



First American Title Insurance Company

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Filed for Record at Request of

Name Betty L. Drumheller
HANSON, BAKER, LUDLOW & DRUMHELLER
Address 10777 Main Street
Suite 300
City and State Bellevue, Washington 98004
(206) 454-3374

E1373719 05/10/1994 1780.00 100000.00

Statutory Warranty Deed

9405100712

THE GRANTOR ROGER J. GREGORY and BARBARA R. GREGORY, Husband and Wife
for and in consideration of ONE HUNDRED THOUSAND AND NO/100
in hand paid, conveys and warrants to JACK A. HANOVER III and MYRA B. HANOVER, Husband
and Wife
the following described real estate, situated in the County of KING, State of Washington:

SEE ATTACHED EXHIBIT A

SUBJECT TO: EXHIBIT B

Ref. # 412560-9

Dated APRIL 29, 1994

Roger J. Gregory
ROGER J. GREGORY

Barbara R. Gregory
BARBARA R. GREGORY

STATE OF WASHINGTON }
COUNTY OF KING } ss.

On this day personally appeared before me
Roger J. Gregory and
Barbara R. Gregory
to me known to be the individual(s) described in and who
executed the within and foregoing instrument, and
acknowledged that they signed the same
as their free and voluntary act and deed,
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
6th day of May, 1994
Marilyn K. Brown
Notary Public in and for the State of Washington, residing at
Bellevue.



STATE OF WASHINGTON }
COUNTY OF } ss.

On this _____ day of _____, 19_____,
before me, the undersigned, a Notary Public in and for the State of Washington, duly com-
missioned and sworn, personally appeared _____

and _____
to me known to be the _____ President and _____ Secretary,
respectively, of _____
the corporation that executed the foregoing instrument, and acknowledged the said instru-
ment to be the free and voluntary act and deed of said corporation, for the uses and purposes
therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed is the corporate seal of said
corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

EXHIBIT "A"

THAT PORTION OF LOT 1, GREGORY ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 72 OF PLATS, PAGE 69, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 1°25'38" EAST ALONG THE WEST LINE OF SAID LOT 1 5.00 FEET;
THENCE SOUTH 88°38'07" EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 1 227.41 FEET;

THENCE NORTH 1°21'53" EAST 5.00 FEET;
THENCE SOUTH 88°38'07" EAST 38 FEET, MORE OR LESS, TO THE PRESENT SHORE LINE OF LAKE WASHINGTON;

THENCE EASTERLY ALONG A LINE 10 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1 TO THE OUTER LIMITS OF THE SECOND CLASS SHORELANDS;
THENCE SOUTHERLY ALONG SAID OUTER LIMITS TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS A PORTION OF LOT 1 OF CITY OF MERCER ISLAND LOT LINE ADJUSTMENT NUMBER 940118 RECORDED UNDER RECORDING NUMBER 9403259005)

Together with an undivided interest in the existing dock.

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EXHIBIT "B"

SPECIAL EXCEPTIONS

A 1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: POLE LINES
AREA AFFECTED: ALONG A CENTERLINE, FOLLOWING THE DIRECTION OF A PRIVATE ROAD OR AS MAY BE RELOCATED BY MUTUAL CONSENT
RECORDED: MARCH 29, 1938
RECORDING NUMBER: 2990205

B 2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: WATER LINE
AREA AFFECTED: AN UNDISCLOSED PORTION OF SAID PREMISES AND OTHER PROPERTY
RECORDED: APRIL 22, 1960
RECORDING NUMBER: 5154315

C 3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPELINE
AREA AFFECTED: THE SOUTHERLY 10 FEET OF SAID PREMISES AND THE EASTERLY 25 FEET ADJACENT TO AND INLAND OF THE HIGHWATER MARK, AND OTHER PROPERTY
RECORDED: NOVEMBER 5, 1962
RECORDING NUMBER: 5501889

D 4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPELINE AND LINES AND ALL NECESSARY CONNECTIONS AND APPURTENANCES THERETO
AREA AFFECTED: THE SOUTH 12 FEET OF LOT 1 OF SAID PLAT AND A 10 FOOT STRIP AS CONSTRUCTED ACROSS THE SECOND CLASS SHORELANDS
RECORDED: JUNE 19, 1964
RECORDING NUMBER: 5750937

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E 5. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED:

FROM: OSCAR ENGSTROM AND HILDA V. ENGSTROM
RECORDED: MAY 23, 1927
RECORDING NUMBER: 2355301

AS FOLLOWS: GRANTORS RESERVE THE RIGHT TO USE THE ROAD OVER THE ABOVE DESCRIBED LAND, ALSO THE RIGHT TO LAY AND MAINTAIN WATER PIPES OVER SAID LAND

F 6. RESTRICTIONS CONTAINED IN SAID PLAT AS FOLLOWS:

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE USE DISTRICT IN WHICH LOCATED. EACH LOT SHALL HAVE AN UNDIVIDED ONE-QUARTER INTEREST IN THE "COMMUNITY TRACT" AND THE "PRIVATE ROAD" SERVICE AND UTILITY EASEMENT SHOWN HEREON. SAID "COMMUNITY TRACT" SHALL BE USED AS A PRIVATE PARK, PLAYGROUND AND RECREATIONAL AREA AND THE PUBLIC, AT THE SOLE OPTION OF THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, SHALL HAVE A RIGHT OF ENTRY IF SAID AREA SHALL CEASE TO BE USED FOR SAID PURPOSES, SAID UTILITY EASEMENT SHALL BE FOR ALL PRIVATE AND MUNICIPAL CORPORATIONS PRESENTLY SERVING THE AREA INCLUDING CITY OF MERCER ISLAND, KING COUNTY, WATER DISTRICT NO. 93, MERCER ISLAND SEWER DISTRICT, PUGET SOUND POWER & LIGHT COMPANY, PACIFIC NORTHWEST BELL TELEPHONE COMPANY AND WASHINGTON NATURAL GAS COMPANY.

G 7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: JACK A. HANOVER, III AND MYRA B. HANOVER,
HUSBAND AND WIFE, ROGER H. GREGORY AND
BARBARA R. GREGORY, HUSBAND AND WIFE
AND: KENNETH R. QUARLES AND MARGARET L. QUARLES,
HUSBAND AND WIFE
RECORDED: MARCH 3, 1983
RECORDING NUMBER: 8303030423
REGARDING: DOCK LOCATION AGREEMENT

H WE NOTE EXHIBITS A, B AND C OF SAID AGREEMENT WERE NOT RECORDED.

I 8. QUESTION OF LOCATION OF LATERAL BOUNDARIES OF SAID SECOND CLASS TIDELANDS OR SHORELANDS.

J 9. 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.

K 10. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE. NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER.

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