

When recorded return to:
Nicholas R. Wellmon
Wellmon Revocable Trust
8260 SE 31st St
Mercer Island, WA 98040

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110
Bellevue, WA 98005

Escrow No.: 0243050-ETU

STATUTORY WARRANTY DEED

THE GRANTOR(S) Halstead Harrison, a single individual and Grace C.H. Hensley Personal Representative of the Estate of Lynne WD Harrison, formerly known as Carolyn Eleanor Widdis Davidson

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nicholas R. Wellmon and Lindsey B. Wellmon, Trustees of the Wellmon Revocable Trust

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN LT 1 & ALL LT 2, LAKE VIEW HIGHLANDS WATER FRONT TR UNREC, PTN OF SE 1/4
STR 24-24N-04E

Tax Parcel Number(s): 409710-0010-02

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 19, 2022

Halstead Harrison
Halstead Harrison

The Lynne WD Harrison, formerly known as Carolyn Eleanor Widdis Davidson Estate

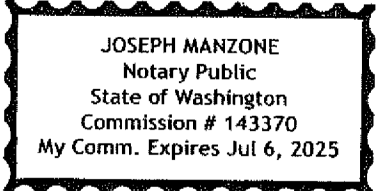
BY: Grace C.H. Hensley, PR
Grace C.H. Hensley
Personal Representative

State of WASHINGTON

County of KITSAH

This record was acknowledged before me on AUGUST 19, 2022 by Halstead Harrison.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: JULY 6, 2025

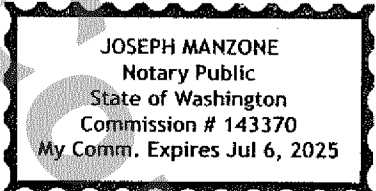


State of WASHINGTON

County of KITSAH

This record was acknowledged before me on AUGUST 19, 2022 by Grace C.H. Hensley as Personal Representative of Lynne WD Harrison, formerly known as Carolyn Eleanor Widdis Davidson Estate.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: JULY 6, 2025



For APN/Parcel ID(s): 409710-0010-02

THE NORTH 86 FEET OF THE SOUTH 156 FEET OF THAT PORTION OF GOVERNMENT LOT 4 AND OF SHORE LANDS ADJOINING, IN SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 890.60 FEET WEST OF THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT, 613.24 FEET WEST OF THE NORTHEAST CORNER THEREOF;

(ALSO KNOWN AS THE NORTH 8.21 FEET OF LOT 1 AND ALL OF LOT 2 AND ADJOINING SHORELANDS OF LAKE VIEW HIGHLANDS WATER FRONT TRACTS, UNRECORDED).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Official Copy

Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement for the purpose shown below and rights incidental thereto as set forth in a document:

In favor of: Mercer Island Sewer District
Purpose: Sewer pipeline and appurtenances thereto
Recording Date: October 22, 1964
Recording No.: 5802479
Affects: Portion of said premises
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Survey.

Recording No: 8310259003
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Survey.

Recording No: 20030305900012
4. Indemnification and Hold Harmless Agreement and Covenant not to sue, and the terms and conditions thereof:

Between: City of Mercer Island
And: Halstead and Lynne Harrison
Recording Date: May 23, 2005
Recording No.: 20050523000379
5. Encroachment License Agreement, and the terms and conditions thereof:

Between: City of Mercer Island
And: Halstead Harrison and Lynne W.D. Harrison, husband and wife
Recording Date: October 3, 2006
Recording No.: 20061003000526
6. Question of location of lateral boundaries of said second class tidelands or shorelands.
7. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
8. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.
9. 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 was formerly covered by water.
10. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.