



**CHICAGO TITLE INSURANCE COMPANY**

FILED FOR RECORD AT REQUEST OF

CHICAGO TITLE INSURANCE COMPANY  
10500 NE 8TH STREET, SUITE 1760  
BELLEVUE, WASHINGTON 98004

THIS SPACE PROVIDED FOR RECORDER'S USE

WHEN RECORDED RETURN TO  
JEFFREY D. ANDERSON  
6224 E. MERCER WAY  
MERCER ISLAND, WASHINGTON 98040

436074

15494-90-870300-00  
E1454167 10/27/95

**STATUTORY WARRANTY DEED**

THE GRANTOR

BERNARD S. GOPFE, AN UNMARRIED MAN AS HIS SEPARATE ESTATE AND AS THE TRUSTEE OF  
THE ARNA MERYL GOPFE CREDIT TRUST

for and in consideration of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to  
JEFFREY D. ANDERSON AND MARY V. ANDERSON, HUSBAND AND WIFE

the following described real estate situated in the County of KING State of Washington:  
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A  
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE  
MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Dated: OCTOBER 2, 1995

THE ARNA MERYL GOPFE CREDIT TRUST

*Bernard S. Goffe*  
\_\_\_\_\_  
BERNARD S. GOPFE

*Bernard S. Goffe Trustee*  
\_\_\_\_\_  
BY: BERNARD S. GOPFE, TRUSTEE

STATE OF WASHINGTON SS  
COUNTY OF KING

ON THIS 5TH DAY OF OCTOBER, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN  
AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED  
BERNARD S. GOPFE KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE  
WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND  
VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

*Tamy Taylor*  
\_\_\_\_\_

PRINTED NAME: TAMMY TAYLOR  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT LYNNWOOD, COUNTY OF SNOHOMISH

MY COMMISSION EXPIRES ON 12/19/95



SEE NEXT PAGE

LPRN10-7-2193.ec

9510271190

Chicago Title Insurance Co.  
151027-1190 12:27:00 PM KING COUNTY PUBLIC RECORDS - \$14.00

STATUTORY WARRANTY DEED  
(continued)

STATE OF WASHINGTON  
COUNTY OF KING

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I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BERNARD S. GOPPE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS TRUSTEE OF THE ARNA MERYL GOPPE CREDIT TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/5/95



PRINTED NAME: TAMMY TAYLOR  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT LYNNWOOD, COUNTY OF SNOHOMISH

MY APPOINTMENT EXPIRES 12/19/95



9510271190

CHICAGO TITLE INSURANCE COMPANY

Escrow No: 436074

EXHIBIT A

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of KING, and is described as follows:

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF EAST MERCER WAY WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 500 FEET OF SAID GOVERNMENT LOT 4; THENCE NORTH 89°27'00" EAST ALONG SAID SOUTH LINE 354.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°27'00" EAST ALONG SAID SOUTH LINE 191.50 FEET; THENCE NORTH 00°33'00" WEST 20.00 FEET; THENCE NORTH 04°45'18" EAST 70.30 FEET; THENCE NORTH 89°27'00" EAST 50.00 FEET; THENCE SOUTH 00°33'00" EAST 10.00 FEET; THENCE NORTH 89°27'00" EAST TO THE SHORE LINE OF LAKE WASHINGTON; THENCE NORTHERLY ALONG SAID SHORE LINE 10 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 10 FEET OF SAID SOUTH 500 FEET OF GOVERNMENT LOT 4; THENCE SOUTH 89°27'00" WEST ALONG SAID NORTH LINE TO A POINT WHICH IS NORTH 89°27'00" EAST DISTANT 253.00 FEET AND NORTH 00°33'00" WEST 90.00 FEET RESPECTIVELY FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 00°33'00" WEST 5.00 FEET; THENCE SOUTH 89°27'00" WEST 253.00 FEET; THENCE SOUTH 00°33'99" EAST 95.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING THE SOUTH 10 FEET OF THE NORTH 20 FEET OF SAID SOUTH 500 FEET OF GOVERNMENT LOT 4;

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF EAST MERCER WAY WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 500 FEET OF SAID GOVERNMENT LOT 4; THENCE NORTH 89°27'00" EAST ALONG SAID SOUTH LINE 174.00 FEET; THENCE NORTH 00°33'00" WEST 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°33'00" EAST 20.00 FEET; THENCE NORTH 89°27'00" EAST PARALLEL TO THE NORTH LINE OF SAID SOUTH 500 FEET 228.00 FEET; THENCE NORTH 00°33'00" WEST 20.00 FEET TO SAID NORTH LINE OF THE SOUTH 500 FEET; THENCE SOUTH 89°27'00" 228.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT;

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES, 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF EAST MERCER WAY WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 500 FEET OF SAID GOVERNMENT LOT 4; THENCE NORTH 89°27'00" EAST ALONG SAID SOUTH LINE 174.00 FEET; THENCE NORTH 00°33'00" WEST 90.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 89°27'00" WEST PARALLEL TO THE NORTH LINE OF SAID SOUTH 500 FEET 180.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 40 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 60 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF EAST MERCER WAY;

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES 10 FEET IN WIDTH, THE NORTH LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF EAST MERCER WAY WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 500 FEET OF SAID GOVERNMENT LOT 4; THENCE NORTH 89°27'00" EAST ALONG SAID SOUTH LINE 402.00 FEET;

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EXHIBIT A

LEGAL DESCRIPTION (continued)

THENCE NORTH 00°33'00" WEST 100.00 FEET TO THE NORTH LINE OF SAID SOUTH 500 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SAID NORTH LINE OF 10 FOOT WIDE EASEMENT;  
THENCE NORTH 89°27'00" EAST ALONG SAID NORTH LINE 190.00 FEET TO THE TERMINUS OF SAID NORTH LINE OF 10 FOOT WIDE EASEMENT;  
EXCEPT THAT PORTION LYING WITHIN THE MAIN TRACT.

PARCEL B:

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF EAST MERCER WAY WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 500 FEET OF GOVERNMENT LOT 4;  
THENCE NORTH 89°27'00" EAST ALONG SAID SOUTH LINE A DISTANCE OF 174.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°27'00" EAST ALONG SAID SOUTH LINE A DISTANCE OF 180.00 FEET;  
THENCE NORTH 00°33'00" WEST A DISTANCE OF 95.00 FEET;  
THENCE NORTH 89°27'00" EAST A DISTANCE OF 253.00 FEET;  
THENCE SOUTH 00°33'00" EAST A DISTANCE OF 5 FEET;  
THENCE NORTH 89°27'00" EAST TO THE SHORE LINE OF LAKE WASHINGTON;  
THENCE NORTH ALONG SAID SHORE LINE TO THE NORTH LINE OF THE SOUTH 500 FEET OF GOVERNMENT LOT 4;  
THENCE WEST ALONG SAID NORTH LINE TO A POINT LYING NORTH 00°33'00" WEST OF THE POINT OF BEGINNING;  
THENCE SOUTH 00°33'00" EAST A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING THE NORTH 10 FEET OF THE SOUTH 500 FEET OF GOVERNMENT LOT 4; AND

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES, 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF EAST MERCER WAY WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 500 FEET OF GOVERNMENT LOT 4;  
THENCE NORTH 89°27'00" EAST ALONG SAID SOUTH LINE A DISTANCE OF 174.00 FEET;  
THENCE NORTH 00°33'00" WEST A DISTANCE OF 90.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;  
THENCE SOUTH 89°27'00" WEST, PARALLEL TO THE NORTH LINE OF SAID SOUTH 500 FEET, A DISTANCE OF 180.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 40 FEET;  
THENCE ALONG SAID CURVE, A DISTANCE OF 60 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF EAST MERCER WAY.

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EXHIBIT B

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY  
PURPOSE: ELECTRIC TRANSMISSION LINE OVER SAID PREMISES  
AREA AFFECTED: SOUTHERLY PORTION OF SAID PREMISES  
RECORDED: APRIL 15, 1952  
RECORDING NUMBER: 4227581

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: REAL ESTATE CONTRACT  
IN FAVOR OF: OWNERS  
PURPOSE: UTILITY  
AFFECTS: NORTHERLY PORTION OF SAID PREMISES  
RECORDED: APRIL 12, 1961  
RECORDING NUMBER: 5271770 AND OTHER INSTRUMENTS OF RECORD

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: WATER DISTRICT NO. 93, KING COUNTY, WASHINGTON  
PURPOSE: WATER PIPE LINE OR LINES  
AREA AFFECTED: WESTERLY PORTION OF SAID PREMISES  
RECORDED: FEBRUARY 5, 1963  
RECORDING NUMBER: 5540359

THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: WATER DISTRICT NO. 93  
PURPOSE: WATER PIPELINE OR LINES  
AREA AFFECTED: PORTION OF SAID PREMISES AS DESCRIBED IN SAID INSTRUMENT  
RECORDED: FEBRUARY 05, 1963  
RECORDING NUMBER: 5540360

THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT  
PURPOSE: SEWER LINES AND PUMP STATIONS  
AREA AFFECTED: PORTIONS OF SAID PREMISES AND OTHER PROPERTY, AS DESCRIBED IN SAID INSTRUMENT  
RECORDED: JUNE 19, 1964  
RECORDING NUMBER: 5750998

SAID EASEMENT IS PARTIALLY RELINQUISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8703171318.

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EXHIBIT B

(continued)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: STATUTORY WARRANTY DEED  
IN FAVOR OF: ADJOINING OWNERS  
PURPOSE: UTILITY  
AFFECTS: SOUTHERLY 5 FEET  
RECORDED: JANUARY 29, 1965  
RECORDING NUMBER: 5838503 AND OTHER INSTRUMENTS OF RECORD

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: STATUTORY WARRANTY DEED  
IN FAVOR OF: ADJOINING OWNERS  
PURPOSE: ROAD AND UTILITY  
AFFECTS: NORTHERLY PORTION  
RECORDED: JANUARY 29, 1965  
RECORDING NUMBER: 5838503 AND OTHER INSTRUMENTS OF RECORD

SAID EASEMENT HAS BEEN MODIFIED BY QUIT CLAIM DEEDS, RECORDED UNDER RECORDING NUMBER 7208080591 AND 9203181061.

AN EASEMENT FOR SIDE SEWER AFFECTING THE PORTION OF SAID PREMISES STATED HEREIN AND CONTAINING A PROVISION FOR BEARING EQUAL COSTS OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID COMMON SEWER BY THE USERS:

WIDTH: 4 FEET  
LOCATION: AS CONSTRUCTED  
RECORDED: AUGUST 08, 1972  
RECORDING NUMBER: 7208080593

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: THE CITY OF MERCER ISLAND  
PURPOSE: WATER PIPE LINE OR LINES  
AREA AFFECTED: PORTION OF SAID PREMISES AS DESCRIBED IN SAID INSTRUMENT  
RECORDED: JANUARY 15, 1976  
RECORDING NUMBER: 7601150421

UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION  
PURPOSE: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AND ALL NECESSARY APPURTENANCES  
AREA AFFECTED: THE SOUTH 5 FEET OF THE WEST 30 FEET OF SAID PREMISES AND THE SOUTH 10 FEET OF THE EAST 70 FEET OF SAID PREMISES  
RECORDED: MAY 27, 1983  
RECORDING NUMBER: 8305270539

CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITIES WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.

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EXHIBIT B

(continued)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: CITY OF MERCER ISLAND  
 PURPOSE: PUBLIC UTILITY VAULT AND LINES  
 AREA AFFECTED: PORTION OF SAID PREMISES AS DESCRIBED  
 IN SAID INSTRUMENT  
 RECORDED: JUNE 21, 1983  
 RECORDING NUMBER: 8306210891

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PACIFIC NORTHWEST BELL TELEPHONE  
 COMPANY, A WASHINGTON CORPORATION  
 PURPOSE: UNDERGROUND COMMUNICATION LINES  
 AREA AFFECTED: THE SOUTH 5 FEET OF THE WEST 30 FEET  
 AND THE SOUTH 10 FEET OF THE EAST 70  
 FEET OF SAID PREMISES  
 RECORDED: JULY 13, 1983  
 RECORDING NUMBER: 8307130904

COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY:

PURPOSE OF EASEMENT: ROADWAY  
 RECORDING NUMBER: 5095815, AND OTHER INSTRUMENTS OF  
 RECORD

SAID INSTRUMENT HAS BEEN MODIFIED BY INSTRUMENT, RECORDED UNDER RECORDING NUMBER 5271669.

RESTRICTIONS CONTAINED IN INSTRUMENT:

RECORDED: OCTOBER 27, 1959  
 RECORDING NUMBER: 5095815

EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY; RECORDED UNDER RECORDING NUMBER 1579699.

AFFECTS: SECOND CLASS SHORELANDS

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: OWNERS  
 AND: ADJOINING OWNERS  
 RECORDED: OCTOBER 19, 1965  
 RECORDING NUMBER: 5942521  
 REGARDING: CONSTRUCTION OF DOCK, PUMP STATION, AND  
 CABANA BUILDING

RELEASE OF DAMAGE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: MERCER ISLAND SEWER DISTRICT

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CHICAGO TITLE INSURANCE COMPANY

Escrow No.: 436074

EXHIBIT B

(continued)

AND: DR. BERNARD S. GOPPE  
RECORDED: AUGUST 08, 1972  
RECORDING NUMBER: 7208080592

RELEASING MERCER ISLAND SEWER DISTRICT, ITS BOARD OF COMMISSIONERS, AND EMPLOYERS FROM ALL FUTURE CLAIMS FOR DAMAGES RESULTING FROM: DAMAGE TO THAT PORTION OF THE WALKWAY ON THE WEST SIDE OF OUR RESIDENCE OVERLYING THE EASEMENT FOR THE POWER LINE TO PUMP STATION #22, IN THE EVENT IT IS NECESSARY TO GAIN ACCESS TO THAT PORTION OF THE POWER LINE UNDERLYING THE WALKWAY IN QUESTION

QUESTION OF LOCATION OF LATERAL BOUNDARIES OF SAID SECOND CLASS TIDELANDS OR SHORELANDS.

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 HAS BEEN FORMERLY COVERED BY WATER.

PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE, NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER.

THE FOLLOWING MATTERS DISCLOSED BY SURVEY PREPARED BY TRIAD ASSOCIATES UNDER JOB NO. 95-236:

A. ASPHALT DRIVEWAY APPURTENANT THE EASTERLY ADJOINER OVER THE NORTHEASTERLY PORTION OF SAID PREMISES.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

DISCLOSED BY: STATUTORY WARRANTY DEED  
IN FAVOR OF: PROPERTY ADJOINING SAID PREMISES ON THE EAST  
PURPOSE: ROAD AND UTILITIES  
AFFECTS: A PORTION OF THE NORTH 10 FEET OF SAID  
PREMISES  
RECORDED: OCTOBER 15, 1965  
RECORDING NUMBER: 5941018

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