



20260424000417

EASEMENT Rec: \$309.50  
4/24/2026 2:54 PM  
KING COUNTY, WA

When Recorded, Return to:  
Vann Lanz  
8015 SE 60<sup>th</sup> St  
Mercer Island, WA 98040

**UTILITY EASEMENT**

GRANTOR: Lapos Ventures LLC  
GRANTEE: Blair Hanson  
LEGAL DESCRIPTION: Lots 4, 5, 6, Block 19, EAST SEATTLE, according to the plat thereof recorded in Volume 3 of Plats, page 22, records of King County, Washington  
TAX ACCOUNT NOS. 5315100458 AND 5315100460

**GRANTORS' PROPERTY:**

PARCEL A (King County Assessor Parcel # 5315100458), 2430 74<sup>th</sup> Ave SE, Mercer Island, WA 98040 described as:

MC GILVRAS ISLAND ADD LOT "2" MERCER ISLAND LOT LINE REVISION SUB23-006 REC #20241203900001 SD LOT LINE REVISION BEING POR OF PCLS 2 THRU 5 SD BLK 6

SITUATE in the County of King, State of Washington

**GRANTEES' PROPERTY:**

PARCEL B (King County Assessor Parcel # 5315100460) 2424 74<sup>th</sup> Ave SE, Mercer Island, WA 98040 described as:

MC GILVRAS ISLAND ADD LOT "1" MERCER ISLAND LOT LINE REVISION SUB23-006 REC #20241203900001 SD LOT LINE REVISION BEING POR OF PCLS 2 THRU 5 SD BLK 6

SITUATE in the County of King, State of Washington

**WITNESSETH:**

That Grantor, Lapos Ventures LLC, for and in consideration of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, hereby convey to the Grantees, Blair Hanson, it successor and/ or assigns, the right, privilege and authority to have access for installation and use and maintenance of storm drainage utilities through a portion of the real property legally described above and commonly known as 2430 74<sup>th</sup> Avenue SE, Mercer Island, WA 98040 (King County Assessor Parcel # 5315100458), said easement is legally described as follows:

THAT PORTION OF LOT 2, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB23-006, RECORDED UNDER RECORDING NUMBER 20241203900001. RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE EAST 10.00 FEET OF THE WEST 78.76 FEET OF SAID LOT 2.

SAID EASEMENT CONTAINS AN AREA OF 727 SQUARE FEET, MORE OR LESS.

Grantors shall not erect any structure over or within the Easement Area legally described above.

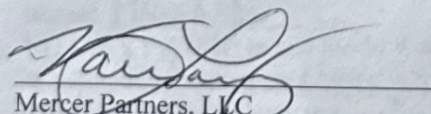
Grantees shall have the right, without prior notice to Grantors, to install, repair, reconstruct, operate and/or maintain Grantees' facilities within said easement, and to enter upon said real property without incurring any legal obligation or liability.


The Grantees agree that any existing improvements on said real property that may be disturbed or destroyed by Grantees' facilities or activities related to such facilities, will be replaced, repaired, or otherwise restored as reasonably practicable, to the pre-event condition by and at Grantees' expense.

The parties intend and agree on behalf of themselves and on behalf of their heirs, successors and assigns that this Agreement shall be a covenant running with the land and shall be binding upon all parties and their heirs, executors, administrators, successors, assigns, lessees, sub-lessees, tenants and sub-tenants.

**GRANTOR**

**GRANTEE**

  
Mercer Partners, LLC  
By: Vann Lanz, Managing Member

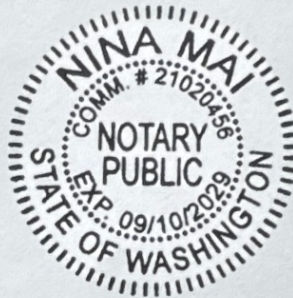
  
Blair Hanson

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me Vann Lanz, Member, Lapos Ventures LLC who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument of said company.

SUBSCRIBED AND SWORN TO before me  
This 24<sup>th</sup> day of April 2026

Name: Nina Mai  
NOTARY PUBLIC in and for the State of  
Washington, residing at: Mercer Island, WA  
My commission expires: 09/10/2029



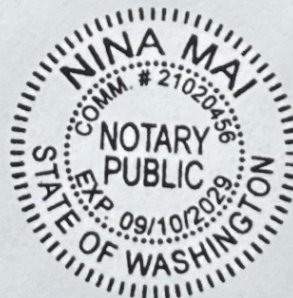
LOT 2 CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB71-004  
RECORDED UNDER RECORDING NUMBER 2624200001  
RECORDS OF KING COUNTY, WASHINGTON

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me Vann Lanz, Member, BV homes LLC who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument of said company.

SUBSCRIBED AND SWORN TO before me  
This 24<sup>th</sup> day of April 2026

Name: Nina Mai  
NOTARY PUBLIC in and for the State of  
Washington, residing at: Mercer Island, WA  
My commission expires: 09/10/2029



**EXHIBIT A  
LEGAL DESCRIPTION OF REAL PROPERTY  
PARCEL NUMBER 531510-0458**

**D.R. STRONG  
CONSULTING ENGINEERS  
KIRKLAND WA 98033**

**DRS Project No. 23001  
04/23/2026**

**LOT 2, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB23-006,  
RECORDED UNDER RECORDING NUMBER 20241203900001,  
RECORDS OF KING COUNTY, WASHINGTON.**

EXHIBIT B  
LEGAL DESCRIPTION OF STORM UTILITY EASEMENT

D.R. STRONG  
CONSULTING ENGINEERS  
KIRKLAND WA 98033

DRS Project No. 23001  
04/23/2026

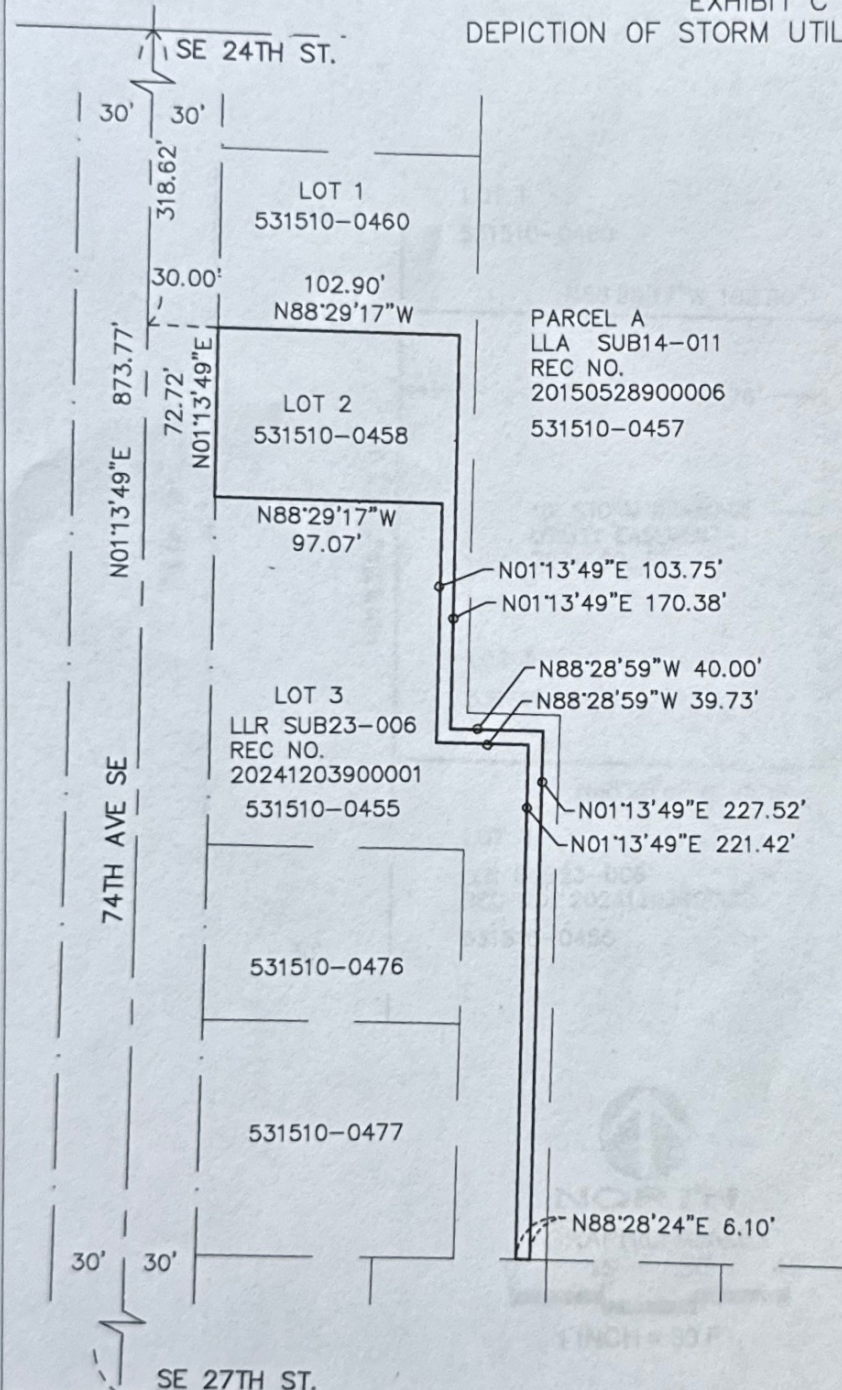
THAT PORTION OF LOT 2, CITY OF MERCER ISLAND LOT LINE REVISION NO.  
SUB23-006, RECORDED UNDER RECORDING NUMBER 20241203900001.  
RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE EAST 10.00 FEET OF THE WEST 78.76 FEET OF SAID LOT 2.

SAID EASEMENT CONTAINS AN AREA OF 727 SQUARE FEET, MORE OR LESS.

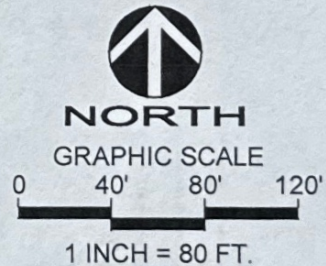


EXHIBIT C  
DEPICTION OF STORM UTILITY EASEMENT



PARCEL A  
LLA SUB14-011  
REC NO.  
20150528900006  
531510-0457

LOT 3  
LLR SUB23-006  
REC NO.  
20241203900001  
531510-0455



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**STORM UTILITY EASEMENT**

PARCEL 531510-0458  
MERCER ISLAND, WA 98040  
EXHIBIT C

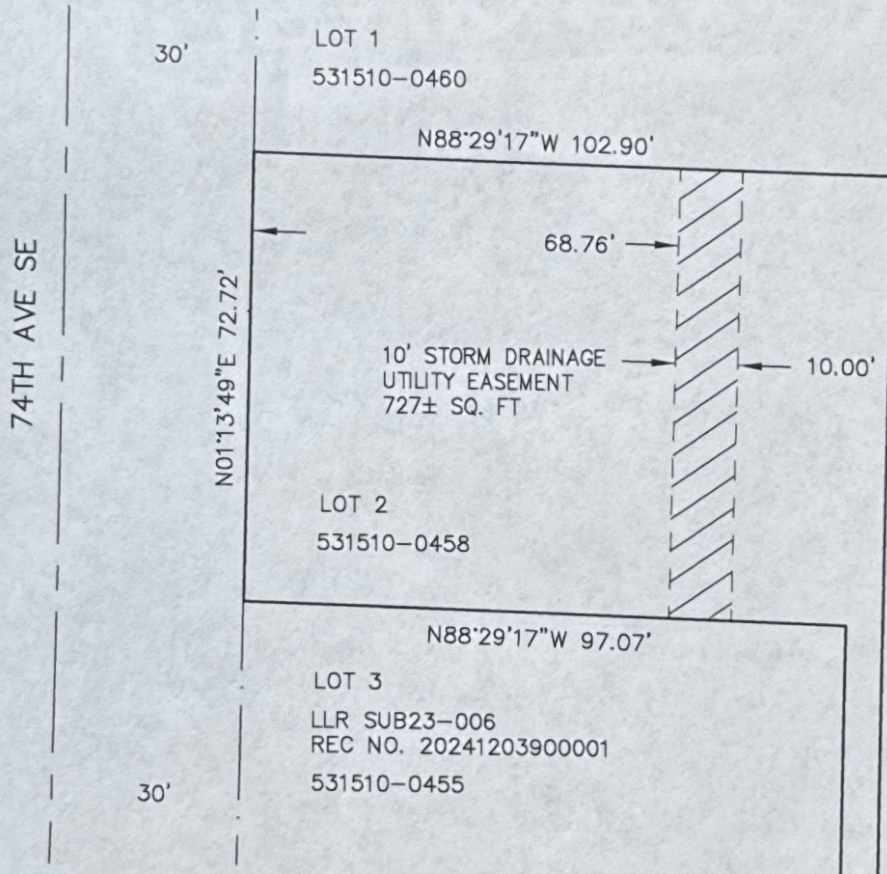


D.R. STRONG  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3053 F 425.827.3423

PROJECT SURVEYOR: DAS  
DRAFTED BY: DAS  
FIELD BOOK: N/A  
DATE: 04/23/2026  
PROJECT NO.: 23001

DRAWING: EXHIBIT C  
SHEET: 1 OF 2

EXHIBIT C  
DEPICTION OF STORM UTILITY EASEMENT



NORTH

GRAPHIC SCALE



1 INCH = 30 FT.



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**STORM UTILITY EASEMENT**

PARCEL 531510-0458  
MERCER ISLAND, WA 98040  
EXHIBIT C



**D.R. STRONG**  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.3423

PROJECT SURVEYOR: DAS  
DRAFTED BY: DAS  
FIELD BOOK: N/A  
DATE: 04/23/2026  
PROJECT NO.: 23001

DRAWING: EXHIBIT C  
SHEET: 2 OF 2