



20110607000999

WHEN RECORDED RETURN TO  
HUSAMETTIN GAZIOGLU  
4610 E Mercer Way  
MERCER ISLAND, WASHINGTON 98040

CHICAGO TITLE WD 67.00  
PAGE-001 OF 006  
06/07/2011 15:39  
KING COUNTY, WA

E2494879

06/07/2011 15:37  
KING COUNTY, WA  
TAX \$20,386.00  
SALE \$1,145,000.00

PAGE-001 OF 001



CHICAGO TITLE INSURANCE COMPANY

*Handwritten initials*  
C11 1294874 -1

STATUTORY WARRANTY DEED

THE GRANTOR(S)

ALLEN S. CAUDLE AND SUSAN B. CAUDLE, husband and wife

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

HUSAMETTIN GAZIOGLU AND GAMZE SECKIN, HUSBAND AND WIFE

the following described real estate situated in the County of KING State of Washington:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT WHICH IS SOUTH 0 58'10" EAST 74.10 FEET FROM THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH 89 16'00" WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 43.53 FEET;  
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 79 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION AND WITH THE NORTH LINE OF SAID

SEE ATTACHED DESCRIPTION

Abbreviated Legal: PTN SW 1/4 OF SE 1/4 OF GOV LOT 3, S 18, T 24 N, R 5 E

Tax Account Number(s): 755870-0036

Dated: MAY 27, 2011

*Signature of Susan B. Caudle*  
SUSAN B. CAUDLE

*Signature of Allen S. Caudle*  
ALLEN S. CAUDLE

LPB10/KLC/052006

CHICAGO TITLE INSURANCE COMPANY

Escrow No.: 1294874

EXHIBIT A

Title No.: 1294874

GOVERNMENT LOT, 214.57 FEET;  
THENCE NORTH 42°47'34" EAST 53.79 FEET;  
THENCE NORTH 89°16'00" EAST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT  
LOT, 89 FEET, MORE OR LESS, TO THE SHORE OF LAKE WASHINGTON;  
THENCE SOUTHERLY ALONG THE SHORE LINE OF LAKE WASHINGTON TO THE SOUTH LINE  
OF THE NORTH 183.1 FEET OF SAID GOVERNMENT LOT 3;  
THENCE SOUTH 89°16'00" WEST ALONG SAID LINE AND ALONG THE SOUTH LINE OF THE  
NORTH 183.1 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A  
POINT WHICH BEARS SOUTH 0°58'10" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0°58'10" EAST 30 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELAND ADJOINING;

AND TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE  
SOUTH 30 FEET OF THE NORTH 183.1 FEET OF SAID SOUTHWEST QUARTER OF THE  
SOUTHEAST QUARTER LYING WEST OF THE ABOVE DESCRIBED MAIN TRACT AND EAST OF  
EAST MERCER WAY; AND

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS UPON AND ACROSS ALL  
EXISTING ROADS AS CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 3115613  
AND BY DEED RECORDED UNDER RECORDING NUMBER 2956249.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS  
REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

escex/rda/0899

STATE OF SOUTH DAKOTA

SS

→ COUNTY OF Minnehaha

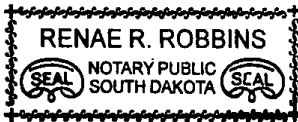
→ ON THIS 31<sup>st</sup> DAY OF May, 2011, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF SOUTH DAKOTA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ALLEN S. CAUDLE AND SUSAN B. CAUDLE KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

→ Renaee R. Robbins  
NOTARY SIGNATURE

→ PRINTED NAME: Renaee R. Robbins  
NOTARY PUBLIC IN AND FOR THE STATE OF SOUTH DAKOTA

→ RESIDING IN Minnehaha COUNTY.

→ MY COMMISSION EXPIRES ON 7/13/14.



NOTARY/RDA/092100

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 1294874

SUBJECT TO:

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: ROAD  
AREA AFFECTED: AS CONSTRUCTED ACROSS SAID PREMISES  
RECORDED: JULY 19, 1937 AND AUGUST 9, 1940  
RECORDING NUMBER: 2956249 AND 3115613

THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: GEORGE COLLINS  
PURPOSE: INSTALLATION AND MAINTENANCE OF TV ANTENNA  
AREA AFFECTED: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.  
RECORDED: JULY 25, 1955  
RECORDING NUMBER: 4598414

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT  
PURPOSE: SEWER PIPELINE  
AREA AFFECTED: AS CONSTRUCTED  
RECORDED: NOVEMBER 12, 1954  
RECORDING NUMBER: 5810604

THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: WASHINGTON NATURAL GAS COMPANY  
PURPOSE: GAS PIPELINE OR PIPELINES  
AREA AFFECTED: SOUTH 10 FEET OF THE WEST 215 FEET  
RECORDED: JUNE 26, 1969  
RECORDING NUMBER: 6625409

COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY:

PURPOSE OF EASEMENT: UTILITY  
RECORDING NUMBER: 6080644

EXHIBIT/RDA/0999

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B  
(continued)

Escrow No.: 1294874

COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF  
EASEMENT GRANTED OVER ADJACENT PROPERTY:

PURPOSE OF EASEMENT: UNDERGROUND UTILITY  
RECORDING NUMBER: 6416226

EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY RECORDED  
UNDER AUDITOR'S FILE NUMBER 9003029002 :

PURPOSE: OVERHEAD POWER  
AREA AFFECTED: WESTERLY PORTION OF SAID PREMISES

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING  
ANY COVENANTS OR RESTRICTIONS, IF ANY, 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:

RECORDED: JULY 19, 1937 AND AUGUST 9, 1940  
RECORDING NUMBER: 2956249 AND 3115613

OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, 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.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: OLLE RODSTROM AND VERA RODSTROM,  
HIS WIFE  
AND: ROY N. BATHUM, JR., AND MARJORIE L.  
BATHUM, HIS WIFE  
RECORDED: OCTOBER 4, 1968  
RECORDING NUMBER: 6416227  
REGARDING: APPURTENANT UTILITY EASEMENT

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: ROY N. BATHUM JR. AND MARJORIE L.  
BATHUM  
AND: WALTER THAYER RIDE JR. AND MARGERIE  
ANN RIDE  
RECORDED: NOVEMBER 12, 1970  
RECORDING NUMBER: 6713440  
REGARDING: BOUNDARY LINE AGREEMENT

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 HAS BEEN FORMERLY COVERED BY WATER.

PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE,  
NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER.

BOUNDARY LINE AGREEMENT , INCLUDING THE TERMS AND PROVISIONS THEREOF:

exhibitc/rlm/121196

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B  
(continued)

Escrow No.: 1294874

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RECORDED: FEBRUARY 18, 2011  
RECORDING NUMBER: 20110218001076

OUR INSPECTION ON MAY 20, 2011 DISCLOSES THE FOLLOWING MATTERS:

IMPAIRMENT OF EASEMENT SHOWN AT PARAGRAPH 4 BY IMPROVEMENTS LOCATED ON SAID PREMISES.

NOTE 2 :  
A SURVEY HAS BEEN RECORDED UNDER RECORDING NUMBER 20100205900015 .

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exhibitc/rlm/121196