



**20251104000370**

EASEMENT Rec: \$307.50  
11/4/2025 10:31 AM  
KING COUNTY, WA

When Recorded Mail To:  
Anjali Grant Design LLC  
3427 Beacon Ave. S  
Seattle, WA 98144

**NO-BUILD EASEMENT FOR FIRE SEPARATION**

Reference #s of Documents Released or Assigned...none  
Grantors: .....Herzl-Ner Tamid Conservative Congregation, a Washington Non-Profit Corporation  
Grantee: .....The City of Mercer Island, a municipal corporation of the State of Washington  
Legal Description (abbreviated): .....Portion of Government Lot 11, Section 8, Township 24 North, Range 5 East W.M.  
Assessor's Tax Parcel ID#: .....Portion of 082405-9045-07, 151560-0010-01 and 210700-0010-06

**GRANTORS, Herzl – Ner Tamid Conservative Congregation**, a Washington non-profit corporation, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF MERCER ISLAND**, a municipal corporation of the State of Washington, a no-build easement for fire separation, over, through, across, and along the following described property in Mercer Island, King County, Washington:


SEE EXHIBITS A AND B ATTACHED HERETO  
AND INCORPORATED HEREIN BY THIS REFERENCE.

The easement is a strip of land that extends 20 feet from the exterior face of the proposed buildings on parcel 082405-9045 where it extends past the interior lot lines of parcels 151560-0010-01 and 210700-0010-06, per exhibit B. This easement shall be kept clear of built structures, in perpetuity, for the purpose of maintaining a fire separation distance from said buildings in compliance with building codes. This easement shall in no event restrict the placement of structures or items in the easement areas that are not considered a part of a building or structure but are an accommodation thereto, such as parking, pathways, signage, utilities and landscaping.

This Agreement and each of the terms, provisions, conditions, and covenants herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and shall run with the land.

DATED THIS 3rd DAY OF November, <sup>2025</sup>~~2024~~. *GN*

**Herzl – Ner Tamid Conservative Congregation,**  
a Washington non-profit Corporation

By:  Dated: 11/03/2025

David Shujman, President, Board of Directors

**State of Washington**

**County of King**

I certify that I know or have satisfactory evidence that David Shujman (name of person) is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the President of the Board of Directors of Herzl-Ner Tamid Conservative Congregation, acknowledged it to be his free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 3rd Day of November, 2025

(Seal or stamp) Signature of Notary Public



*Griffin Neubauer*

Notary (print name) Griffin Neubauer  
Notary Public in and for the State of Washington, *GN*  
Residing at Loudoun County Virginia  
My appointment expires: 07/31/2029

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Description

**PARCEL A:** (APN 082405-9045-07)

THAT PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 11 WITH THE NORTH LINE OF DOYLE-HANSEN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 75 OF PLATS, PAGE 24](#), RECORDS OF KING COUNTY, WASHINGTON;  
THENCE SOUTH 89°09'34" EAST ALONG THE NORTH OF SAID DOYLE-HANSEN ADDITION, A DISTANCE OF 253.49 FEET TO THE WEST LINE OF LOT 7 OF CHANNEL CREST, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 72 OF PLATS, PAGE 63](#), RECORDS OF KING COUNTY, WASHINGTON;  
THENCE NORTH 01°12'29" EAST ALONG SAID WEST LINE, A DISTANCE OF 111.48 FEET TO THE SOUTH LINE OF TRACT "A" OF SAID CHANNEL CREST;  
THENCE SOUTH 85°39'49" WEST ALONG SAID SOUTH LINE 173.15 FEET TO SOUTHEASTERLY LINE OF LAND CONVEYED TO STATE OF WASHINGTON TOLL BRIDGE AUTHORITY UNDER RECORDING NO. 3032009;  
THENCE SOUTH 65°24'55" WEST ALONG SAID SOUTHEASTERLY LINE TO THE EASTERLY MARGIN OF EAST MERCER WAY, AS CONVEYED TO KING COUNTY UNDER RECORDING NO. 923897;  
THENCE SOUTH 01°02'29" WEST TO THE NORTH LINE OF SAID DOYLE-HANSEN ADDITION;  
THENCE SOUTH 89°09'34" EAST ALONG SAID NORTH LINE 70.61 FEET TO THE POINT OF BEGINNING.

**PARCEL B:** (APN 210700-0010-06)

LOTS 1 THROUGH 5, INCLUSIVE, DOYLE-HANSEN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 75 OF PLATS, PAGE 24](#), RECORDS OF KING COUNTY, WASHINGTON.

**PARCEL C:** (APN 151560-0010-01)

LOTS 1 THROUGH 7, INCLUSIVE, CHANNEL CREST, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 72 OF PLATS, PAGE 63](#), RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH AN UNDIVIDED 7/8THS INTEREST IN TRACT "A" OF SAID PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Exhibit "B"  
Easement Diagram

