



## SEARCH REPORT

Order Details	Names Searched	Address & PINs/Parcels
<b>Order:</b> R20250471150 <b>Client:</b> <b>Client File No:</b> 3072  <b>Searched By:</b> Jess Barker Document Research/Retrieval, LLC <b>Order Type:</b> Full Search <b>Searched:</b> 5/2/25 <b>Effective:</b> 4/14/25 <b>Total Copies:</b>  <b>Searchers Comments:</b> This report is for information purposes only and not intended as a guarantee of title.	<b>Mika Yamamoto</b>	<b>5245 Forest Ave SE</b> <b>Mercer Island, Washington 98040</b> <b>King County</b>  141030-0005

### Legal Description

CARRS LAKE SIDE ADD LOT 3 & SH LDS ADJ MERCER ISLAND SHORT PLAT NO 87-07-25 REC NO 8402239002 SD  
 SHORT PLAT DAF - LOTS 1 & 2 SD ADD  
 PLat Block:  
 Plat Lot: 1-2

### Assessment(s)

Year	Assessed To	Land	Building	Improvements	Total
25				\$9,851,000.00	

### County Taxes

### City & Local Taxes

Year	Status	Amount	Due	Paid	Year	Status	Amount	Due	Paid
24	Unpaid	\$32,241.24							
24	Paid	\$32,241.24							

### Liens, Judgments, Bankruptcies, & UCCs

#### Judgments

SEARCHED RECORDER OF DEEDS AND SUPERIOR COURT ON: MIKA MARIE YAMAMOTO, ROBERT JOSEPH LAROSE, DAVID N AND KIMBERLY S BARENBERG, NO RESULTS.

### Current Owner/Vesting Deed



**Jess Barker Document Research/Retrieval, LLC**

209A S. Macoupin St.  
Gillespie, Illinois 62033

P. 217-839-3219 | jessbarkerresearch@gmail.com

**Grantor:** DAVID N AND KIMBERLY S BARENBORG  
**Grantee:** MIKA MARIE YAMAMOTO AND ROBERT JOSEPH LAROSE  
**Instrument:** Warranty Deed **Ins No.** 20210805000284 **Consideration:**  
**Dated:** 7/29/21 **Recorded:** 8/5/21 **Book:** **Page:**  
**Note(s):**

**Chain of Title**

**Grantor:** SAMUEL D LECLERCQ, UNMARRIED\*  
**Grantee:** DAVID N AND KIMBERLY S BARENBORG  
**Instrument:** Warranty Deed **Ins No.** 20030814001081 **Consideration:**  
**Dated:** 7/23/03 **Recorded:** 8/14/03 **Book:** **Page:**  
**Note(s):** \*INDIVIDUALLY AND AS PR OF THE ESTATE OF SUSAN A LECLERCQ, DECEASED

**Grantor:** SEATTLE FIRST NATIONAL BANK  
**Grantee:** SAMUEL D AND SUSAN A LECLERCQ  
**Instrument:** Warranty Deed **Ins No.** 198601171002 **Consideration:**  
**Dated:** 1/17/86 **Recorded:** 1/17/86 **Book:** **Page:**  
**Note(s):**

**Deed of Trust**

**Borrower:** MIKA MARIE YAMAMOTO AND ROBERT JOSEPH LAROSE  
**Lender:** BANK OF AMERICA, N.A.  
**Trustee:** FIRST AMERICAN TITLE INSURANCE COMPANY **Ins No:** 20210805000285  
**Instrument:** Deed of Trust **Open Ended?** **Maturity:** 9/1/51  
**Amount:** \$5,500,000.00 **Original Amount:** **Maximum Amount:**  
**Dated:** 8/4/21 **Recorded:** 8/5/21 **Book:** **Page:**  
**Note(s):**

**Plat, CCRS, Exceptions, Restrictions, & Easements**

**Miscellaneous Documents**

**Additional Notes**



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**When recorded return to:**

Mika Marie Yamamoto and Robert Joseph LaRose  
5245 Forest Ave SE  
Mercer Island, WA 98040

CTI 0210258-ETU-NT

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600  
Bellevue, WA 98004

Escrow No.: 0210258-ETU

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David N. Barenborg and Kimberly S. Barenborg, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Mika Marie Yamamoto and Robert Joseph LaRose, a married  
couple

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.)

LT 3, CITY OF MERCER ISLAND SP NO. MI 83-07-25, REC. NO. 8402239002

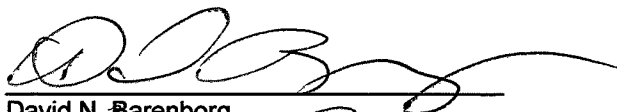
Tax Parcel Number(s): 141030-0005-01

Subject to:

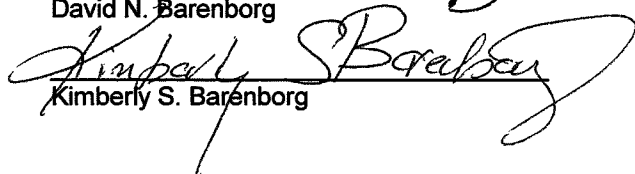
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 29, 2021



David N. Barenborg




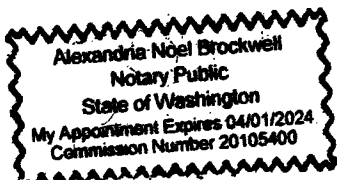
Kimberly S. Barenborg

State of WASHINGTON  
County of KING

I certify that I know or have satisfactory evidence that David N. Barenborg and Kimberly S. Barenborg are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 31, 2021

  
Name: Alexandria Brockwell  
Notary Public in and for the State of WA  
Residing at: Sammamish  
My appointment expires: 4.1.2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 141030-0005-01**

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LOT 3, CITY OF MERCER ISLAND SHORT PLAT NO. MI 83-07-25 AS RECORDED UNDER RECORDING NO. 8402239002, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS, ADJOINING;

TOGETHER WITH AN EASEMENT FOR PRIVATE ROAD AND PUBLIC AND PRIVATE UTILITY AND DRAINAGE AS DELINEATED ON CITY OF MERCER ISLAND SHORT PLAT NO. MI 83-07-25 AS RECORDED UNDER RECORDING NO. 8402239002, BEING A PORTION OF LOTS 1 AND 2 OF CARRS LAKE SIDE ADDITION, AS PER PLAT RECORDED IN VOLUME 31 OF PLATS, PAGE 19, RECORDS OF KING COUNTY WASHINGTON.

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 the Plat of Carr's Lake Side Addition:

Recording No: 2427397

2. 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 pipeline  
Recording No.: 5770408  
Affects: as described in said instrument

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

Granted to: Puget Sound Power & Light Company  
Purpose: electric transmission and/or distribution system  
Recording Date: November 7, 1980  
Recording No.: 8011070696  
Affects: a right of way 10 feet in width having 5 feet of such width on each side of a centerline as constructed or to be constructed

4. 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 Mercer Island Short Plat Number 83-07-25:

Recording No: 8402239002

5. Agreement and the terms and conditions thereof

Executed by: City of Mercer Island and Robert Burns and Jeanine Burns  
Recording Date: June 19, 1984  
Recording No.: 8406190851  
Regarding: Hold Harmless Agreement

6. Side Sewer Easement

Recording Date: April 2, 1986  
Recording No.: 8604020779  
Width: 4 feet  
Affects: an undisclosed portion of said Land along the line as constructed

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said Sewer Easement by the common users.

7. Side Sewer Easement

Recording Date: August 29, 1986  
Recording No.: 8608290508  
Width: 4 feet  
Affects: an undisclosed portion of said Land along the line as constructed

**EXHIBIT "B"**  
Exceptions  
(continued)

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said Sewer Easement by the common users.

8. Settlement Agreement, Release of Easement Agreement, and the terms and conditions thereof:  
  
Recording Date: July 28, 1988  
Recording No.: 8807280766
9. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by an inspection and survey prepared by GeoDimensions dated September 22, 2006, under Job No. 6269:
  - a) Concrete driveway extends from the subject property onto the property adjoining on the east;
  - b) Question of location of concrete walls relative to the north, south, east and southeast property lines;
  - c) Question of location of fences relative to the north and south property lines;
  - d) Concrete bulkhead extends from the subject property onto the property adjoining on the south.
10. Question of location of lateral boundaries of said second class tidelands or shorelands.
11. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
12. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.
13. 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.
14. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.