

PARTITION AGREEMENT

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

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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:

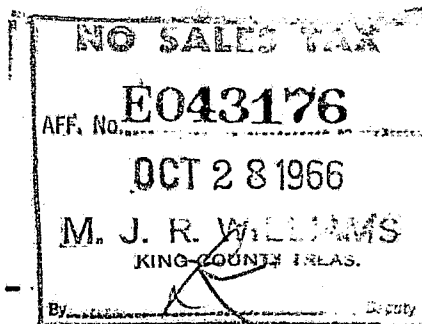
PARCEL A:

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.

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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 17th day of October, 1968.

Florence Engstrom
Florence Engstrom

Margaret Engstrom Quarles
Margaret Engstrom Quarles

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