

## Commitment for Title Insurance

Title Officer: Eastside Title Unit  
Email: CTIBellevueETU@ctt.com  
Title No.: 0221594-ETU

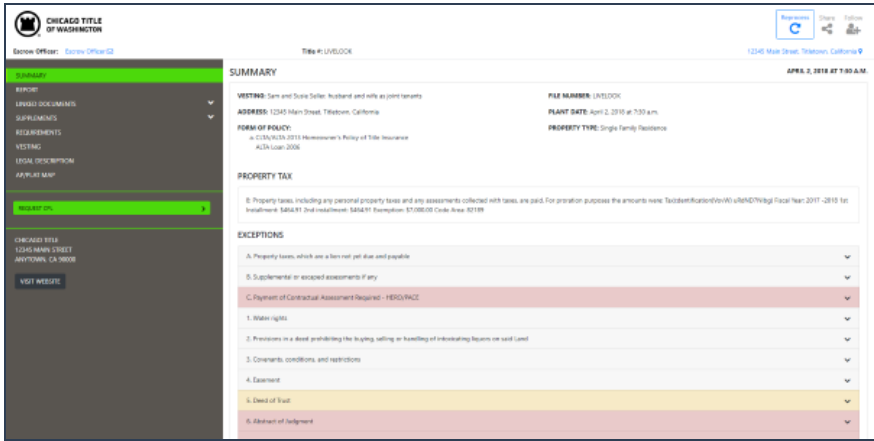
Property Address: 6610 E Mercer Way Mercer Island, WA 98040 END OF

## Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Chicago Title LiveLOOK report, Click Here](#)



The screenshot displays the Chicago Title LiveLOOK web interface. The header includes the Chicago Title of Washington logo, the title "Title # LIVELOOK", and the address "1246 Main Street, Torrance, California". The date and time are shown as "APR 2, 2019 AT 1:00 A.M.". The interface is divided into several sections:

- SUMMARY:** Includes fields for "VESTING: Sam and Susie Seller, husband and wife as joint tenants", "ADDRESS: 1246 Main Street, Torrance, California", "FORM OF POLICY: A-CITL/SL/STL Homeowner's Policy of Title Insurance ALTA Loan 2008", "FILE NUMBER: LIVELOOK", "PLANT DATE: April 2, 2019 at 7:59 a.m.", and "PROPERTY TYPE: Single Family Residence".
- PROPERTY TAX:** A section detailing property taxes and assessments.
- EXCEPTIONS:** A list of exceptions, including:
  - A. Property taxes which are a lien not yet due and payable
  - B. Supplemental or escaped assessments if any
  - C. Payment of Contractual Assessment Required - FERGUSON
  - D. Water rights
  - E. Provisions in a deed authorizing the buying, selling or handling of mineral rights on said land
  - F. Covenants, conditions and restrictions
  - G. Easement
  - H. Deed of Trust
  - I. Abstract of Judgment

**Effortless, Efficient, Compliant, and Accessible**

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0221594-ETU - SECOND**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

Dheeraj Koneru, their successors and/or assigns

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
11900 NE 1st St., Suite 110  
Bellevue, WA 98005

Countersigned By:

Nathan Warwick  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

CHICAGO TITLE INSURANCE COMPANY

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: CTIBellevueETU@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.35

Effective Date: September 12, 2022 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

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

Title to said real property is [vested in:](#)

Dheeraj Koneru, as his separate estate

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 302405-9153-07**

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THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1. SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND THE SOUTH 471 FEET THEREOF AND EASTERLY OF A LINE PARALLEL WITH AND 1588.78 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

EXCEPT THE SOUTH 9 FEET THEREOF;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS IN FRONT AND ABUTTING UPON SAID PORTION OF SAID GOVERNMENT LOT 1;

TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY EXTENDING NORTHWESTERLY TO EAST MERCER WAY APPURTENANT OF THE PROPERTY HEREBY CONVEYED.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**SCHEDULE B**

**GENERAL EXCEPTIONS:**

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

**SPECIAL EXCEPTIONS:**

- 1. 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.: 20180606900011](#)

- 2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 15, 1982

[Recording No.: 8207159002](#)

- 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mercer Island Sewer District  
 Purpose: Sewer pipe line and lines and all necessary connections and appurtenances thereto  
 Recording Date: July 8, 1964  
[Recording No.: 5758769](#)  
 Affects: Portion of said premises

- 4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Maintaining the existing private sewer line  
 Recording Date: October 28, 1968  
[Recording No.: 6426307](#)  
 Affects: Portion of said premises

**SCHEDULE B**

(continued)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Mercer Island, a municipal corporation  
 Purpose: Storm drainage system  
 Recording Date: June 25, 1996  
Recording No.: [9606250590](#)  
 Affects: Portion of said premises
6. Notice of Sewer and/or Water Connection Charge
- Recording Date: December 6, 1977  
Recording No.: [7712060812](#)
7. License to use the existing water delivery system for lawn sprinkling purposes; said license is revocable at the will of Grantor; disclosed by instrument recorded under [Recording Number 6426307](#).
8. Question of location of lateral boundaries of said second class tidelands or shorelands.
9. Any question that may arise due to shifting or change in the course, boundaries or high water line of Lake Washington or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Lake Washington.
10. 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.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
12. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- Year: 2022  
 Tax Account Number: 302405-9153-07  
 Levy Code: 1031  
 Assessed Value-Land: \$5,323,000.00  
 Assessed Value-Improvements: \$595,000.00
- General and Special Taxes: Billed: \$43,566.41  
 Paid: \$43,566.41  
 Unpaid: \$0.00
13. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

**END OF EXCEPTIONS**

**SCHEDULE B**  
(continued)

**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN. GOVT LT 1, SEC 30-24N-5E  
[Tax Account No.: 302405-9153-07](#)

Note B: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

6610 E Mercer Way  
Mercer Island, WA 98040

**END OF NOTES**

**END OF SCHEDULE B**

PARTITION AGREEMENT

THIS AGREEMENT made this 17<sup>th</sup> day of October, 1968, by and between FLORENCE ENGSTROM and MARGARET ENGSTROM QUARLES.

6426307

WITNESSETH:

WHEREAS, the parties hereto have acquired certain real property on Mercer Island, Washington, as tenants in common; and

WHEREAS, certain of the property has been and is now the residence of Florence Engstrom, and both parties desire that she own said residence in fee and that all of said property be partitioned, now, therefore,

IT IS HEREBY AGREED as follows:

1. Florence Engstrom hereby quit claims and conveys to Margaret Engstrom Quarles her interest in the following described parcels of property:

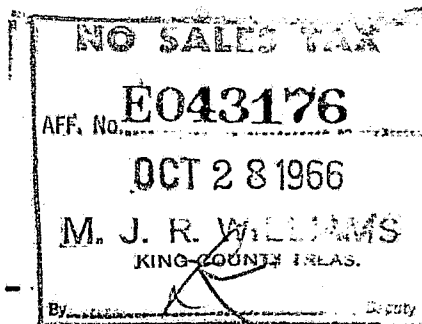
PARCEL A:

An undivided one-half interest in the South half of that portion of Government Lot 1, and the NW 1/4 of the NE 1/4 of Section 30, Township 24 N, Range 5 E, lying between the North 498 feet thereof and the south 471 feet thereof;

EXCEPT the right of way of Mercer Island County Road in King County, State of Washington; and

EXCEPT the north 9 feet of the south 480 feet of Government Lot 1, Section 30, Township 24 N, Range 5 E, W.M., together with the shorelands of the second class in front of and abutting thereon; and

EXCEPT the north 9 feet of the south 480 feet of that portion of NW 1/4 of the NE 1/4 of said Section 30 lying easterly of Mercer Island Boulevard; and



**3 additional sheets**

OCT 28 1968



EXCEPT the north 19 feet of the south 490 feet of that portion of the NW 1/4 of the NE 1/4 of said Section 30, lying westerly of Mercer Island Boulevard; and

EXCEPT the portion thereof lying easterly of a line parallel with and 1,588.78 feet easterly of (measured at right angles to) the west line of the NE 1/4 of said Section 30, all situated in King County, State of Washington.

6426307

Together with an eight foot easement along the southern border of that portion of Government lot 1 hereby retained by grantor for purposes of maintaining the existing private six inch sewer line appurtenant to the property hereinabove conveyed; and

Together with a license to use the existing water delivery system for lawn sprinkling purposes, said license is revocable at the will of grantor.

Reserving to the grantor an easement for unobstructed ingress and egress over the existing private roadway extending northwesterly to East Mercer Way appurtenant to that portion of the property described as lying easterly of a line parallel with and 1,588.78 feet easterly of (measured at right angles to) the west line of the NE 1/4 of said Section 30; and

Reserving to the grantor a ten-foot wide easement on, above and beneath the existing storm sewer and trashrack for the purpose of maintenance and improvement, appurtenant to that portion of the property described as lying easterly of a line parallel with and 1,588.78 feet easterly of (measured at right angles to) the west line of the NE 1/4 of said Section 30.

Subject to all easements of record.

PARCEL B:

An undivided one-half interest in the property beginning at a point on the west border line of East Mercer Way, 248 feet East and 300 feet south of the quarter

OCT 28 1968

6426307

corner between Sections 19 and 30, Township 24 N, Range 5E, W.M.; running thence west on a line parallel to and distant 300 feet from the section line between said sections 19 and 30, a distance of 248 feet more or less, to the center section line of said section 30, thence south along said center section line a distance of 198 feet, thence east to the westerly border line of said East Mercer Way, thence northwesterly along the westerly border line of said boulevard to place of beginning subject to easements and restrictions of record.

PARCEL C:

An undivided one-quarter interest in the property commencing at the quarter corner to sections 19 and 30, Township 24 N, Range 5E, W.M., King County Washington; running thence south 300 feet, thence east 228 feet, thence north 300 feet to section line between said sections 19 and 30, thence west along said section line 228 feet to the point of beginning, subject to easements and restrictions of record.

2. Margaret Engstrom Quarles hereby quit claims and conveys to Florence Engstrom all of her interest in the following described property:

The south 1/2 of that portion of Government Lot 1, Section 30, Township 24 N, Range 5 E, lying between the north 498 feet thereof and the south 471 feet thereof, and easterly of a line parallel with and 1,588.78 feet easterly of (measured at right angles to) the west line of the NE 1/4 of said Section 30; except the south 9 feet thereof.

Together with shorelands of the second class in front of and abutting upon said portion of Government Lot 1.

Together with an easement for unobstructed ingress and egress over the existing private roadway extending northwesterly to East Mercer Way appurtenant to the property hereby conveyed;

Together with a ten-foot wide easement on, above and beneath the existing storm sewer and trashrack for the purpose of maintenance and improvement, appurtenant to the property hereby conveyed.

OCT 28 1968

6426307

Reserving an eight foot easement along the southerly border of the property described for purposes of maintaining the existing private six inch sewer line appurtenant to Parcel A.

Subject to easements of record under Auditor's file Nos. 5758769, 5787753, 5787780.

DATED this 17<sup>th</sup> day of October, 1968.

Florence Engstrom  
Florence Engstrom

Margaret Engstrom Quarles  
Margaret Engstrom Quarles

OCT 28 1968

DEC-6-77 5:00 PM 76 7712060812 - A HF 500

Dec 6 2 33 PM '77

NOTICE OF ADDITIONAL  
TAP OR CONNECTION CHARGES

RECORDED KC RECORDS

In compliance with Chapter 72, Laws of 1977 Regular Session, Chapter 65.08 RCW, the City of Mercer Island has levied, or may levy in the future, a charge on property pertaining to;

- a.) the amount required by the provisions of a contract pursuant to RCW 35.91.020 under which the water or sewer facilities so tapped into or used were constructed; or
- b.) any connection charges which are in fact reimbursement for the cost of facilities constructed by the sale of revenue bonds; or
- c.) the additional connection charge authorized in RCW 35.92.025.

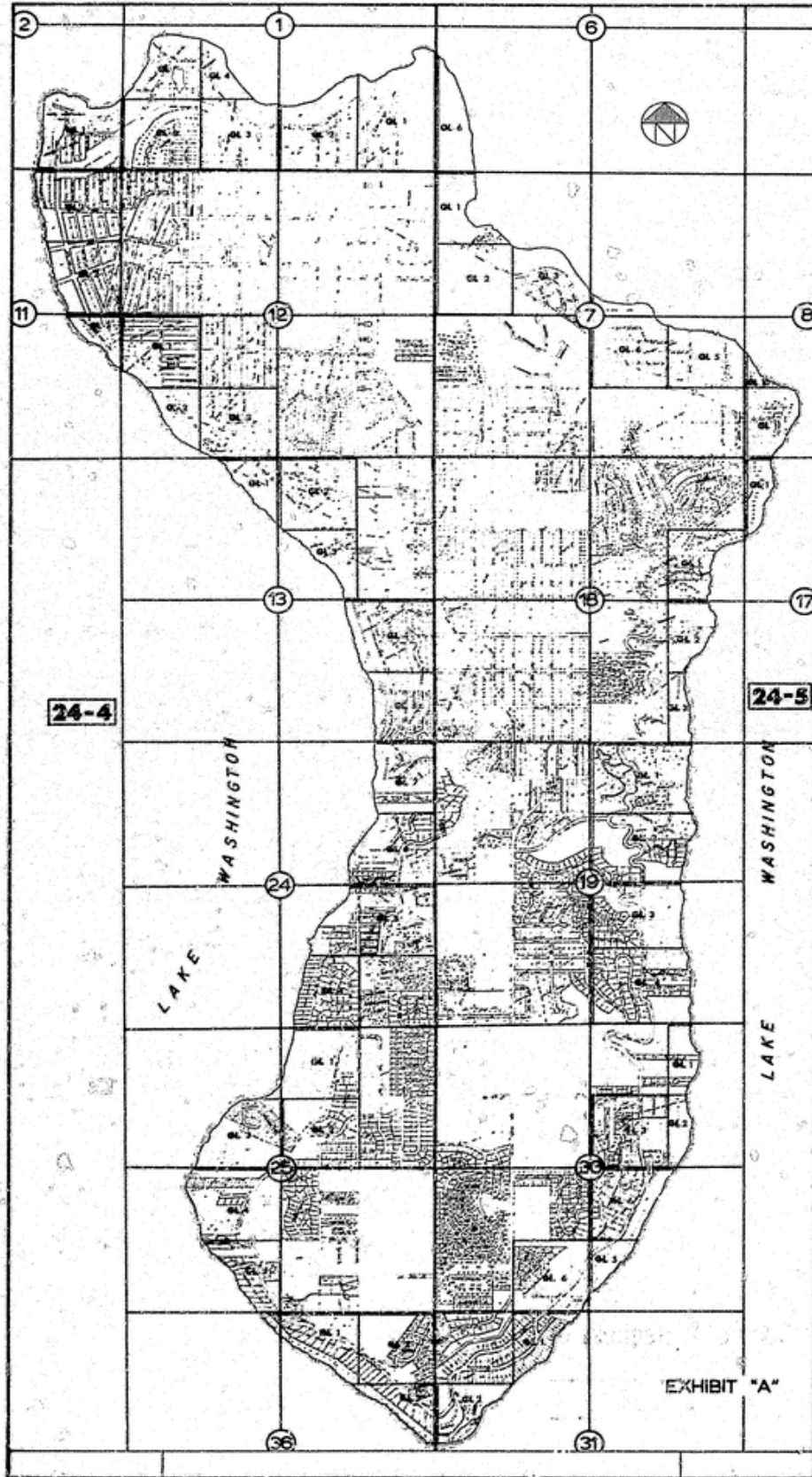
These amounts and charges have been, or will be, levied against the following described property located in King County, Washington;

Mercer Island, Washington, an island located in Lake Washington, encompassing 4,127 acres; defined as consisting of a portion of all of the following described sections and government lots in Township 24, Range 4 E., W.M. and Township 24, Range 5 E., W.M.:

Government Lot	Quarter Section	Section	Township	Range
1	SE $\frac{1}{4}$	2	24	4 East, W.M.
3, 4, 5 & 6	SW $\frac{1}{4}$	1	24	4 East, W.M.
1 & 2	SE $\frac{1}{4}$	1	24	4 East, W.M.
1 & 2	NW $\frac{1}{4}$	11	24	4 East, W.M.
	NW $\frac{1}{4}$ , NE $\frac{1}{4}$ & SE $\frac{1}{4}$	12	24	4 East, W.M.
1, 2 & 3	SW $\frac{1}{4}$	12	24	4 East, W.M.
and the remainder of the	SW $\frac{1}{4}$	12	24	4 East, W.M.
1	NW $\frac{1}{4}$	13	24	4 East, W.M.
2 & 3	NE $\frac{1}{4}$	13	24	4 East, W.M.
and the remainder of the	NE $\frac{1}{4}$	13	24	4 East, W.M.
4 & 5	SE $\frac{1}{4}$	13	24	4 East, W.M.
6 & 7	NE $\frac{1}{4}$	24	24	4 East, W.M.
4 & 5	SE $\frac{1}{4}$	24	24	4 East, W.M.
and the remainder of the	SE $\frac{1}{4}$	24	24	4 East, W.M.
Portion of 1 and all of 3	NW $\frac{1}{4}$	25	24	4 East, W.M.
Portion of 1 and all of 2	NE $\frac{1}{4}$	25	24	4 East, W.M.
and the remainder of the	NE $\frac{1}{4}$	25	24	4 East, W.M.
4 & 5	SW $\frac{1}{4}$	25	24	4 East, W.M.
	SW $\frac{1}{4}$	25	24	4 East, W.M.
Portion of 1	NW $\frac{1}{4}$	36	24	4 East, W.M.
Portion of 1 and all of 2 & 3	NE $\frac{1}{4}$	36	24	4 East, W.M.
6	SW $\frac{1}{4}$	6	24	5 East, W.M.
1, 2 & 3	NW $\frac{1}{4}$	7	24	5 East, W.M.
Portion of 4	NW $\frac{1}{4}$	7	24	5 East, W.M.
	SW $\frac{1}{4}$	7	24	5 East, W.M.
Portion of 4 and all of 5	SE $\frac{1}{4}$	7	24	5 East, W.M.
and the remainder of the	SE $\frac{1}{4}$	7	24	5 East, W.M.
10 & 11	SW $\frac{1}{4}$	8	24	5 East, W.M.
	NW $\frac{1}{4}$ & SW $\frac{1}{4}$	18	24	5 East, W.M.
1	NE $\frac{1}{4}$	18	24	5 East, W.M.
and the remainder of the	NE $\frac{1}{4}$	18	24	5 East, W.M.
2 & 3	SE $\frac{1}{4}$	18	24	5 East, W.M.
and the remainder of the	SE $\frac{1}{4}$	18	24	5 East, W.M.
1	NW $\frac{1}{4}$	17	24	5 East, W.M.



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FILED for Record at Request of:

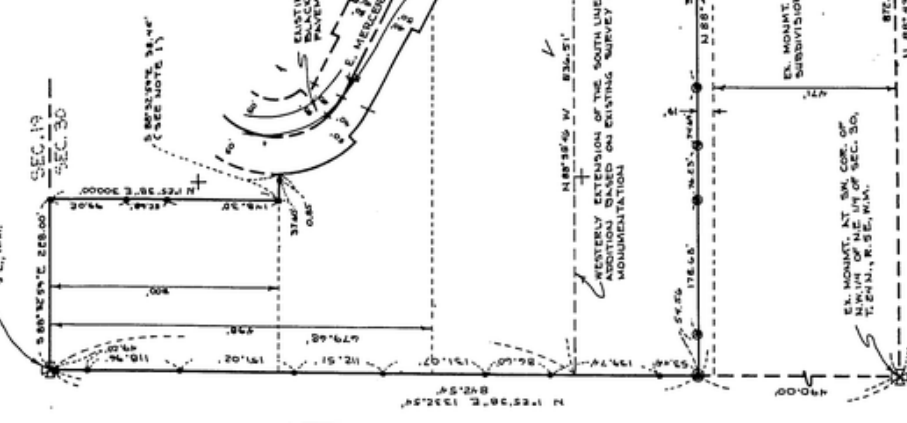
Name CITY OF MERCER ISLAND

Address 305 88th Ave

MERCER ISLAND, WA 98040

8207159002  
32/274

EX. 1/4 COR. MONUM. AT NW COR. OF  
SECTION 30, T.24N., R.10E., N.H.



**LEGAL DESCRIPTION**

The south half of that portion of Government Lot 1, Section 30, Township 24 North, Range 5 East, W.1/2, lying between the north 488 feet thereof and the south 471 feet thereof; EXCEPT the south 9 feet thereof; TOGETHER WITH shorelands of the second class in front of and abutting upon said portion of said Government Lot 1.

ALSO The south half of that portion of the northeast quarter of the northeast quarter of said Section 30 lying between the north 488 feet thereof and the south 471 feet thereof and lying easterly of Mercer Island Boulevard (E. Mercer Hwy); EXCEPT the south 9 feet thereof.

ALSO That portion of said northeast quarter of the northeast quarter described as follows: Beginning at the quarter corner to Sections 19 and 30, thence south 300 feet; thence east 228 feet; thence north 300 feet to the section line between said sections 19 and 30; thence west along said section line 228 feet to the point of beginning.

ALSO That portion of said northwest quarter of the northeast quarter described as follows: Beginning at a point on the west border line of said Section 30, Township 24 North, Range 5 East, W.1/2, lying between the north 488 feet thereof and the south 471 feet thereof, and distant 300 feet from the section line between said sections 19 and 30 a distance of 248 feet, more or less, to the center section line of said Section 30; thence south along said center section line of said Section 30, Township 24 North, Range 5 East, W.1/2, to the westerly border line of said E. Mercer Hwy; thence northwesterly along the westerly border line of said boulevard to the place of beginning.

ALSO The north half of the following described property: That portion of the northeast quarter of the northeast quarter of Section 30, Township 24 North, Range 5 East, W.1/2, lying between the north 488 feet thereof and the south 471 feet thereof and lying westerly of Mercer Island Boulevard (E. Mercer Hwy).

ALSO The south half of the following described property: That portion of the northeast quarter of the northeast quarter of said Section 30 lying between the north 488 feet thereof and the south 471 feet thereof and lying westerly of Mercer Island Boulevard (E. Mercer Hwy); EXCEPT the south 9 feet thereof.

All situate in the City of Mercer Island, County of King, State of Washington.

**NOTES:**

- The location of the right-of-way of E. Mercer Hwy as shown hereon is based on information shown on the plat of Gregory Addition.
- The meridian for the bearings shown hereon is the west line of the 1/4 of the NE 1/4 of Section 30, T.24N., R.10E., N.H., which is shown as S 1° 25' 30" E on the plat of Gregory Addition.

**LEGEND**

- DENOTES EXISTING MONUMENT
- DENOTES MONUMENT SET
- DENOTES EXISTING PIPE
- DENOTES IRON MONUMENT
- DENOTES PIPE RECOVERED 7-18-82

SURVEY OF A PORTION OF THE NW 1/4 OF THE NE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 30, T.24N., R.10E., N.H., TOGETHER WITH ADJOINING 2ND CLASS SHORELANDS

**PROPERTY CERTIFICATE**

This plat represents a survey made by me or under my direction in conformity with the requirements of the Surveying Act of the State of Washington, and I hereby certify that the same is correct and true to the best of my knowledge and belief.

DATE: FEBRUARY 18, 2003

APPROVED: *[Signature]*

**PROPERTY CERTIFICATE**

This plat represents a survey made by me or under my direction in conformity with the requirements of the Surveying Act of the State of Washington, and I hereby certify that the same is correct and true to the best of my knowledge and belief.

DATE: FEBRUARY 18, 2003

APPROVED: *[Signature]*



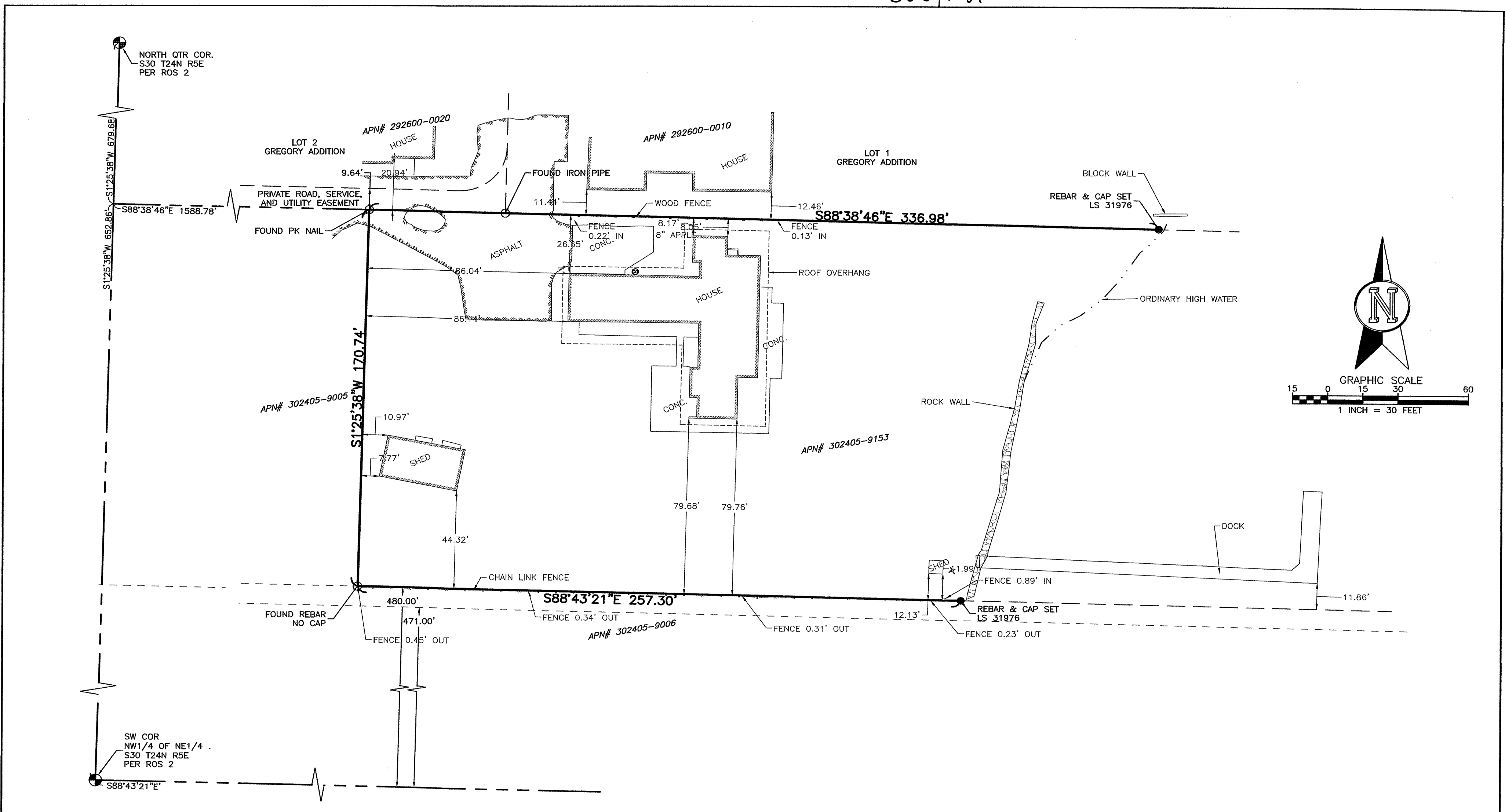
**JONES, BASSI & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
7844 S.E. 28th - BALLERIE - MERCER ISLAND, WASHINGTON 98040

DWN	M.W.M.	SCALE	DATE
SVD	R.K.J., J.D.	1"=100'	2-18-03
APP'D.	BY	SHEET NO.	IC
		1 OF 2	

PIPE RECOVERY  
RECORDED BRASS  
COR. 6-17-82



385 | 281



**GENERAL NOTES**

- THIS SURVEY WAS COMPLETED WITH OUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS MAY EXIST ON THE PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3--SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
- PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE BELOW AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

**PROJECT INFORMATION**

**SURVEYOR:** PLOG REAL ESTATE AND CONSULTING, LLC.  
 22525 SE 64TH PL, STE 2274  
 ISSAQUAH, WA 98027  
 PH.: (206) 420-7130

**PROPERTY OWNER:** MAO YANG  
 6610 E. MERCER WAY  
 MERCER ISLAND, WA 98040

**TAX PARCEL NUMBER:** 302405-9153

**PROJECT ADDRESS:** 6610 E. MERCER WAY  
 MERCER ISLAND, WA 98040

**PARCEL AREA:** 49,067 S.F. (1.126 ACRES ±)  
 AS SURVEYED TO OHW

**LEGAL DESCRIPTION**

THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND SOUTH 471 FEET THEREOF AND EASTERLY OF A LINE PARALLEL WITH AND 1588.78 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; EXCEPT THE SOUTH 9 FEET THEREOF.

TOGETHER WITH SHORELANDS OF THE SECOND CLASS IN FRONT AND ABUTTING UPON SAID PORTION OF SAID GOVERNMENT LOT 1.

TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY EXTENDING NORTHWESTERLY TO EAST MERCER WAY APPURTENANT TO THE PROPERTY HEREBY CONVEYED;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

PER THE RECORD OF SURVEY RECORDED IN VOLUME 32 OF SURVEYS, PAGE 274, RECORDS OF KING COUNTY WASHINGTON.

ACCEPTED THE BEARING OF S 88°38'46" E FOR THE NORTH LINE BASED ON FOUND MONUMENTS.

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 6<sup>th</sup> DAY OF June, 2018 AT 11:52A M IN BOOK 385 OF SURVEYS PAGE 281 AT THE REQUEST OF PLOG REAL ESTATE AND CONSULTING, LLC.

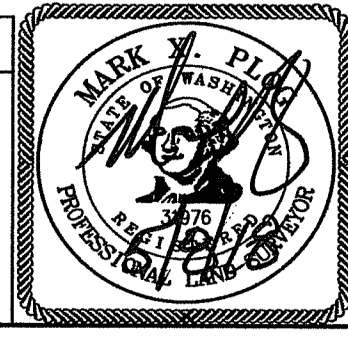
*[Signature]*  
 MANAGER

*[Signature]*  
 SUPT. OF RECORDS

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MAO YANG IN FEBRUARY, 2018

*[Signature]*  
 MARK X. PLOG, PLS  
 CERTIFICATE NO.: 31976



**PLOG**  
 REAL ESTATE AND CONSULTING  
 Surveying - Engineering - Real Estate

22525 SE 64th Place  
 Suite 2274  
 Issaquah, WA 98027  
 (206) 420-7130  
 plogrealestate.com

NE1/4, NE1/4, SEC 30, TWP 24N, RNG 05E, W.M.			
RECORD OF SURVET			
MAO YANG			
6610 E. MERCER WAY MERCER ISLAND, WA 98040			
PROJECT NO.:	REVISION DATE	REVISION NO.:	SHEET
025-17	03/15/2018	0	1 OF 1

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 6/6/2018 11:52 AM  
 KING COUNTY, WA

E A S E M E N T

No. 175A

GRANTORS, Florence V. Engstrom and Margaret Engstrom Quarles

for and in consideration of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, grants and conveys to GRANTEE, MERCER ISLAND SEWER DISTRICT, King County, Washington, a municipal corporation, an easement and right-of-way, over, across, along, through, and under the following described property situated in King County, Washington, to-wit:

5758769

A 10 ft. strip of land across 2nd Class Shorelands 5 ft. on either side of pipe line as installed over portion Tax Lot 5 Section 30 Township 24 Range 5 East described as East of East Mercer Way and being the Northwest 1/4 of Northeast 1/4 and of Gov Lot 1 and shorelands adjoining less North 674' and shorelands adjoining, less South 480 ft. lying East of East Mercer Way and shorelands adjoining and less County Road.

for the purpose of constructing, installing, reconstructing, replacing, repairing, maintaining and operating a sewer pipe line and lines and all necessary connections and appurtenances thereto, together with the right of ingress thereto and egress therefrom for the purpose of enjoying the easement, and also granting to Grantee and to those acting under or for Grantee the use of such additional area immediately adjacent to the above easement as shall be required for the construction of the sewer pipe line or lines in the easement, such additional area to be held to a minimum necessary for that purpose, and immediately after the completion of the construction and installation, or any subsequent entry upon the easement, Grantee shall restore the premises as near as may be to its condition immediately before such construction or entry.

603676

IN WITNESS WHEREOF, Grantors have hereunto set their hand this 2nd day of July, 1964.

Florence V. Engstrom  
Margaret Engstrom Quarles

STATE OF WASHINGTON )  
                                  ) ss:  
KING COUNTY,          )

On this 2nd day of July, 1964, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Florence V. Engstrom and Margaret Engstrom Quarles to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged to me that the y signed and sealed the instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Tracy Haglund  
Notary Public in and for the State of  
Washington, residing at Seattle

**JUL 8 - 1964**

PARTITION AGREEMENT

THIS AGREEMENT made this 17<sup>th</sup> day of October, 1968, by and between FLORENCE ENGSTROM and MARGARET ENGSTROM QUARLES.

6426307

WITNESSETH:

WHEREAS, the parties hereto have acquired certain real property on Mercer Island, Washington, as tenants in common; and

WHEREAS, certain of the property has been and is now the residence of Florence Engstrom, and both parties desire that she own said residence in fee and that all of said property be partitioned, now, therefore,

IT IS HEREBY AGREED as follows:

1. Florence Engstrom hereby quit claims and conveys to Margaret Engstrom Quarles her interest in the following described parcels of property:

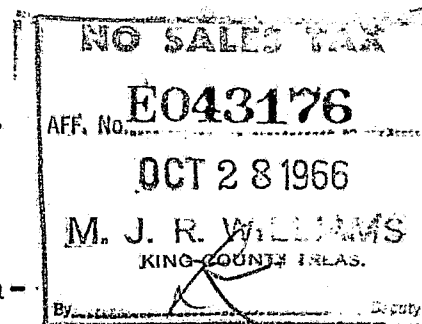
PARCEL A:

An undivided one-half interest in the South half of that portion of Government Lot 1, and the NW 1/4 of the NE 1/4 of Section 30, Township 24 N, Range 5 E, lying between the North 498 feet thereof and the south 471 feet thereof;

EXCEPT the right of way of Mercer Island County Road in King County, State of Washington; and

EXCEPT the north 9 feet of the south 480 feet of Government Lot 1, Section 30, Township 24 N, Range 5 E, W.M., together with the shorelands of the second class in front of and abutting thereon; and

EXCEPT the north 9 feet of the south 480 feet of that portion of NW 1/4 of the NE 1/4 of said Section 30 lying easterly of Mercer Island Boulevard; and



**3 additional sheets**

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EXCEPT the north 19 feet of the south 490 feet of that portion of the NW 1/4 of the NE 1/4 of said Section 30, lying westerly of Mercer Island Boulevard; and

EXCEPT the portion thereof lying easterly of a line parallel with and 1,588.78 feet easterly of (measured at right angles to) the west line of the NE 1/4 of said Section 30, all situated in King County, State of Washington.

6426307

Together with an eight foot easement along the southern border of that portion of Government lot 1 hereby retained by grantor for purposes of maintaining the existing private six inch sewer line appurtenant to the property hereinabove conveyed; and

Together with a license to use the existing water delivery system for lawn sprinkling purposes, said license is revocable at the will of grantor.

Reserving to the grantor an easement for unobstructed ingress and egress over the existing private roadway extending northwesterly to East Mercer Way appurtenant to that portion of the property described as lying easterly of a line parallel with and 1,588.78 feet easterly of (measured at right angles to) the west line of the NE 1/4 of said Section 30; and

Reserving to the grantor a ten-foot wide easement on, above and beneath the existing storm sewer and trashrack for the purpose of maintenance and improvement, appurtenant to that portion of the property described as lying easterly of a line parallel with and 1,588.78 feet easterly of (measured at right angles to) the west line of the NE 1/4 of said Section 30.

Subject to all easements of record.

PARCEL B:

An undivided one-half interest in the property beginning at a point on the west border line of East Mercer Way, 248 feet East and 300 feet south of the quarter

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corner between Sections 19 and 30, Township 24 N, Range 5E, W.M.; running thence west on a line parallel to and distant 300 feet from the section line between said sections 19 and 30, a distance of 248 feet more or less, to the center section line of said section 30, thence south along said center section line a distance of 198 feet, thence east to the westerly border line of said East Mercer Way, thence northwesterly along the westerly border line of said boulevard to place of beginning subject to easements and restrictions of record.

PARCEL C:

An undivided one-quarter interest in the property commencing at the quarter corner to sections 19 and 30, Township 24 N, Range 5E, W.M., King County Washington; running thence south 300 feet, thence east 228 feet, thence north 300 feet to section line between said sections 19 and 30, thence west along said section line 228 feet to the point of beginning, subject to easements and restrictions of record.

2. Margaret Engstrom Quarles hereby quit claims and conveys to Florence Engstrom all of her interest in the following described property:

The south 1/2 of that portion of Government Lot 1, Section 30, Township 24 N, Range 5 E, lying between the north 498 feet thereof and the south 471 feet thereof, and easterly of a line parallel with and 1,588.78 feet easterly of (measured at right angles to) the west line of the NE 1/4 of said Section 30; except the south 9 feet thereof.

Together with shorelands of the second class in front of and abutting upon said portion of Government Lot 1.

Together with an easement for unobstructed ingress and egress over the existing private roadway extending northwesterly to East Mercer Way appurtenant to the property hereby conveyed;

Together with a ten-foot wide easement on, above and beneath the existing storm sewer and trashrack for the purpose of maintenance and improvement, appurtenant to the property hereby conveyed.

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Reserving an eight foot easement along the southerly border of the property described for purposes of maintaining the existing private six inch sewer line appurtenant to Parcel A.

Subject to easements of record under Auditor's file Nos. 5758769, 5787753, 5787780.

DATED this 17<sup>th</sup> day of October, 1968.

Florence Engstrom  
Florence Engstrom

Margaret Engstrom Quarles  
Margaret Engstrom Quarles

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STORM SEWER EASEMENT



GRANTORS, Margaret L. Juarez  
Howard L. Juarez

owners of the following described property:

That portion of Government Lot 1 in the Northwest Quarter of the Northeast Quarter of Section 30, Township 24 North, Range 5 East, W.M. lying between the north 674 feet and the south 480 feet of said Government Lot 1 and lying East of East Mercer Way.

for and in consideration of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, grants and conveys to GRANTEE, CITY OF MERCER ISLAND, a municipal corporation, King County, Washington, an easement and right-of-way, over, across, along, through, and under the following described property situated in King county, Washington, to-wit:

A ten (10) foot wide strip of land across the above described property being five (5) feet on either side of the storm system as constructed and generally described as beginning at a point on the north line of said property, approximately 300 feet east of the northwest corner thereof; thence southeasterly along the present watercourse to a point 620 feet east of said northwest corner and 45 feet south of said north line where a sedimentation pond and access will be constructed for the removal of sediment and debris ; thence northeasterly to a point on the north line, approximately 780 feet east of said northwest corner; thence east along the north line of said property to Lake Washington and continuing across the shorelands adjoining thereto.

for the purpose of constructing, installing, reconstructing, replacing, maintaining and operating a storm drainage system and conveying through it upland public rights-of-way and private properties storm water drainage and runoff; together with the right of ingress thereto and egress therefrom for the purpose of maintaining and managing storm and surface water runoff, and also granting to Grantee and to those acting under or for Grantee the use of such additional area immediately adjacent to the above easement as shall be required for the construction or reconstruction and maintenance or repair of the storm drainage system , such additional area to be held to a minimum necessary for that purpose, and immediately after the completion of the work or any subsequent entry thereon, Grantee shall restore the premises as near as may be to its prior condition before such construction or entry.

IN WITNESS WHEREOF, Grantors have hereunto set their hands this 21<sup>st</sup> day of June, 1996.

Margaret L. Juarez  
Howard L. Juarez

STATE OF WASHINGTON )  
KING COUNTY ) ss:

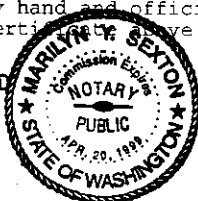
On this 21<sup>st</sup> day of June, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Margaret L. Juarez and Howard L. Juarez to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate written. MARILYN Y. SEXTON

EXCISE TAX NOT REQUIRED

King Co. Records Division

By Budgel Deputy



Marilyn Y. Sexton  
Notary Public in and for the State of Washington, residing at Bellevue

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