

When recorded return to:

Mr. and Mrs. Stephen D. Hawn
1709 195th Ave SE
Sammamish, WA 98075



20080829000952

CHICAGO TITLE WD 44.00
PAGE001 OF 003
08/29/2008 12:23
KING COUNTY, WA

E2361309

08/29/2008 12:17
KING COUNTY, WA
TAX \$6,235.00
SALE \$350,000.00

PAGE001 OF 001

Statutory Warranty Deed

THE GRANTOR ROSE E. PORTER, TRUSTEE UNDER THE PORTER LIVING TRUST, DATED APRIL 14, 1997 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEPHEN D. HAWN and SHARON A. BOROUGH, husband and wife the following described real estate, situated in the County of King, State of Washington

Tax Parcel Number(s): 328810-0560-07

CT1 1271146-ET4
(3) #45

LOT 39, BLOCK 3, THE HIGH WOODLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 76 OF PLATS, PAGES 6 AND 7, IN KING COUNTY, WASHINGTON.

SUBJECT TO: See attached hereto marked Exhibit "A"

Dated August 26, 2008

Authentisign
SAB

07/11/25

Rose E. Porter, Trustee under the Porter Living Trust dated April 14, 1997


By: Rose E. Porter, Trustee

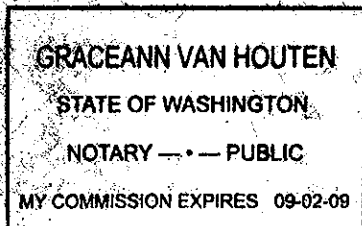
Authentisign
SDH

07/11/25

STATE OF Washington }
County of King , SS:

I certify that I know or have satisfactory evidence that Rose E. Porter signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of the Porter Living Trust dated April 14, 1997 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8-27-08





Notary Public in and for the State of Washington
Residing at Redmond
My appointment expires: 9/2/09

EXHIBIT "A"

SDH

07/11/25

SAB

07/11/25

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY,
A WASHINGTON CORPORATION, AND WEST
COAST TELEPHONE COMPANY
PURPOSE: AN UNDERGROUND ELECTRIC AND
TELEPHONE SYSTEM
AREA AFFECTED: THE EXTERIOR 5 FEET ADJACENT AND
PARALLEL TO ROAD FRONTAGES OF SAID
LOTS, THE EXTERIOR 5 FEET ADJACENT
AND PARALLEL TO REAR LOT LINES, AND
THE EXTERIOR 2.5 FEET ADJACENT AND
PARALLEL TO SIDE LOT LINES
RECORDED: MAY 20, 1965
RECORDING NUMBER: 5881486

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY,
A WASHINGTON CORPORATION
PURPOSE: UNDERGROUND ELECTRIC AND TELEPHONE
SYSTEM
AREA AFFECTED: EXTERIOR 5 FEET PARALLEL AND
ADJACENT TO ALL ROAD FRONTAGES
RECORDED: MARCH 24, 1966
RECORDING NUMBER: 6005122

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN
INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, 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:

RECORDED: DECEMBER 02, 1964
RECORDING NUMBER: 5817706

AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS:

RECORDED: AUGUST 17, 1970
RECORDING NUMBER: 6704309

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR
ASSESSMENTS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR
RESTRICTIONS, IF ANY, 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:

RECORDED: OCTOBER 10, 1966
RECORDING NUMBER: 6092597

RESTRICTIONS CONTAINED ON THE FACE OF THE 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 AREA REQUIRED FOR THE
USE DISTRICT IN WHICH IT IS LOCATED.

07/11/25

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SAB

EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, 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; RECORDED UNDER RECORDING NUMBER 3296898.

RIGHT OF STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION THEREFOR, 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 PROPERTY, AS RESERVED IN DEED REFERRED TO ABOVE.

TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBER 9207300895.

MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 20031217900012, AS FOLLOWS:

FENCES DO NOT CONFORM TO PROPERTY LINES.

Authentisign
SDH

07/11/25