



20110315001177

CHICAGO TITLE WD 87.00  
PAGE-001 OF 006  
03/15/2011 15:21  
KING COUNTY, WA

WHEN RECORDED RETURN TO  
JAMES PIRAK  
4612 EAST MERCER WAY  
MERCER ISLAND, WASHINGTON 98040

E2482418  
03/15/2011 15:19  
KING COUNTY, WA  
TAX \$41,087.40  
SALE \$2,308,000.00

PAGE-001 OF 001



CHICAGO TITLE INSURANCE COMPANY

STATUTORY WARRANTY DEED

1273395  
CT 6-1

THE GRANTOR(S)

JOY D. COVEY, AS TRUSTEE OF THE OPEN WATER TRUST UNDER TRUST AGRMT DATED APRIL 10, 1999, AS AMENDED

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JAMES PIRAK AND CAROLYN PIRAK, 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;  
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;

SEE ATTACHED DESCRIPTION

Abbreviated Legal: PTNS SE QTR & GOV LOT 3, BOTH IN S 18 T 24 N R 5 E

Tax Account Number(s): 755870-0040-08

Dated: MARCH 11, 2011

THE OPEN WATER TRUST UNDER TRUST AGRMT DATED  
APRIL 10, 1999, AS AMENDED

BY: JOY D. COVEY, TRUSTEE

STATE OF CALIFORNIA

ss

→ COUNTY OF San Mateo

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOY D. COVEY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEE OF THE OPEN WATER TRUST UNDER TRUST AGRMT DATED APRIL 10, 1999, AS AMENDED TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

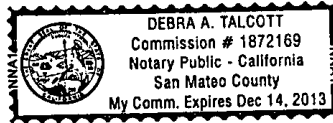
→ DATED: MARCH 14<sup>th</sup>, 2011

→ *Debra A. Talcott*  
NOTARY SIGNATURE

→ PRINTED NAME: Debra A Talcott  
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

→ RESIDING IN San Mateo COUNTY.

→ MY APPOINTMENT EXPIRES 12-14-2013.



*this page to be completed, signed  
& stamped by Notary*

## CHICAGO TITLE INSURANCE COMPANY

Escrow No.: 1273395

EXHIBIT A

Title No.: 1273395

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.

## 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

EXHIBIT/RDA/0999

## 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;

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 .