

When recorded return to:  
Daniel Prescott Thygesen  
PO BOX 40346, Bellevue  
Bellevue, WA 98015

CTI 0199581-04

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700  
Seattle, WA 98104

Escrow No.: 0199581-04

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Strong, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Daniel Prescott Thygesen, a single man

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

LOT 6, BLOCK 2, GOODBODY'S ADDITION TO MERCER ISLAND, ACCORDING TO THE PLAT  
THEREOF, RECORDED IN VOLUME 64 OF PLATS, PAGE 9, IN KING COUNTY,  
WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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

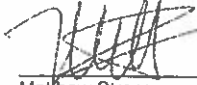

Tax Parcel Number(s): 283600-0130-09

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

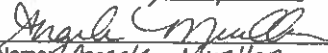
Dated: February 16, 2021

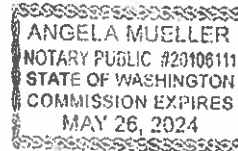
  
\_\_\_\_\_  
Matthew Strong  
  
\_\_\_\_\_  
Graham Lord, for acknowledgement only

State of WASHINGTON  
County of KING

I certify that I know or have satisfactory evidence that Matthew Strong is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 19, 2021

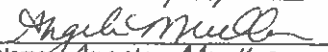
  
\_\_\_\_\_  
Name: Angela Mueller  
Notary Public in and for the State of WA  
Residing at: Belleve  
My appointment expires: 5-26-2024

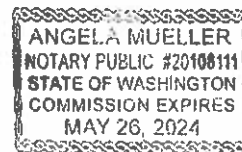


State of WASHINGTON  
County of KING

I certify that I know or have satisfactory evidence that Graham Lord is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 19, 2021

  
\_\_\_\_\_  
Name: Angela Mueller  
Notary Public in and for the State of WA  
Residing at: Belleve  
My appointment expires: 5-26-2024



**EXHIBIT "A"**  
Exceptions

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

1. Agreement and the terms and conditions thereof:  
Executed by: Dan S. Goodbody and Florence D. Goodbody, his wife & P.E. Wamba and Clarice M. Wamba, his wife  
Recording Date: September 1, 1954  
Recording No.: 4481562
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
Recording Date: April 6, 1960  
Recording No.: 5148529
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Goodbody's Addition to Mercer Island:  
Recording No: 5145992
4. Notice of furnishing professional services, and the terms and conditions thereof:  
Recording Date: May 20, 2019  
Recording No.: 20190520001059
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 20200818900023
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.



The Director of Records & Licensing,  
King County, State of Washington do  
hereby certify the foregoing document  
is a true and correct copy of the  
document recorded in our office.

Director of Records & Licensing,

By 

Deputy

Gisselle  
Arcoxa

On this Day of 12/18/2024 at 1:16 PM