

AFTER RECORDING MAIL TO:
Eckhard Evers
4456 Ferncroft Road
Mercer Island, WA 98040



20110415000365

FIDELITY NATIO WD 64.00
PAGE-001 OF 003
04/15/2011 11:52
KING COUNTY, WA

E2486971

04/15/2011 11:47
KING COUNTY, WA
TAX \$27,595.00
SALE \$1,550,000.00

PAGE-001 OF 001

Filed for Record at Request of
Escrow Professionals of Washington
Escrow Number: 1-15573-ABat

FIDELITY NATIONAL TITLE
Statutory Warranty Deed *cell 6263*
3/65

THE GRANTOR Murray A Johnstone, a married man as his separate estate

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to **Eckhard Evers, a married man as his separate estate**

the following described real estate, situated in the County of King, State of Washington

LEGAL DESCRIPTION IS ATTACHED HERETO, AS EXHIBIT "A", AND BY THIS REFERENCE MADE A PART HEREOF

Abbreviated Legal:
Ptn Tracts 5 and 6, Adams Lake Washington Tracts
Tax Parcel Number: 004610-0453-06
Additional legal(s) on page: 3

SUBJECT TO: Subject to easements, restrictions, reservations, covenants and agreements of records.

Dated **April 8, 2011**

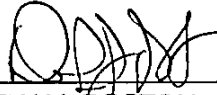
Murray A. Johnstone

Jean B. Johnstone, wife of Murray A. Johnstone, for
acknowledgement purpose only

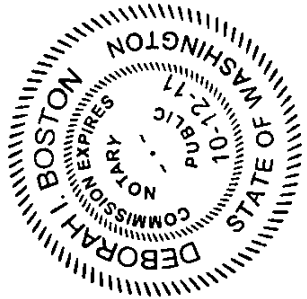
STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that **Murray A Johnstone and Jean B Johnstone** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 11, 2011



DEBORAH I. BOSTON
Notary Public in and for the State of Washington
Residing at Reuter
My appointment expires: 10/12/2011



Unofficial Copy

Exhibit "A"

Legal Description:

PARCEL A:

THAT PORTION OF THE NORTH 22.12 FEET OF TRACT 6 AND OF THE SOUTH 17.98 FEET OF TRACT 5, ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, LYING EAST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 22.12 FEET OF TRACT 6 OF SAID PLAT, WHICH IS NORTH 89 DEGREES 16'30" EAST 314.41 FEET FROM ITS INTERSECTION WITH THE CENTERLINE OF THE 30 FOOT EASEMENT HEREINAFTER DESCRIBED;
THENCE NORTH 0 DEGREES 43'30" WEST 40 FEET TO THE TERMINUS OF SAID LINE;

ALSO THAT PORTION OF THE SOUTH 20 FEET OF THE NORTH 42.12 FEET OF TRACT 6, ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, LYING EAST OF A LINE WHICH EXTENDS SOUTH 0 DEGREES 43'30" EAST FROM A POINT ON THE NORTH LINE OF SAID SOUTH 20 FEET WHICH IS NORTH 89 DEGREES 16'30" EAST 285.41 FEET FROM ITS INTERSECTION WITH THE CENTERLINE OF THE 30 FOOT EASEMENT HEREINAFTER DESCRIBED;

TOGETHER WITH WITH SHORELANDS OF THE SECOND CLASS ADJOINING AND LYING BETWEEN THE EASTERLY PRODUCTION OF THE NORTH AND SOUTH LINES OF SAID PORTIONS OF SAID LOTS 5 AND 6 OF ADAMS LAKE WASHINGTON TRACTS;

PARCEL B:

AN EASEMENT FOR ROAD PURPOSES OVER A STRIP OF LAND 30 FEET IN WIDTH LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN SOUTH LINE OF SAID TRACT 6, SAID ADAMS LAKE WASHINGTON TRACTS WHICH IS NORTH 89 DEGREES 16'30" EAST 1,125.17 FEET FROM THE SOUTHWEST CORNER THEREOF; AND RUNNING
THENCE NORTH 04'10" EAST 55.11 FEET;
THENCE ALONG AN ARC OF A CURVE TO RIGHT HAVING A RADIUS OF 150 FEET A DISTANCE OF 73.00 FEET;
THENCE NORTH 77 DEGREES 57' 10" EAST 33.94 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 35.63 FEET;
THENCE NORTH 57 DEGREES 32' 10" EAST 118.74 FEET;
THENCE ALONG AN ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 70.67 FEET;
THENCE NORTH 17 DEGREES 02' 40" EAST 61.99 FEET;
THENCE ALONG AN ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 59.06 FEET;
THENCE NORTH 50 DEGREES 53' 10" EAST TO THE NORTH LINE OF SAID TRACT 6, AND THE TERMINUS OF SAID CENTERLINE, ALSO THAT PORTION OF THE SOUTH 30 FEET OF TRACT 6, LYING BETWEEN EAST MERCER WAY AND THE FOREGOING DESCRIBED STRIP OF LAND;

PARCEL C:

AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING;

BEGINNING AT THE NORTHWEST CORNER OF THE FIRST ABOVE DESCRIBED MAIN TRACT;
THENCE SOUTH 0 DEGREES 43' 30" EAST 20 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 16' 30" WEST TO THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED EASEMENT;
THENCE SOUTH 50 DEGREES 53' 10" WEST ALONG SAID SOUTHEASTERLY LINE TO THE SOUTH LINE OF THE NORTH 22.12 FEET OF TRACT 6 IN SAID PLAT;
THENCE NORTH 89 DEGREES 16' 30" EAST ALONG SAID LINE 290.26 FEET TO A POINT WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 0 DEGREES 43' 30" WEST;
THENCE NORTH 0 DEGREES 43' 30" WEST TO THE TRUE POINT OF BEGINNING.