

AFTER RECORDING MAIL TO:
Joseph Wallin
4854 E Mercer Way
Mercer Island, WA 98040

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 19-249746

Statutory Warranty Deed

Abbreviated Legal: PTN OF GOVT. LOT 1, S-19, T-24N, R-5E
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 1924059278

THE GRANTOR **Edward D. Kim and Sun Hu Kim, husband and wife**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Joseph Wallin, an unmarried person**, the following described real estate, situated in the County of King, State of Washington:

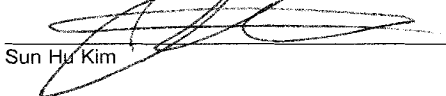
SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 26 day of JUNE, 2019.



Edward D. Kim

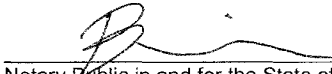


Sun Hu Kim

STATE OF Washington)
County of King) SS.

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

Dated this 26 day of June, 2019



Notary Public in and for the State of WASHINGTON
Residing at: Seattle
My appointment expires: 09-09-20



EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

THAT PORTION OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE THEREOF 1,468.82 FEET, MORE OR LESS, TO THE MEANDER CORNER;
THENCE SOUTH 0 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 415.00 FEET;
THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST 195.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST 163.00 FEET;
THENCE SOUTH 0 DEGREES 11 MINUTES 00 SECONDS WEST 76.72 FEET, MORE OR LESS, TO A LINE DESCRIBED IN DEED AND BOUNDARY LINE AGREEMENT RECORDED UNDER RECORDING NO. 6153296;
THENCE NORTH 88 DEGREES 52 MINUTES 25 SECONDS WEST ALONG SAID COMMON LINE 193.20 FEET;
THENCE NORTHEASTERLY IN A STRAIGHT LINE 68.00 FEET, MORE OR LESS, ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE NORTH LINE OF THIS PARCEL AT A POINT 17.00 FEET WESTERLY OF THE TRUE POINT OF BEGINNING, TO AN INTERSECTION WITH A LINE 12.00 FEET SOUTHERLY OF AND PARALLEL TO SAID NORTH LINE;
THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST TO A POINT WHICH BEARS SOUTH 0 DEGREES 11 MINUTES 00 SECONDS WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 0 DEGREES 11 MINUTES 00 SECONDS EAST 12.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES BY INSTRUMENT RECORDED UNDER RECORDING NO. 4811436;

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITIES BY INSTRUMENT RECORDED UNDER RECORDING NO. 4819696, EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT;

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1;
THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST 1,468.82 FEET TO THE MEANDER CORNER ON THE NORTH LINE OF SAID SECTION 19;
THENCE SOUTH 0 DEGREES 11 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 19 A DISTANCE OF 355 FEET;
THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST 205 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT;
THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST 25 FEET;
THENCE SOUTH 0 DEGREES 11 MINUTES 00 SECONDS WEST 60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, TO AN INTERSECTION WITH A LINE LYING 415 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 19;
THENCE WESTERLY ALONG SAID PARALLEL LINE TO A POINT WHICH BEARS SOUTH 0 DEGREES 11 MINUTES 00 SECONDS WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 0 DEGREES 11 MINUTES 00 SECONDS EAST 80 FEET TO THE TRUE POINT OF BEGINNING;

AND TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1;
THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST 1,468.82 FEET TO THE MEANDER CORNER ON THE NORTH LINE OF SAID SECTION 19;
THENCE SOUTH 0 DEGREES 11 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 19, A DISTANCE OF 415 FEET;
THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST 32 FEET TO THE TRUE POINT OF BEGINNING OF THIS EASEMENT;
THENCE SOUTH 0 DEGREES 11 MINUTES 00 SECONDS WEST 10 FEET;
THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST 113 FEET;
THENCE SOUTH 0 DEGREES 11 MINUTES 00 SECONDS WEST 2 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST 68.98 FEET, MORE OR LESS, TO THE MOST WESTERLY NORTHWEST CORNER OF THE ABOVE DESCRIBED MAIN TRACT;
THENCE NORTHEASTERLY ALONG THE EXTENSION OF THE WESTERLY LINE OF SAID MAIN TRACT 12.16 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST DISTANT 180 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST 180 FEET TO THE TRUE POINT OF BEGINNING;

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