

Return Address

Name JOANNE HOOVER VOLBERDING

Address 5215 W MERCER PLACE

City, State, Zip MERCER ISLAND, WA 98040

Document Title(s) (or transactions contained therein):

3109616(MISO)-2

- 1. STATUTORY WARRANTY DEED
- 2.
- 3. **THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL
- 4. DESCRIPTION THEREIN**

Reference Number(s) of Documents assigned or released:
(on page of document(s))

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

- 1. DONALD F SMALL
- 2. FILED FOR RECORD AT THE REQUEST OF
- 3. TRANSNATION TITLE INSURANCE CO.
- 4.
- 5. Additional names on page _____ of document.

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

- 1. NOEL K VOLBERDING
- 2. JOANNE HOOVER VOLBERDING
- 3.
- 4.
- 5. Additional names on page _____ of document.

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

PTN GOV LOT 4 SEC 25 TWN 24N R4E
Additional legal is on page 3-5 of document.

Assessor's Property Tax Parcel/Account Number

252404-9129-06
Additional legal is on page _____ of document.

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.

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S
INDEXING FORM (Cover Sheet)

Form 7265-2

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This instrument being re-recorded to correct the legal description therein.

SAFECO TITLE INSURANCE COMPANY
 1100 SECOND AVENUE · SEATTLE, WASHINGTON 98101 · 622-8770

Filed for Record at Request of

NAME JRANNE HOOVER VOLBERDING 5 AM 8 30
 ADDRESS 5215 W. MERCER PLACE
 CITY AND STATE MERLER ISLAND, WA 98040

THIS SPACE RESERVED FOR RECORDER'S USE
 SALES TAX PAID
 349636
 83638470
 JUL 1 1976

STATUTORY WARRANTY DEED

THE GRANTOR DONALD F. SMALL, as his separate estate
 for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
 in hand paid, conveys and warrants to NOEL K. VOLBERDING and JOANNE HOOVER VOLBERDING, husband and
 and wife
 as Grantee, the following described real estate, situated in the County of KING
 State of Washington:

The legal description is set forth on Appendix A attached hereto and by
 this reference identified and incorporated herein.

SAFECO TITLE INSURANCE COMPANY

Dated this 28th day of July, 1976
 Donald F. Small (SEAL)
 DONALD F. SMALL (SEAL)

STATE OF WASHINGTON
 County of KING

On this 28th day of July, 1976, before me, the
 undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
 Donald F. Small
 to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me
 that he signed and sealed this said instrument as his free and voluntary act and deed for the
 uses and purposes therein mentioned

GIVEN under my hand and official seal this 28th day of July, 1976.
 Notary Public in and for the State of Washington,
 residing at Seattle

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15:00

APPENDIX A

All references in the following description to Lots A, B and C relate to the descriptions thereof contained in Short Subdivision recorded under Auditor's File No. 7607270682.

Lot A

That portion of Government Lot 4, Section 25, Township 24 North, Range 4 East, W.M., in King County, Washington and Lake Washington Shorelands adjoining described as follows:

Commencing at a point of the East line of said Government lot which is South 1°25'00" West 945.5 feet from the Northeast corner thereof; thence North 88°45'00" West, parallel to the South line of said Government Lot 750 feet, more or less, to the Westerly margin of West Mercer Way; thence continuing North 88°45'00" West 380.93 feet to the true point of beginning; thence South 1°15'00" West 16.64 feet; thence North 87°15'00" East 62.20 feet; thence South 42°16'10" East 17.14 feet; thence South 86°05'22" West 119.65 feet; thence South 73°20'52" West 65.63 feet to the South line of that certain tract of land conveyed by Harry Packard to Donald F. Small by deed dated August 28, 1956; thence North 88°45'00" West along the South line of said Small tract 205 feet, more or less, to the shore line of Lake Washington; thence North 88°45'00" West along said shore line to a point which bears North 88°45'00" West from the true point of beginning; thence South 88°45'00" East 289 feet, more or less, to the true point of beginning;

TOGETHER WITH Lake Washington shorelands adjoining; EXCEPT that portion thereof lying within the Beach Tract described herein;

TOGETHER WITH an easement for driveway purposes 30 feet in width over and across the following described property for the non-exclusive benefit of Lots A, B and C:

Commencing at the Northeast corner of the above described tract; thence South 88°45'00" East 82.09 feet to the true point of beginning; thence continuing South 88°45'00" East 298.93 feet to the Westerly margin of West Mercer Way; thence South 9°39'00" West along said margin 30.33 feet; thence North 88°45'00" West 294.84 feet; thence North 1°15'00" East 30 feet to the true point of beginning;

ALSO TOGETHER WITH an easement for ingress, egress and utilities over, across and under the following described tract:

Commencing at the true point of beginning of the foregoing described main tract; thence South 1°15'00" West 16.64 feet; thence North 87°15' East 62.20 feet to the true point of beginning of this easement; thence South 42°16'10" East 17.14 feet; thence North 86°05'22" East 8.18 feet to an intersection with the West line of the 30-foot driveway easement previously described herein; thence North 1°15'00" East along the West line of said easement 13.09 feet; thence South 87°15'00" West 20 feet to the true point of beginning;

ALSO TOGETHER WITH an easement for power and telephone along the existing overhead lines presently serving the existing house on the foregoing described main tract; said easement shall extend Westerly from the West end of the 30-foot driveway easement previously described herein to that portion of the Easterly line of the foregoing described main tract having a bearing of South 73°20'52" West;

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Appendix A cont.

ALSO TOGETHER WITH an easement for water service line along the existing water service line presently serving the existing house on the foregoing described main tract: said easement shall extend Westerly from the West end of the 30-foot driveway easement previously described herein to that portion of the Easterly line of the foregoing described main tract having a bearing of South 23°20'52" West: said existing water service line is located along the Southerly side of the existing concrete driveway serving as access to the existing house located on the foregoing described main tract;

SUBJECT TO an easement for an existing water service line presently serving the property being Easterly of and adjacent to that portion of the Easterly line of the foregoing described main tract having a bearing of South 23°20'52" West. This easement shall cover that part of said existing water service line lying Northerly of that portion of the Southerly line of the foregoing described main tract having a bearing of South 86°05'22" West, said easement benefitting Lot B

ALSO TOGETHER WITH a landscaping easement for the benefit of the foregoing described main tract over a portion of said Government Lot 4 more particularly described as follows:

Beginning at the true point of beginning of the foregoing described main tract:
thence South 88°45'00" East 82.00 feet;
thence South 1°15'00" West 10.91 feet;
thence South 87°15'00" West 82.20 feet;
thence North 1°15'00" East 16.64 feet to the true point of beginning;

ALSO TOGETHER WITH 1/3 undivided interest in attached described Beach Tract:

Beach Tract

That portion of Government Lot 4, Section 25, Township 24 North, Range 4 East, W.M., in King County, Washington, together with second class shorelands adjoining described as follows:

Commencing at a point on the East line of said Government Lot which is South 1°25'00" West 945.5 feet from the Northeast corner thereof;
thence North 88°45' 00" West, parallel to the South line of said Government Lot 730 feet, more or less, to the Westerly margin of West Mercer Way;
thence continuing North 88°45'00" West 380.43 feet;
thence South 1°15'00" West 16.64 feet;
thence North 87°15'00" East 82.20 feet;
thence South 42°16'10" East 17.14 feet;
thence South 86°05'22" West 119.65 feet;
thence South 23°20'52" West 65.63 feet to the South line of that certain tract of land conveyed by Harry Packard to Donald F. Snell by deed dated August 28, 1956;
thence North 88°45'00" West along the South line of said Snell tract 185.00 feet to the true point of beginning;
thence North 7°15'00" West 35.39 feet;
thence North 88°45'00" West 20 feet, more or less to the shore line of Lake Washington;
thence Southerly along said shore line to a point which bears North 88°45'00" West from the true point of beginning;
thence South 88°45'00" East to the true point of beginning;

TOGETHER WITH second class shorelands adjoining lying Southerly of the Westerly extension of the North line of the above described tract;

ALSO TOGETHER WITH AND SUBJECT TO a non-exclusive walkway easement, 5 feet in width for the benefit of Lots A, B and C, the centerline of which is described as follows:

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Appendix A cont.

Beginning at the intersection of the Easterly line of the above described Beach Tract with a line 2.50 feet South of and parallel to the North line thereof;

thence South 88°45'00" East 9.51 feet;
 thence North 8°45'00" West 54.87 feet;
 thence North 73°37'00" East 24.00 feet;
 thence South 88°45'00" East 37.89 feet;
 thence South 12°05'00" West 17.61 feet;
 thence South 13°10'00" East 17.80 feet;
 thence South 24°45'00" East 14.60 feet;
 thence South 80°07'00" East 22.65 feet;
 thence South 87°50'00" East 24.80 feet;
 thence North 79°52'00" East 50.70 feet;
 thence South 81°25'00" East 25.65 feet to an intersection with the line described above as bearing South 23°20'52" West;
 thence North 23°20'52" East 44.00 feet to the Northerly end of said above described line and the terminus to this centerline. The side lines of the easterly end of said 5 foot easement are extended or shortened such that they terminate at their intersections with a line bearing South 86°05'22" West and passing through the terminus of said centerline.

RESERVING AND EXCEPTING for the benefit of lots B and C a 10-foot wide walkway easement, the Southerly line of which is described as follows:

Beginning at the Easterly terminus of the above described 5 foot walkway centerline;
 thence North 86°05'22" East 119.65 feet to the Southeast corner of said 10 foot easement. The Easterly line of said 10 foot easement bears North 42°16'10" West and the Westerly line of said 10 foot easement bears North 23°20'52" East and is an extension of the Westerly line of the above described 5 foot walkway easement

SUBJECT TO:

Easement for electric transmission and distribution line, together with necessary appurtenances, granted to Puget Sound Power & Light Company by instrument recorded under King County Recording Number 3759102.

Easement for sewer line in favor of Mercer Island Sewer District, as granted by instrument recorded under King County Recording Number 5807284.

Easement for electric transmission and distribution line, together with necessary appurtenances, granted to Puget Sound Power & Light Company by instrument recorded under King County Recording Number 5251661.

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STATE OF WASHINGTON)
County of King)

The Director of Records & Elections, King County, State of Washington and exofficio Recorder of Deeds and other instruments, do hereby certify the foregoing copy has been compared with the original instrument as the same appears on file and of record in the office, and that the same is a true and perfect transcript of said original and of the whole thereof.

Witness my hand and official seal this _____ day
of MAR 17 1998, 19

Director of Records & Elections

By 