

After recording, return to:

Anneliese E. Johnson  
Inslee, Best, Doezie & Ryder, P.S.  
10900 NE 4th Street, Suite 1500  
Bellevue, WA 98004

Document title (or transaction):	Quit Claim Deed
Grantor(s):	James Pirak and Carolyn Pirak, husband and wife
Grantee(s):	James Pirak and Carolyn Pirak, Co-Trustees of the JCP Family Trust u/t/a dated 11/10/2021
Legal description (abbreviated):	SANDY BEACH TRS UNREC POR BEG AT PT ON N LN OF 8 THAT IS 43.53 FT W OF W LN OF GL 3 TH S 79 FT TH E 214.57 FT TH N 42 DEG 47 MIN 34 SEC E 53.79 FT TH E 89 FT M/L TO SH OF LAKE TH NLY ALG SH TO PT E OF BEG TH W TO BEG & SH LDS ADJ
Assessor's property tax parcel/account number(s):	755870-0040
Property address:	4612 E. Mercer Way, Mercer Island, WA 98040

### QUIT CLAIM DEED

THE GRANTOR, James Pirak and Carolyn Pirak, husband and wife, for no valuable consideration, hereby convey and quit claim to THE GRANTEES, James Pirak and Carolyn Pirak, Co-Trustees of the JCP Family Trust u/t/a dated 11/10/2021, all interest, including all after acquired title and rights of Grantor, in the following described real estate, in the County of King, State of Washington:

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

Subject to: See attached Exhibit "B" attached hereto and made a part hereof.



EXHIBIT "A"

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

BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 3 WHICH IS SOUTH 00 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;  
TOWNSHIP SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION,  
79 FEET;

TOWNSHIP EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION  
AND THE NORTH LINE OF SAID 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 NORTHERLY, ALONG THE SHORE LINE OF LAKE WASHINGTON, TO A POINT WHICH  
BEARS NORTH 89°16'00" EAST FROM THE POINT OF BEGINNING;  
THENCE SOUTH 89°16'00" WEST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT  
LOT, 296 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING;

(ALSO KNOWN AS PORTIONS OF TRACTS 7 AND 8 IN SANDY BEACH TRACTS, ACCORDING  
TO THE UNRECORDED PLAT THEREOF, TOGETHER WITH SECOND CLASS SHORELANDS  
ADJOINING)

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER EXISTING ROADS AS  
GRANTED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 2956249, 3115613  
AND 4598414.

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

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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 1273395

SUBJECT TO:

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: DEED  
IN FAVOR OF: BURWELL AND MORFORD  
PURPOSE: ROAD  
AFFECTS: AS CONSTRUCTED ACROSS SAID PREMISES  
RECORDED: JULY 19, 1937 AND AUGUST 09, 1940  
RECORDING NUMBER: 2956249 AND 3115613, RESPECTIVELY

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT  
PURPOSE: SEWER PUMP STATION, PIPE LINE OR LINES  
AREA AFFECTED: A PORTION OF SAID PREMISES  
RECORDED: JULY 8, 1964  
RECORDING NUMBER: 5758767

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT  
PURPOSE: UNDERGROUND POWER CABLE, TELEPHONE SERVICE AND SEWER PIPE LINES  
AREA AFFECTED: A PORTION OF SAID PREMISES  
RECORDED: OCTOBER 22, 1964  
RECORDING NUMBER: 5802456

MATTERS RELATING TO OWNER'S EXTENDED POLICY COVERAGE AS DISCLOSED BY SURVEY PREPARED BY GEO DIMENSIONS DATED MARCH 14, 2011, UNDER JOB NO. 11059, AND BY SURVEY RECORDED UNDER RECORDING NUMBER 20000626900004, AS FOLLOWS:

LOCATION OF WIRE FENCE, WOOD RETAINING WALL, HAND HOLE, AND YARD DRAIN WITH THE NORTHERLY LINE OF SAID PREMISES;

LOCATION OF TIMBER STAIRWAY AND WOOD FENCE WITH THE SOUTHERLY LINE OF SAID PREMISES;

ROCKERY EXTENDS ALONG THE EASTERLY LINE OF SAID PREMISES OVER THE NORTHERLY AND SOUTHERLY LINES OF SAID PREMISES.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: CITY OF MERCER ISLAND  
PURPOSE: PUBLIC UTILITIES  
AREA AFFECTED: AS CONSTRUCTED OVER PORTION OF SAID PREMISES  
RECORDED: FEBRUARY 27, 1989  
RECORDING NUMBER: 8902271132

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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B  
(continued)

Escrow No.: 1273395

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 09, 1940  
RECORDING NUMBER: 2956249 AND 3115613, RESPECTIVELY

AS FOLLOWS: THAT SAID PREMISES SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO COMMERCIAL ENTERPRISES OF ANY TYPE OR KIND SHALL BE MAINTAINED THEREON

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.

WAIVER OF REVERSIONARY RIGHTS RECORDED UNDER RECORDING NUMBER 3479994.

AGREEMENT REGARDING BOUNDARY LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF:

RECORDED: NOVEMBER 12, 1970  
RECORDING NUMBER: 6713440

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: ROY N. BATHUM JR. AND MARJORIE L. BATHUM  
AND: WALTER THAYER RIDE JR. AND MARGERY ANN RIDE  
RECORDED: FEBRUARY 18, 2011  
RECORDING NUMBER: 20110218001076  
REGARDING: BOUNDARY LINE AGREEMENT EXHIBITS

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.

QUESTION OF LOCATION OF LATERAL BOUNDARIES OF SAID SECOND CLASS TIDELANDS OR SHORELANDS.

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

MATTERS RELATING TO OWNER'S EXTENDED POLICY COVERAGE AS DISCLOSED BY SURVEY PREPARED BY GEO DIMENSIONS DATED MARCH 14, 2011, UNDER JOB NO. 11059, AND BY SURVEY RECORDED UNDER RECORDING NUMBER 20000626900004, AS FOLLOWS:

LOCATION OF WIRE FENCE, WOOD RETAINING WALL, HAND HOLE, AND YARD DRAIN WITH THE NORTHERLY LINE OF SAID PREMISES;

LOCATION OF TIMBER STAIRWAY AND WOOD FENCE WITH THE SOUTHERLY LINE OF SAID PREMISES;

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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B  
(continued)

Escrow No.: 1273395

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ROCKERY EXTENDS ALONG THE EASTERLY LINE OF SAID PREMISES OVER THE NORTHERLY  
AND SOUTHERLY LINES OF SAID PREMISES.