

5 \$67-  
CHICAGO TITLE INS. CO  
REF# 1344410-1



20120810001895

CHICAGO TITLE WD 66.00  
PAGE-001 OF 005  
08/10/2012 15:40  
KING COUNTY, WA

WHEN RECORDED RETURN TO  
MICHAEL A. GILE  
9010 NORTH MERCER WAY  
MERCER ISLAND, WASHINGTON 98040

E2558445  
08/10/2012 15:39  
KING COUNTY, WA  
TAX \$33,825.00  
SALE \$1,900,000.00

PAGE-001 OF 001



CHICAGO TITLE COMPANY

1344410

STATUTORY WARRANTY DEED

THE GRANTOR(S)  
TIMOTHY BERNARDEZ AND SHERIE BERNARDEZ, HUSBAND AND WIFE

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

in hand paid, conveys and warrants to  
MICHAEL A. GILE AND KATHERYN O. GILE, HUSBAND AND WIFE

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

LOT 20, SUNNYBANK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 29 OF PLATS, PAGE(S) 31, IN KING COUNTY, WASHINGTON;  
TOGETHER WITH SHORELANDS OF THE SECOND CLASS AS MAY BE ADJACENT AND CONTIGUOUS TO AND IN FRONT THEREOF BETWEEN THE NORTHEASTERLY PROJECTION OF THE NORTHWESTERLY LINE AND THE NORTHEASTERLY PROJECTION OF THE SOUTHEASTERLY LINE OF LOT 20.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER A PORTION OF LOT 19, SUNNYBANK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 29 OF OF PLATS, PAGE 31, AS FOLLOWS:

SEE ATTACHED DESCRIPTION

Abbreviated Legal: LOT 20, SUNNYBANK, V 29, PG 31

Tax Account Number(s): 810610 0200

Dated: AUGUST 8, 2012

\_\_\_\_\_  
SHERIE BERNARDEZ

\_\_\_\_\_  
TIMOTHY BERNARDEZ

CHICAGO TITLE COMPANY

Escrow No.: 1344410

EXHIBIT A

Title No.: 1344410

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 19 THENCE N 41°30'00"E ALONG THE COMMON LINE BETWEEN SAID LOTS 19 AND 20 A DISTANCE OF 3.70 FEET; THENCE N 56°54'18"W A DISTANCE OF 20.82 FEET MORE OR LESS TO THE NORTHERLY MARGIN OF NORTH MERCER WAY; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY MARGIN A DISTANCE OF 20.61 FEET MORE OR LESS TO THE POINT OF BEGINNING (36.5 SQ. FT.)

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

UNOFFICIAL COPY

STATE OF WASHINGTON  
COUNTY OF KING

SS

ON THIS 9<sup>th</sup> DAY OF AUGUST, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TIMOTHY BERNARDEZ AND SHERIE BERNARDEZ 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.

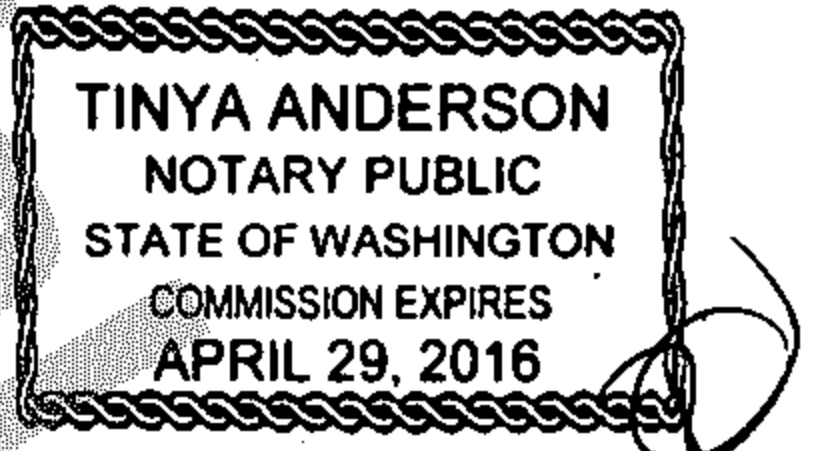


NOTARY SIGNATURE

PRINTED NAME: Tinya Anderson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN King COUNTY.

MY COMMISSION EXPIRES ON 4-29-16.



COPIES

CHICAGO TITLE COMPANY

EXHIBIT B

Escrow No.: 1344410

SUBJECT TO:

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: DEED  
PURPOSE: DRIVEWAY  
AFFECTS: THE SOUTHWESTERLY 10.00 FEET OF SAID PREMISES  
RECORDED: FEBRUARY 18, 1946  
RECORDING NUMBER: 3541467

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION  
PURPOSE: INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING THE SEWER PIPE LINE OR LINES AND ALL NECESSARY CONNECTIONS AND APPURTENANCES THERETO  
AREA AFFECTED: PORTION OF THE SECOND CLASS SHORE LANDS LYING WITHIN A STRIP OF LAND 10 FEET IN WIDTH  
RECORDED: MAY 6, 1959  
RECORDING NUMBER: 5028710

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION  
PURPOSE: ELECTRIC TRANSMISSION LINE AND APPURTENANCES  
AREA AFFECTED: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.  
RECORDED: MARCH 13, 1962  
RECORDING NUMBER: 5398194

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MUNICIPALITY OF METROPOLITAN SEATTLE  
PURPOSE: INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REMOVING, REPAIRING, REPLACING AND USING A SEWER TRUNK LINE WITH ALL CONNECTIONS, MANHOLES AND APPURTENANCES THERETO  
AREA AFFECTED: PORTION OF SAID PREMISES LYING WITHIN A STRIP OF LAND 10 FEET IN

CHICAGO TITLE COMPANY

EXHIBIT B  
(continued)

Escrow No.: 1344410

---

RECORDED:	WIDTH
RECORDING NUMBER:	JANUARY 13, 1969
	6457799

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:	DECEMBER 28, 1945
RECORDING NUMBER:	3527716

AS FOLLOWS: THIS PROPERTY SHALL NOT BE USED BY THE GRANTEE OR ANYONE CLAIMING UNDER HIM FOR A PUBLIC AMUSEMENT PARK OR PICNIC GROUNDS, OR FOR ANY SIMILAR PUBLIC USE.

RIGHT GRANTED TO KING COUNTY IN DEED FOR COUNTY ROAD FILED MAY 7, 1914, RECORDED IN VOLUME 874 OF DEEDS, PAGE 117, TO RUN SLOPES OVER ONTO THE ABUTTING PROPERTY WHERE SAME IS NECESSARY IN THE CONSTRUCTION OF THE ROAD, PROVIDED, HOWEVER, THAT SUCH SLOPES SHALL NOT EXTEND OVER 20 FEET ONTO THE ABUTTING PROPERTY.

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.

UNPATENTED MINING CLAIMS, AND ALL RIGHTS RELATING THERETO; RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.

MATTERS DISCLOSED BY A PHYSICAL INSPECTION OF THE PROPERTY AND BY SURVEY PREPARED BY M.W. MARSHALL, DATED JULY 24, 2012, UNDER JOB NO. 4924, AS FOLLOWS:

- A) CONCRETE WALKWAY/STEPS APPURTENANT TO SAID PEMISES IN RELATION TO THE SOUTHEASTERLY PROPERTY LINE.
- B) CONCRETE WALLS APPURTENANT TO THE PROPERTY ADJOINING TO THE SOUTHEAST AND THE SOUTHEASTERLY PROPERTY LINE.
- C) A 4 FOOT WOOD AND WIRE FENCE APPURTENANT TO THE PROPERTY ADJOINING TO THE NORTHWEST AND THE NORTHWESTERLY PROPERTY LINE.

**NOTE: THE ABOVE MATTERS WILL BE SHOWN ON THE ALTA HOMEOWNER'S POLICY BUT WILL BE REMOVED FROM ALTA LOAN POLICY.**