

When recorded return to:
Dheeraj Koneru
7002 93rd Ave SE
Mercer Island, WA 98040

CTI-0204406-ETU

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

7525 SE 24th St., Suite 325
Mercer Island, WA 98040

Escrow No.: 0204406-ETU

STATUTORY WARRANTY DEED

THE GRANTOR(S) WWX2 Ltd LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dheeraj Koneru, an unmarried person

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

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

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

PTN. GOVT LT 1, SEC 30-24N-5E

Tax Parcel Number(s): 302405-9153-07

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 22, 2021

WWX2 Ltd LLC, a Washington limited liability company

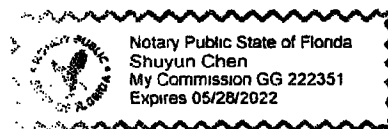
BY: Wenxue Wang
Wenxue Wang
Member

State of ~~WASHINGTON~~ ^{FL}
County of ~~KING~~ ^{Orange}

I certify that I know or have satisfactory evidence that Wenxue Wang is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Member of WWX2 Ltd LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 04/22/2021

Shuyun Chen
Name: Shuyun Chen
Notary Public in and for the State of FL
Residing at: Seminole County
My appointment expires: 05/28/2022



Official Copy

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 302405-9153-07

THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1. SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND THE SOUTH 471 FEET THEREOF AND EASTERLY OF A LINE PARALLEL WITH AND 1588.78 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

EXCEPT THE SOUTH 9 FEET THEREOF;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS IN FRONT AND ABUTTING UPON SAID PORTION OF SAID GOVERNMENT LOT 1;

TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY EXTENDING NORTHWESTERLY TO EAST MERCER WAY APPURTENANT OF THE PROPERTY HEREBY CONVEYED.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Unofficial Copy

EXHIBIT "B"
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, 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: 20180606900011

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: July 15, 1982
Recording No.: 8207159002

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mercer Island Sewer District
Purpose: Sewer pipe line and lines and all necessary connections and appurtenances thereto
Recording Date: July 8, 1964
Recording No.: 5758769
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Maintaining the existing private sewer line
Recording Date: October 28, 1968
Recording No.: 6426307
Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mercer Island, a municipal corporation
Purpose: Storm drainage system
Recording Date: June 25, 1996
Recording No.: 9606250590
Affects: Portion of said premises

6. Notice of Sewer and/or Water Connection Charge

Recording Date: December 6, 1977
Recording No.: 7712060812

7. License to use the existing water delivery system for lawn sprinkling purposes; said license is revocable at the will of Grantor; disclosed by instrument recorded under Recording Number 6426307.

8. Question of location of lateral boundaries of said second class tidelands or shorelands.

9. Any question that may arise due to shifting or change in the course, boundaries or high water line of Lake Washington or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any; lying in the bed or former bed of Lake Washington.

EXHIBIT "B"

**Exceptions
(continued)**

10. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.

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