

Return Address:

4649 Forest Ave SE
Mercer Island WA
98040



20250321000281

NOTICE Rec: \$306.50
3/21/2025 10:03 AM
KING COUNTY, WA

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Notice on Title 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. City of Mercer Island
2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. Kim T. Nguyen
2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

PORTION OF LOTS 15, 16, 17, LAKE ISLE

Additional legal is on page 1 of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet

assigned 404500-0080

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

Document Title(s) (or transactions contained herein)

Notice on Title

Reference number(s) of documents assigned or released _____

Additional reference number of page _____ of document(s)

Additional names on page _____ of document(s)

Legal description (abbreviated)

LAKE ISLE ADD POR 15&16 LY NLY OF LN BAAP ON E LN OF 15 WCH IS 20 FT NLY OF SE COR THOF TH WLY PLT S LN OF SD 15 DIST OF 90 FT TH NLY PLT E LN OF SD 15 DIST OF 13 FT TH WLY PLT SD S LN 20 FT TH NLY PLT E LN OF SD 15 & 16 DIST OF 47 FT TH WLY PLT SD S LN 137FT TH SLY PLT E LN OF SD 15 & 16 DIST OF 40.27 FT TH WLY PLT SD S LN 70.30 FT TAP AT ELY END OF C/L OF DOCK TH CONTG WLY PLT SD S LN TO WLY BDY OF SD 15 & TERMINUS OF SD LN TGW 2ND CL SH LDS ADJ LESS W 23 FT OF E 204.80 FT OF N 5 FT OF SD 16 LESS W 43 FT OF E 247.80 FT OF SD 16 TGW S 5 FT OF E 75 FT OF LOT 17

Assessor's Property Tax Parcel/Account Number(s) 404500-0080

DO NOT WRITE IN MARGINS

The Auditor/Recorder will rely on the information provided on this form.
The staff will not read the attached document to verify the accuracy or completeness of the indexing information provided herein.

For Permits Number SHL24-022, CAO24-030

For Parcel Number 404500-0080

Street Address 4649 Forest Ave SE, Mercer Island, WA 98040

This property contains critical areas (e.g. wetlands, streams, geologically hazardous areas, etc.) and/or critical area buffers as defined by the Mercer Island City Code (MICC) 19.07 and regulated by provisions in MICC 19.07.160, MICC 19.07.170, MICC 19.07.180, and/or MICC 19.07.190.

Due to development activity within a critical area and/or associated buffer, a City of Mercer Island Critical Area Study and Mitigation Plan has been required to be prepared and implemented for this property. This mitigation plan may have required some or all of the following: grading, soil amendments, native vegetation planting, watering, habitat feature or structure installation, fencing, signage, performance and/or maintenance bonding, annual maintenance, and annual monitoring reporting to be performed by a qualified professional at the property owner's expense. For further information regarding related requirements and limitations, please contact the City of Mercer Island Community Planning and Development Department.

This notice shall run with the land and shall not be removed except upon specific written authorization approved by the City of Mercer Island and recorded herein by King County.

I, Kim T. Nguyen, hereby certify that I am the owner of the above-referenced property.

Owner's Signature 

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 21st day of March, 2025.

Notary Seal

Notary Public
State of Washington
Jacob Gregory McBride
Commission No. 20102529
Commission Expires 05-31-27


Notary Public Signature

Jacob McBride
Notary Public Printed Name

05-31-2027
Commission Expiration

Attachment

LEGAL DESCRIPTION

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Owner's Signature 

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