

WHEN RECORDED RETURN TO:
Name: Mercer Island-7204 78th LLC
Address: 2050 89th Ave NE
Clyde Hill, WA 98004

Escrow Number: 799800RT
Filed for Record at Request of: *Rainier Title, LLC*

RECORDED BY
RAINIER TITLE
ORDER # *799800RT*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Mark D. Hummel, a married person, as a separate estate and Inger L. Hummel, who also appears of record as Lois Hummel, an unmarried person for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Mercer Island-7204 78th LLC the following described real estate, situated in the County of King, State of Washington:

The South 110 feet of the North 140 feet of the East half of the Northwest quarter of the Southeast quarter of Section 25, Township 24 North, Range 4 East, W.M. in King County, Washington;

**Less the East 427.4 feet thereof;
Less County Road;**

Situate in the County of King, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Ptn NW 1/4 SE 1/4 STR 25-24-4

Tax Parcel Number(s): 252404-9068-09

Dated: 10/28/2021

Signature and Notary follow on next page

This page is attached to and made a part of the Statutory Warranty Deed

Mark D. Hummel
Mark D. Hummel

Inger L. Hummel
Inger L. Hummel

STATE OF Washington

ss.

COUNTY OF King

I certify that I know or have satisfactory evidence that **Mark D. Hummel and Inger L. Hummel** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 2, 2021

Richard Zhu
Name: Richard Zhu
Notary Public in the State of Washington
Residing in Renton, WA
My Commission Expires: Nov 23, 2023

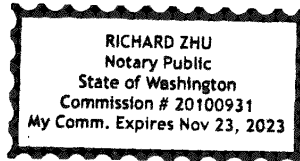


Exhibit A

Subject To:

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
2. Easement and the terms and conditions thereof:
Purpose: ingress and egress
Area affected: a portion of said premises
Recorded: June 12, 1950
Recording No.: 4024150
3. Easement and the terms and conditions thereof:
Purpose: Water line to well
Area affected: a portion of said premises
Recorded: October 7, 1958
Recording No.: 4951646
4. Matters set forth by survey:
Recorded: April 9, 2018
Recording No.: 20180409900010

- A) Concrete walk and concrete driveway appear to encroach onto 78th Avenue S.E.
- B) Fences along North, East and South property lines encroach onto neighboring properties;
- C) Rockery and retaining wall on South property line encroaches onto neighboring property;
- D) Building overhang of shed encroaches over South property line.

Any loss or damage resulting from any encroachment of perimeter fences, perimeter walls and/or plantings of any nature onto or off of the subject property.

Any rights, interests or claims that may exist or arise by reason of the above matter(s). No coverage shall be afforded for this matter or matters of the Covered Risks of the Homeowner's policy to issue.

End of Exhibit A

W 52.
D

4024150

D Jun 12-50
Jun 9-50 \$10 \$3.30 IRS \$3 at
C. T. Knox as his sep est, Vera L. Robertson, wf of Thorman,
as her sep est and Zatha Fitzgerald, a spinster
To James Arthur Whealey and Cecile F. Whealy, huf
fp cy and war to sp the flg re at in kcw

N 450 ft of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 25, tp 24 N
R 4 E W4, except the E 427.40 ft of the N 240 ft throf, and
except rds
tgw an ease for ingress and egress over the E 30 ft of the
E 427.40 ft of the N 240 ft of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$
of sd Sec and sub to a like ease over the E 30 ft of the pty
desed brin

C. T. Knox
Vera L. Robertson
Zatha Fitzgerald

kcw Jun 10-50 by C. T. Knox, Vera L. Robertson and Zatha
Fitzgerald bef Ida J. Holland up for wa resat S (ns Jan 10-51
W1 to West & Wheeler, Marion Hdg

res

1

4951646

Statutory Warranty Deed

RECORDED
VOL 3835
1958 OCT 7 PM 2 19
REQUEST OF

WASHINGTON
TITLE INSURANCE
COMPANY
SEATTLE WASHINGTON

Filed for Record at Request of

Name *Donald H. Hummel*
Address *1111 West Belmont Ave. Seattle*
Send Tax Statement to *See file*

FORM L58

Statutory Warranty Deed

THE GRANTORS RICHARD D. HUMMEL and LOIS HUMMEL, his wife,

for and in consideration of \$10.00 and other valuable consideration

in hand paid, conveys and warrants to R. F. UDOVIC, and BETTE UDOVIC, his wife,

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

The south 100 feet of the north 240 feet of the east half of the northwest quarter of the southeast quarter of section 25, Township 24 north, range 4 East, W.M., except the east 127.40 feet and except a portion conveyed to King County for road under Auditor's File No. 1626935.

The grantors herein further grant to the grantees herein an easement for a water line of the grantees from the well now in use by the grantors, said easement being at right angles with the Northern property line of the property conveyed herein to said well. After installation by grantees of their water line connecting to said well, the grantees would agree to share the expenses of repair, maintenance, and replacement costs of said well. Installation costs of said water line shall be paid by the said grantees. This easement and sharing of expenses shall be terminated when a water main is installed by a water district and which main the grantees herein can connect to.



Dated this 7 day of October, 1958.

Richard D. Hummel (SEAL)
Lois Hummel (SEAL)

355
8 50

STATE OF WASHINGTON,
County of King

On this day personally appeared before me RICHARD D. HUMMEL and LOIS HUMMEL, His wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the

SALES TAX LIEN PAID
GIVEN under my hand and official seal this 7 day of October 1958.



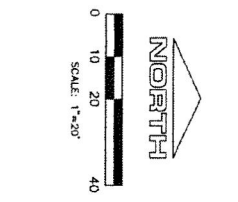
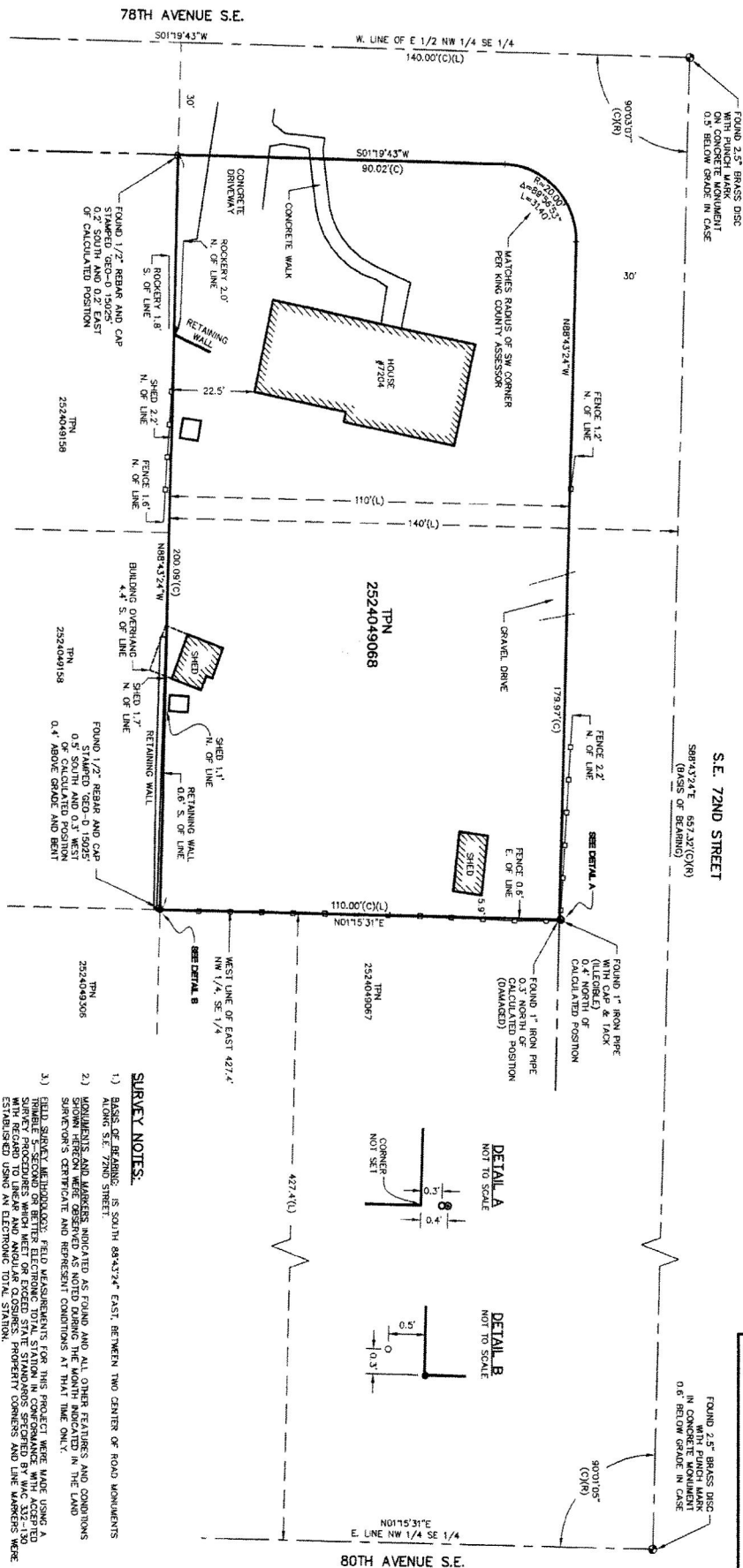
A. J. TRAPER
KING COUNTY TREASURER
E315369

Edward J. Baker
Notary Public in and for the State of Washington,
residing at Seattle.

RECORD OF SURVEY

NW 1/4 OF THE SE 1/4 SEC. 25, TWP. 24 N., RGE. 4 E., W.M.
KING COUNTY, WASHINGTON

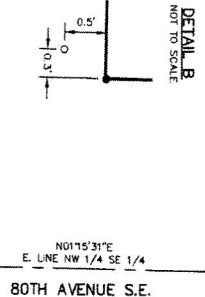
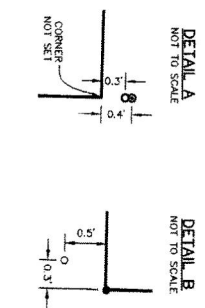
S.E. 72ND STREET
588.4324'E 657.27'(C)(R)
(BASIS OF BEARING)



- LEGEND:**
- FOUND MONUMENT IN CASE (AS NOTED)
 - FOUND IRON PIPE (AS NOTED)
 - FOUND IRON PIPE W/ CAP (AS NOTED)
 - FOUND REBAR AND CAP (AS NOTED)
 - SET REBAR AND CAP STAMPED YAP 49286
 - TAX PARCEL NUMBER
 - MEASURED OR CALCULATED BY PLS, INC.
 - (L) PER LEGAL DESCRIPTION
 - (R) RECORD OF SURVEY (ROS) - VOLUME 160/PAGE 112
 - FENCE

- LEGAL DESCRIPTION:**
- SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST 1/2 OF THE NW 1/4 OF THE SE 1/4, LESS THE EAST 427.4 FEET, AND LESS COUNTY ROAD.

- SURVEY NOTES:**
- 1) BASIS OF BEARING IS SOUTH 88°43'24" EAST BETWEEN TWO CENTERS OF ROAD MONUMENTS ALONG S.E. 72ND STREET.
 - 2) MONUMENTS AND MARKERS INDICATED AS FOUND AND ALL OTHER FEATURES AND CONDITIONS STAMPED (GO-0-15025) OR CALCULATED POSITION.
 - 3) FIELD SURVEY METHODOLOGY: FIELD MEASUREMENTS FOR THIS PROJECT WERE MADE USING A TOTAL STATION. ALL ANGULAR MEASUREMENTS WERE MADE USING THE HORIZONTAL ANGLE MEASUREMENT MODE. ALL DISTANCE MEASUREMENTS WERE MADE USING THE DISTANCE MEASUREMENT MODE. ALL MEASUREMENTS WERE MADE USING THE DISTANCE MEASUREMENT MODE. ALL MEASUREMENTS WERE MADE USING THE DISTANCE MEASUREMENT MODE.
 - 4) INSTRUMENT CALIBRATION: ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - 5) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT SHOWN HEREON. ITS USE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT THE EXPRESS REAUTHORIZATION BY THIS SURVEYOR. SIGN PAINT.
 - 6) JOB NUMBER: 0.0813 FEET = 1 INCH ON THE GROUND
 - 7) KING COUNTY TAX PARCEL NUMBER: 2524049068
 - 8) PARCEL AREA: 21,916 ± SQ. FT. (0.50 ACRES)
 - 9) THE BOUNDARY SHOWN HEREON WAS CONDUCTED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL EASEMENTS AND OTHER MATTERS OF RECORD PERTINENT TO THE SUBJECT PARCEL. ACCORDINGLY, NONE ARE SHOWN HEREON.
 - 10) HORIZONTAL DIMENSIONS, IF ANY, ARE APPROXIMATE ONLY AND ARE CALCULATED PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATIONS SHOWN. OFFSETS TO STRUCTURES ARE MEASURED TO THE EXTERIOR CORNERS.

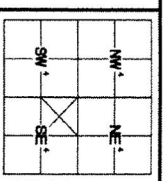


RECORDER NO.: _____
RECORPERS CERTIFICATE: _____
FILED FOR RECORD THIS _____ DAY OF _____, 2018 AT _____ IN _____ BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF _____
KURT A. PARCHER, SURVEYOR

LAND 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: _____
RICHARD HUMMEL
AUGUST 2017
KURT A. PARCHER, CERTIFICATE NO. 49286



BOUNDARY SURVEY FOR: RICHARD HUMMEL
7204 78TH AVENUE S.E.
MERCER ISLAND



INDEXING INFORMATION:
SECTION: 25
TOWNSHIP: 24 N
RANGE: 4 E
COUNTY: KING

PLS, Inc.
Professional Land Surveyors
1775 NW Main Street, #3
Issaquah, Washington 98027
(425) 313-8378 (fax) 313-8379

DRAWN BY: TDAE
DATE: 10/11/18
CHECKED BY: TDAE
SCALE: 1" = 40'
SHEET: 1 OF 1