WITH A LINE WHICH IS 1.00 FOOT SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY PROJECTION IN A STRAIGHT LINE OF THE NORTH LINE OF SAID SECTION;

THENCE NORTH 89°50'16" WEST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 291 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS **SHORELANDS** ABUTTING THEREON;

EXCEPT SHORELANDS DEEDED TO THE CITY OF MERCER ISLAND BY DEED RECORDED UNDER RECORDING NO. 5751921;

(ALSO KNOWN AS **LOT 2** OF MERCER ISLAND BOUNDARY LINE REVISION NO. **M.I.-89-11-25 (J-4)**, RECORDED UNDER KING COUNTY RECORDING NO. **9001199015**;

TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN PRIVATE ROAD TRACT AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION)

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

EXHIBIT "B"

NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY RECORDED INSTRUMENT. INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE CITY/COUNTY/AGENCY.

CITY/COUNTY/AGENCY: CITY OF MERCER ISLAND
 RECORDED: DECEMBER 6, 1977
 RECORDING NO.: 7712060812

TERMS AND CONDITIONS OF MERCER ISLAND ZONING ORDINANCE NO. 401, DATED FEBRUARY 23, 1981, AND RECORDED UNDER KING COUNTY RECORDING NO. 8106040523.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY,
 A WASHINGTON CORPORATION
 PURPOSE: ELECTRIC TRANSMISSION AND/OR
 DISTRIBUTION LINES
 AREA AFFECTED: THE DESCRIPTION CONTAINED THEREIN IS
 NOT SUFFICIENT TO DETERMINE ITS EXACT
 LOCATION ON THE PROPERTY HEREIN
 DESCRIBED
 RECORDING NO.: 2919129

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT, A
 MUNICIPAL CORPORATION
 PURPOSE: A SEWER PIPE OR LINES AND ALL
 NECESSARY CONNECTIONS AND
 APPURTENANCES THERETO
 AREA AFFECTED: A 10 FOOT STRIP ACROSS SECOND CLASS
 SHORELANDS
 RECORDING NO.: 5751000

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT, A
 MUNICIPAL CORPORATION
 PURPOSE: AN UNDERGROUND WATER SERVICE WITH
 ALL NECESSARY CONNECTIONS AND
 APPURTENANCES THERETO
 AREA AFFECTED: PORTION OF THE PRIVATE ROAD AND OTHER
 PROPERTY
 RECORDED: OCTOBER 28, 1983
 RECORDING NO.: 8310280873

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT, A
 MUNICIPAL CORPORATION
 PURPOSE: AN UNDERGROUND WATER SERVICE WITH
 ALL NECESSARY CONNECTIONS AND
 APPURTENANCES THERETO
 AREA AFFECTED: PORTION OF THE PRIVATE ROAD AND OTHER
 PROPERTY
 RECORDED: OCTOBER 28, 1983
 RECORDING NO.: 8310280874

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: CITY OF MERCER ISLAND
 PURPOSE: SANITARY SEWER, STORM DRAINAGE AND INGRESS AND EGRESS
 AREA AFFECTED: THE NORTHERLY PORTION OF SAID PREMISES AND OTHER
 PROPERTY
 RECORDED: JUNE 21, 1983
 RECORDING NO.: 8306210890

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: A STORM SEWER LINE
 AREA AFFECTED: PORTION OF SAID PREMISES AS
 DESCRIBED THEREIN
 RECORDING NO. 8812050252

EXHIBIT "B"**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

GRANTEE: CITY OF MERCER ISLAND, A MUNICIPAL CORPORATION
 PURPOSE: AN 8 INCH WATER MAIN, TOGETHER WITH ALL CONNECTIONS AND APPURTENANCES THERETO
 AREA AFFECTED: PRIVATE ROAD
 RECORDED: MARCH 16, 1989
 RECORDING NO.: 8903160917

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 AREA AFFECTED: THE NORTH 9 FEET AND THE WEST 40 FEET OF LOT 2 AND OTHER PROPERTY
 RECORDING NO. 8906140664

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: PEDESTRIAN ACCESS TO BOAT DOCK
 AREA AFFECTED: THE NORTH 9 FEET AND THE EAST 3 FEET OF THE NORTH 14 FEET OF SAID PREMISES
 RECORDING NO. 9002060440

RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 1579699, 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.

RIGHT OF STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION THEREFOR, 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 DEED REFERRED TO ABOVE.

(COVERS 2ND CLASS SHORELANDS)

RESERVATIONS CONTAINED IN DEED RECORDED UNDER RECORDING NO. 3229820.

ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 8808299046 AND 9001199015.

RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED IN SCHEDULE A.

COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON JUNE 24, 1941, UNDER RECORDING NO. 3180153, INCLUDING BUT NOT LIMITED TO RIGHTS OR BENEFITS WHICH MAY BE DISCLOSED AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED IN SCHEDULE A.

COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON SEPTEMBER 15, 1988, UNDER RECORDING NO. 8809151328, INCLUDING, BUT NOT LIMITED TO, LIABILITY FOR ASSESSMENTS LEVIED BY THE COMMUNITY ASSOCIATION, AND RIGHTS OR BENEFITS WHICH MAY BE DISCLOSED AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED IN SCHEDULE A.

AND AMENDMENTS THERETO:

RECORDED: SEPTEMBER 11, 1990
 RECORDING NO.: 9009110667

WAIVER AND COVENANT NOT TO SUE IMPOSED BY INSTRUMENT RECORDED ON OCTOBER 16, 1988, UNDER RECORDING NO. 8810061573.

LICENSE TO ENTER PROPERTY IMPOSED BY INSTRUMENT RECORDED ON NOVEMBER 30, 1988, UNDER RECORDING NO. 8811301379.

LICENSE TO ENTER PROPERTY IMPOSED BY INSTRUMENT RECORDED ON JUNE 22, 1989, UNDER RECORDING NO. 8906220520.

HOLD HARMLESS AND COVENANT NOT TO SUE IMPOSED BY INSTRUMENT RECORDED ON JUNE 22, 1989, UNDER RECORDING NO. 8906220521.

NOTICE OF SUPPORT FOR CONSTRUCTION OF A DOCK IMPOSED BY INSTRUMENT RECORDED ON JUNE 28, 1990, UNDER RECORDING NO. 9006280454.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED:	OCTOBER 3, 1990
RECORDING NO.:	9010030364
REGARDING:	REMOVING AND REPLACING ENCROACHMENTS WITHIN PUBLIC RIGHT OF WAY.

RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE LAND HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF LAKE WASHINGTON.

RIGHTS AND EASEMENTS OF THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES.

ANY RESTRICTIONS ON THE USE OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS BEEN, COVERED BY WATER.

LOCATION OF THE LATERAL BOUNDARIES OF SECOND CLASS TIDELANDS AND SHORELANDS.