

When recorded return to:
Daniel A Schwartz
7301 West Mercer Way
Mercer Island, WA 98040

Filed for record at the request of:

CTI 0259847-ETU-JF



CHICAGO TITLE
COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110
Bellevue, WA 98005

Escrow No.: 0259847-ETU

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark S. Harrington, Successor Trustee of the Dolores C. Harrington QPRT for Mark S. Harrington executed December 3, 2012 and Scott L. Harrington, Successor Trustee of the Dolores C. Harrington QPRT for Scott L. Harrington executed December 3, 2012

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Daniel A Schwartz, 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.)

LT 7, VILLA MARBELLA

Tax Parcel Number(s): 894422-0070-01

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 08/27/2023

Mark S. Harrington, Successor Trustee of the Dolores C. Harrington QPRT for Mark S. Harrington
executed December 3, 2012

BY: *Mark S. Harrington*
Successor Trustee
Mark S. Harrington
Successor Trustee

Scott L. Harrington, Successor Trustee of the Dolores C. Harrington QPRT for Scott L. Harrington
executed December 3, 2012

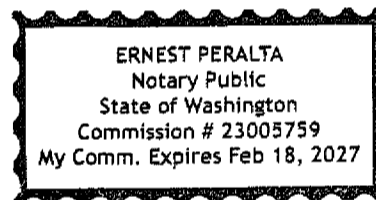
BY: *Scott L. Harrington*
SUCCESSOR TRUSTEE
Scott L. Harrington
Successor Trustee

State of WA

County of KING

This record was acknowledged before me on 08/27/2023 by Mark S. Harrington
as Successor Trustee of Mark S. Harrington, Successor Trustee of the Dolores C. Harrington QPRT
for Mark S. Harrington executed December 3, 2012.

Ernest Peralta
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: FEB 18, 2027



State of WA

County of KING

This record was acknowledged before me on 08/27/2023 by Scott L. Harrington
as Successor Trustee of Scott L. Harrington, Successor Trustee of the Dolores C. Harrington QPRT
for Scott L. Harrington executed December 3, 2012.

Ernest Peralta
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: FEB 18, 2027

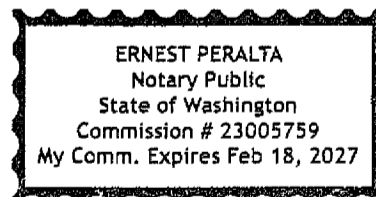


EXHIBIT "A"
Legal Description

LOT 7, VILLA MARBELLA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 112 OF PLATS, PAGE(S) 23 THROUGH 25, INCLUSIVE, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE SECOND CLASS SHORELANDS ADJACENT TO LOT 7 OF SAID PLAT;
AND

TOGETHER WITH AN EASEMENT FOR ROADWAY AND PUBLIC AND PRIVATE UTILITIES OVER TRACT A OF SAID PLAT; AND

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 923.57 FEET OF THE NORTH 13.00 FEET OF THE SOUTH 114.00 FEET OF THE NORTH 945.50 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WEST OF WEST MERCER WAY; AND

THAT PORTION OF THE EAST 1,218.57 FEET OF THE NORTH 25.00 FEET OF THE SOUTH 114.00 FEET OF THE NORTH 945.50 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 1,133.57 FEET THEREOF; AND

THAT PORTION OF THE EAST 1,368.57 FEET OF THE NORTH 5.00 FEET OF THE SOUTH 114 FEET OF THE NORTH 945.50 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 1,263.57 FEET THEREOF; AND

TOGETHER WITH THE NORTH 3 FEET MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTH 114 FEET OF THE NORTH 945.5 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WEST OF THE WEST MERCER WAY AND LYING SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTH 945.5 FEET, WHICH IS NORTH 88°41'04" WEST (MEASURED ALONG THE SOUTH LINE) 870.68 FEET FROM THE EAST LINE OF SAID GOVERNMENT LOT;
THENCE NORTH 9°39'00" EAST 105.11 FEET;
THENCE SOUTH 88°41'04" EAST 144.25 FEET, MORE OR LESS, TO THE WEST LINE OF SAID WEST MERCER WAY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Exceptions and reservations contained in deed 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

Grantor: State of Washington
Recording No.: 451729

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

Granted to: Mercer Island Sewer District, King County, Washington a municipal corporation
Purpose: Sewer pipe line or pipe lines
Recording Date: August 5, 1964
Recording No.: 5770421
Affects: Portion of said premises

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Villa Marbella:

Recording No: 7909120574

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution system
Recording Date: March 4, 1980
Recording No.: 8003040646
Affects: Portion of said premises

5. 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: December 15, 1980
Recording No.: 8012150184

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

7. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.

8. 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.

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 was formerly covered

EXHIBIT "B"

Exceptions
(continued)

by water.

10. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.