

When recorded return to:
Scott Anthony Chancellor
7703 W Mercer Way
Mercer Island, WA 98040

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 0262155-ETU

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kanoa S. Ostrem, trustee of the Lotus Trust. u/a dtd 10/03/2023

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Scott Anthony Chancellor, a single individual

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

THAT PORTION OF THE SOUTHEASTERLY HALF OF LOT 5 AND THE NORTHWESTERLY HALF OF LOT 6, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, AND SECOND CLASS SHORELANDS ADJOINING, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID NORTHWEST HALF OF LOT 6;
THENCE SOUTH 49°02'46" WEST, ALONG THE SOUTHEASTERLY LINE THEREOF, 330.34 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 49°02'46" WEST, 126 FEET, MORE OR LESS, TO THE OUTER LIMITES OF THE SHORELANDS OF LAKE WASHINGTON;
THENCE NORTHWESTERLY, ALONG SAID OUTER LIMITS, TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY HALF OF LOT 5;
THENCE NORTH 49°02'46" EAST, ALONG SAID NORTHWESTERLY LINE, 121 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 40°55'31" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 40°55'31" EAST, 100.00 FEET TO THE POINT OF BEGINNING;
TOGETHER WITH AN UNDIVIDED INTEREST IN THE NORTHWESTERLY 10 FEET OF THE NORTHEASTERLY 203 FEET OF SAID SOUTHEASTERLY HALF OF LOT 5;

(AS DELINEATED AS MI CABANA LLC PARCEL C, BOUNDARY SURVEY FOR KING COUNTY SUPERIOR COURT CASE NO. 10-2-45130-7 RECORDED IN VOLUME 288 OF SURVEYS, PAGES 211 AND 212 UNDER RECORDING NO. 20120613900001 AND CORRECTED BY SURVEY RECORDED IN VOLUME 303 OF SURVEYS, PAGES 53 AND 54 UNDER RECORDING NO. 20131023900005, RECORDS OF KING COUNTY, WASHINGTON);

TOGETHER WITH EASEMENT FOR ACCESS AND UTILITIES AS GRANTED UNDER KING COUNTY RECORDING NUMBERS 20141126001833 AND 20210108001733.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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

Tax Parcel Number(s): 362350-0395-03

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 3, 2025


Lotus Trust. u/a dtd 10/03/2023

BY: 
Kanoa S. Ostrem
Trustee

State of WA

County of King

This record was acknowledged before me on 3/3/25 by Kanoa S. Ostrem as
Trustee of Lotus Trust. u/a dtd 10/03/2023.


(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 7/23/25

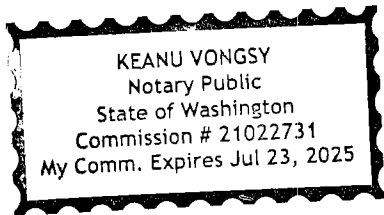


EXHIBIT "A"
Exceptions

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

1. Easements for the purposes shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purposes: Electric transmission and/or distribution line
Recording Date: May 26, 1953
Recording No.: 4351718
Affects: Portion of said land

2. Easements for the purposes shown below and rights incidental thereto, as granted in a document:

Granted to: Mercer Island Sewer District
Purposes: Sewer pipe line(s) and appurtenances
Recording Date: May 6, 1959
Recording No.: 5028740
Affects: The Westerly portion

3. Easements for the purposes shown below and rights incidental thereto, as granted in a document:

Purposes: Ingress and egress and utilities
Recording Date: June 26, 1964
Recording No.: 5753801
Affects: The Southeasterly portion

The terms of said easement have been modified by Judgment filed in King County Superior Cause No. 96-2-31077-8.

Partial Release and Termination of Ingress and Egress and Utilities Easement recorded under Recording Number 20170526000619.

4. Easements for the purposes shown below and rights incidental thereto, as granted in a document:

Purposes: Utilities
Recording Date: August 11, 1964
Recording No.: 5772683
Affects: The Southeasterly portion

5. Covenants, conditions and restrictions but omitting any covenants or restrictions as set forth in the Statutory Warranty Deed,

Recording Date: May 8, 1974
Recording No.: 7405080269

6. Terms and conditions of Notice of Additional Tap or Connection Charges, recorded under Recording Number 7712060812.

7. Reciprocal easements, for the purposes shown below and rights incidental thereto as created by the following document:

Document: Easement Agreement
Executed by: Wilbert C. Anderson and Suzenne H. Anderson; and Stave and Becky Showalter
Purposes: Walkways; maintenance of rockery and fence; and right of way to trim trees
Recording Date: April 18, 1988
Recording No.: 8804180124
Affects: Portions of said land

The terms of said easement have been modified by Judgment filed in King County Superior Cause No. 96-2-31077-8.

EXHIBIT "A"

**Exceptions
(continued)**

8. Walkway Easement and the terms and conditions thereof:
- Recording Date: March 23, 1989
Recording No.: 8903230062
9. Matters contained in that certain Driveway Maintenance Agreement which document, among other things, may provide for liens and charges.
- Recording Date: December 18, 1990
Recording No.: 9012180990
10. Terms and conditions of provisions contained in Judgment Number 98-9-07729-3, filed in King County Superior Court Cause Number 96-2-31077-8, regarding appurtenance easements and rights thereto.
- Pedestrian Easement Termination recorded under Recording Number 20160802001219.
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters as set forth on the City of Mercer Island Short Subdivision No. SUB05-006:
- Recording No: 20070726900003
12. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: April 14, 2010
Recording No.: 20100414900004
Matters shown: Location of wood stairs in the Southeasterly portion and an encroachment of wood retaining wall onto the Northwesterly adjacent property.
13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, stipulations and other matters as set forth in the Judgment Quieting Title and Order Dismissing Remaining Claims for King County Court Case No. 10-2-45130-7:
- Recording No: 20120702000622
- Note: The company questions the validity of an undivided one-third interest in the Northwesterly 10 feet of the Northeasterly 203 feet of Said Southeasterly one-half of Lot 5 stated therein based on the conveyance of one half interest of said tract by that certain Warranty Deed recorded under Recording No. 20050513002477.
- Amendment of said survey,
- Recording Date: October 23, 2013
Recording No.: 20131023900005
14. Indemnification and Hold Harmless Agreement and the terms and conditions thereof:
- Recording Date: September 18, 2013
Recording No.: 20130918001578
15. Master Easement and Cost-Sharing Agreement and the terms and conditions thereof:
- By and Between: Hunsaker Parkside, LLC, a Washington limited liability company; Bret W. Chatalas and Angela R. Chatalas, husband and wife; and Rami Karjian and Susan Karjian, husband and wife; MI Cabana, LLC, a Washington limited liability company; and Hunsaker Parkside, LLC, a Washington limited liability company
Recording Date: November 26, 2014
Recording No.: 20141126001833
- Among other things, said instrument states as follows: Rescission, Termination, Extinguishment and Intent to Supersede Prior Recordings, Upon recording, this Agreement shall rescind, terminated, extinguish, replace and supersede in whole all rights, duties,

EXHIBIT "A"

Exceptions (continued)

obligations, terms and conditions set forth and conveyed in that certain February 11, 2005 Driveway Construction Agreement referenced in the recorded February 22, 2005 Memorandum of Agreement, King County Recording Number 20050222000834 ("2005 DCA") and all rights, duties, obligations, terms and conditions set forth and conveyed in that certain Reciprocal Easement Agreement, King County Recording Number 20080331002408 ("2008 Easement"). The 2005 DCA and the 2008 Easement are hereby and forever rescinded, terminated, extinguished, replaced and superseded by this Agreement. Upon recording, the rights, duties, obligations, terms and conditions set forth and conveyed herein shall govern and control the repair, maintenance and use of the Easement Area, the Access Driveway and the Shared Waterfront Tract.

Notice of termination & extinguishment of easements/amendment of master easement & cost sharing agreement recorded under recording number 20210108001733.

16. Army Corps of Engineers Permit and the terms and conditions thereof:

Recording Date: August 14, 2015
Recording No.: 20150814001062
17. 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 Survey:

Recording No: 20210817900015
18. City, county or local improvement district assessments, if any.
19. Question of location of lateral boundaries of said second class tidelands or shorelands.
20. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.
21. 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.
22. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.