

Instrument Number: 20230630000030 Document:WD Rec: S207.50 Page-1 of 5
Excise Docs: 3243790 Selling Price: \$3,055,000.00 Tax Amount: \$76,005.00 Record Date:6/30/2023 8:14 AM
Electronically Recorded King County, WA

When recorded return to:
Gregory Kicska and Kathleen Lin
5257 Forest Ave SE
Mercer Island, WA 98040

Insured by Chicago Title
0255067-ETU-NT

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110
Bellevue, WA 98005

Escrow No.: 0255067-ETU

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter D. Weiss and Robin J. Weiss, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Gregory Kicska and Kathleen Lin, a married couple

the following described real estate, situated in the County of King, State of Washington:
LOT B OF MERCER ISLAND SHORT PLAT NO. MI-79-03-09, RECORDED UNDER
RECORDING NO. 7911280615, BEING A SUBDIVISION OF LOTS 4 THROUGH 8 AND 23
THROUGH 27, BLOCK 2, AND PORTION OF VACATED BORDER STREET AND OF VACATED
ANDERSON STREET, GROVELAND PARK, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 8 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 294890-0013-07

Subject to:

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

Instrument Number: 20230630000030 Document:WD Rec: \$207.50 Page-2 of 5
Record Date:6/30/2023 8:14 AM King County, WA

STATUTORY WARRANTY DEED

(continued)

Dated: 6/26/23

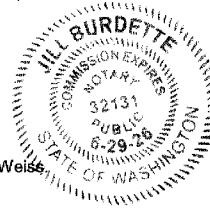
Peter D. Weiss
Peter D. Weiss

Robin J. Weiss

State of Washington
County of King

This record was acknowledged before me on 6/26/23 by Peter D. Weiss.

Jill Burdette
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 04/29/2026



State of _____
County of _____

This record was acknowledged before me on _____ by Robin J. Weiss.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

Instrument Number: 20230630000030 Document:WD Rec: \$207.50 Page-3 of 5
Record Date:6/30/2023 8:14 AM King County, WA

STATUTORY WARRANTY DEED
(continued)

Dated: 6/26/23

Peter D. Weiss
Robin J. Weiss
Robin J. Weiss

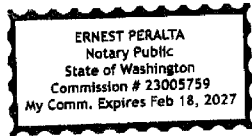
State of _____
County of _____
This record was acknowledged before me on _____ by Peter D. Weiss.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of WA
County of KING
This record was acknowledged before me on 06/26/2023 by Robin J. Weiss.

Ernest Peralta

(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: FEB 18, 2027



Instrument Number: 20230630000030 Document:WD Rec: \$207.50 Page-4 of 5
 Record Date:6/30/2023 8:14 AM King County, WA

EXHIBIT "A"
 Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Groveland Park:
 Recording No: 94074
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. MI-79-03-09:
 Recording No: 7911260815
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
 Recording No: 20170830900011
4. Side Sewer Easement
 Recording Date: October 7, 1987
 Recording No.: 6244454
 Width: 4 feet
 Affects: An undisclosed portion of said Land along the line as constructed
 Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said side sewer by the common users.
5. Drainage Covenant and the terms and conditions thereof:
 Recording Date: March 4, 1980
 Recording No.: 8003040183
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company, a Massachusetts Corporation
 Purpose: Electric transmission and distribution line
 Recording Date: December 31, 1940
 Recording No.: 3138760
 Affects: Along line as constructed
7. Notice of Additional Tap or Connection Charges and the terms and conditions thereof:
 Recording Date: December 6, 1977
 Recording No.: 7712060812
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.

Instrument Number: 20230630000030 Document:WD Rec: \$207.50 Page-5 of 5
Record Date:6/30/2023 8:14 AM King County, WA

EXHIBIT "A"

Exceptions
(continued)

9. City, county or local improvement district assessments, if any.