

Instrument Number: 20180608000960 Document:WD Rec: \$104.00 Page-1 of 6
Excise Docs: 2934894 Selling Price: \$2,637,500.00 Tax Amount: \$46,952.50 Record Date:6/8/2018 2:12 PM
Electronically Recorded King County, WA

When recorded return to:

Hui Hoon Chua and Chee Seng Long
7431 West Mercer Way
Mercer Island, WA 98040

6/104
OLD REPUBLIC TITLE LTD
07151317

STATUTORY WARRANTY DEED
THE GRANTOR(S) James Hoffmann and Grace Hoffmann, a married couple

for and in consideration of \$10.00 and good and other valuable consideration
in hand paid, conveys, and warrants to Chee Seng Long and Hui Hoon Chua, a married couple
the following described real estate, situated in the County of King, State of Washington:

See "Exhibit "A attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot C, City of Mercer Island Short Plat No. MI-76-7-025, Recording No. 7607270682

Tax Parcel Number(s): 252404921501

LPB 10-05

Dated: June 2, 2018

James Hoffmann Grace Hoffmann
James Hoffmann Grace Hoffmann

State of ~~Washington~~^{AE} Massachusetts
County of Norfolk

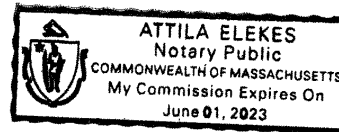
I certify that I know or have satisfactory evidence that
James Hoffmann and Grace Hoffmann

(is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6.5.2018

Attila Elekes
Notary Public in and for the State of ~~Washington~~^{AE} Massachusetts

My appointment expires: June 1, 2023



LPB 10-05

ORDER NO. : 5207151317

LEGAL DESCRIPTION EXHIBIT

The land referred to is situated in the County of King, City of Mercer Island, State of Washington, and is described as follows:

Lot C, City of Mercer Island Short Plat No. MI-76-7-025, recorded under Recording No. 7607270682, records of King County, Washington.

TOGETHER WITH a non-exclusive easement for roadway and driveway as described under King County Recording No. 7607270682, and

TOGETHER WITH an undivided interest in beach tract described as follows:

That portion of Government Lot 4, Section 25, Township 24 North, Range 4 East, W.M., in King County, Washington 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 380.93 feet;
THENCE South 1°15'00" West 16.64 feet;
THENCE North 87°15'00" East 62.20 feet;
THENCE South 42°16'10" East 17.147 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. Small by deed dated August 28, 1956;
THENCE North 88°45'00" West along the South line of said small 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 a non-exclusive walkway easement, 5 feet in width, the centerline of which is described as follows:
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 37.80 feet;
THENCE South 12°03'00" West 17.61 feet;

Page 1 of 2

Instrument Number: 20180608000960 Document:WD Rec: \$104.00 Page-4 of 6
Record Date:6/8/2018 2:12 PM King County, WA

THENCE South 13°10'00" East 47.80 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°26'00" 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 of this centerline; the side lines of the Easterly end of said 5 foot easement are extended or shortened such that they terminate at their intersection with a line bearing South 86°05'22" West and passing through the terminus of said centerline.

AND TOGETHER WITH non-exclusive 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 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.

SITUATE in the County of King, State of Washington

Property Address: 7431 West Mercer Way, Mercer Island, WA 98040

ABBREVIATED LEGAL

Lot C, City of Mercer Island Short Plat No. MI-76-7-025, Recording No. 7607270682

Tax Account No. 252404-9215-01

Order Number: 5207151317-BT

- 8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
 - Granted To : Mercer Island Sewer District
 - For : Sewer pipeline
 - Recorded : January 7, 1965 in Official Records under Recording Number 5830105
 - Affects : A portion of said premises

- 9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
 - For : Driveway, roadway and utility purposes
 - Recorded : February 2, 1971 in Official Records under Recording Number 7102020296
 - Affects : A portion of said premises

- 10. Terms and provisions as contained in an instrument,
 - Entitled : Covenants, Conditions, Restrictions, Reservations, Easements or other Servitudes
 - Recorded : July 27, 1976 in Official Records under Recording Number 7607270682

- 11. Terms and provisions as contained in an instrument,
 - Entitled : Ordinance No. 510 - Shoreline Management Master Program
 - Recorded : June 4, 1981 in Official Records under Recording Number 8106040523

- 12. Agreement for : Waiver and Covenant not to sue on construction for steep slope slide areas
On the terms, covenants and conditions contained therein,
 - Recorded : October 7, 1985 in Official Records under Recording Number 8510070671

ORTIC 1618

Page 6 of 10 Pages
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Order Number: 5207151317-BT

- 13. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

For : Ingress, egress, utilities and storm drainage
 Recorded : March 11, 1993 in Official Records under Recording Number 9303112246
 Affects : A portion of said premises

Said document is a re-recording of instrument recorded under Recording No. 9210281710.

- 14. Agreement for : Indemnification and Hold Harmless Agreement
 Executed By : City of Mercer Island, a Washington municipal corporation
 and Between : Mitchell Nakagaki and Andrea Nakagaki

On the terms, covenants and conditions contained therein,

Dated : February 17, 2009
 Recorded : April 6, 2009 in Official Records under Recording Number 20090406000388

- 15. Agreement for : Indemnification and Hold Harmless Agreement
 Executed By : City of Mercer Island, a Washington municipal corporation
 and Between : Brett Richardson and Lauren Richardson

On the terms, covenants and conditions contained therein,

Dated : September 24, 2015
 Recorded : October 27, 2015 in Official Records under Recording Number 20151027001197

- 16. Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or any portion thereof.
- 17. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of Lake Washington.
- 18. Rights of the public to unrestricted use of a navigable body of water including, but not limited to navigation, recreational use, and fishing, whether or not the level of the water has been raised or lowered naturally or artificially to a maintained or fluctuating level.
- 19. Any question of the location of the lateral boundaries of any shorelands or tidelands included in the Land described in Schedule A.

ORTIC 1618

Page 7 of 10 Pages
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY