

Return Address:
LEPAGE LAKE HOUSE, LLC
7525 SE 24th St., Suite 487
Mercer Island, WA 98040

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): QUITCLAIM DEED
Reference Number(s) of Document(s) Assigned or Released: N/A
Grantor(s) (Last name, first name, initials): 1. Brown, Patricia
Grantee(s) (Last name first, then first name and initials): 1. LePage Lake House, LLC, a Washington limited liability company
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range): Portion of Lot 3, City of Mercer Island Short Plat No. MI. 78-10-034, Recording No. 7812180873 See Exhibit A for full legal description, and Exhibits B & C for diagrams of deeded area.
Assessor's Property Tax Parcel/Account Number(s) <input type="checkbox"/> Not yet assigned Portion of 738900-0100
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

This instrument is delivered to the Recorder's office as an accommodation by Old Republic Title Company for physical convenience only. It has not been examined as to its validity, execution or its affect upon title, if any.
079-10923

When recorded, return to:
LePage Lake House, LLC
7525 SE 24th St., Suite 487
Mercer Island, WA 98040

QUITCLAIM DEED

Grantor: Patricia Brown
Grantee: LePage Lake House, LLC, a Washington limited liability company
Legal Description (abbreviated):
PORTION OF LOT 3, CITY OF MERCER ISLAND SHORT PLAT NO. MI 78-10-034
Records of King County, WA
Assessor's Property Tax Parcel Account # 738900-0100

THE GRANTOR, **PATRICIA BROWN**, for and in consideration of FIFTY THOUSAND DOLLARS (\$50,000.00) in hand paid, conveys and quit claims to the GRANTEE, **LEPAGE LAKE HOUSE, LLC**, the following described real estate, situated in the County of King, State of Washington together with all after acquired title of the Grantor herein:

THAT PORTION OF LOT 3, CITY OF MERCER ISLAND SHORT PLAT NO. MI 78-10-034, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NO. 7812180873, RECORDS OF KING COUNTY, WA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 3; THENCE N 52°46'13" W ALONG THE SOUTHERLY LINE OF SAID LOT FOR A DISTANCE OF 34.34 FT.; THENCE S 81°50'23" W, 46.75 FT.; THENCE N 24°40'32" E, 37.19 FT.; THENCE S 89°07'54" E, 61.41 FT.; THENCE N 36°57'38" E, 19.73 FT.; THENCE S 89°07'54" E, 48.30 FT.; THENCE S 56°44'03" W, 7.89 FT.; THENCE S 44°34'59" W, 81.03 FT. TO THE **POINT OF BEGINNING**.

Dated this 4th day of FEBRUARY, 2025

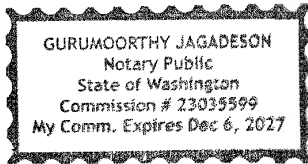
Grantor: 

By: PATRICIA BROWN

STATE OF WASHINGTON)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that PATRICIA BROWN is the person who appeared before me, and said person acknowledge that he signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 04th day of Feb, 2025



Gurumoorthy Jagadeson
Notary Public

My Commission Expires: Dec 6 2027

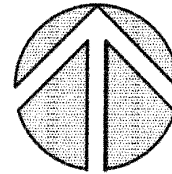
EXHIBIT A

PROPERTY DESCRIPTION

THAT PORTION OF LOT 3, CITY OF MERCER ISLAND SHORT PLAT NO. MI 78-10-034, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NO. 7812180873, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

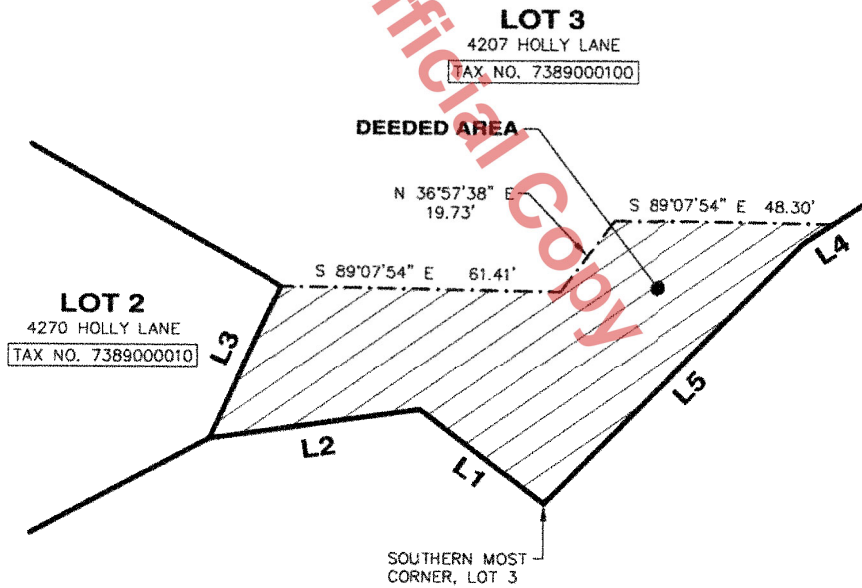
BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 3; THENCE N 52°46'13" W ALONG THE SOUTHERLY LINE OF SAID LOT FOR A DISTANCE OF 34.34 FT.; THENCE S 81°50'23" W, 46.75 FT.; THENCE N 24°40'32" E, 37.19 FT.; THENCE S 89°07'54" E, 61.41 FT.; THENCE N 36°57'38" E, 19.73 FT.; THENCE S 89°07'54" E, 48.30 FT.; THENCE S 56°44'03" W, 7.89 FT.; THENCE S 44°34'59" W, 81.03 FT. TO THE **POINT OF BEGINNING**.

EXHIBIT B



NORTH

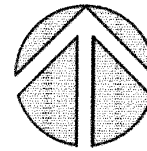
(NOT TO SCALE)



LINE TABLE

LINE	BEARING	LENGTH
L1	N 52°46'13" W	34.34'
L2	S 81°50'23" W	46.75'
L3	N 24°40'32" E	37.19'
L4	S 56°44'03" W	7.89'
L5	S 44°34'59" W	81.03'

EXHIBIT C



NORTH

(NOT TO SCALE)

