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06/29/2016 10:47

KING COUNTY, UA

TAX

SALE

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\$0.6

PAGE-001 OF 001

AFTER RECORDING MAIL TO:

Name

LAW OFFICE OF ROBERT C. PITTMAN

Address

1019 Regents Blvd., Suite 201

City/State

FIRCREST, WA 98466

Statutory Warranty Deed

Recorded at the Request of: ROBERT C. PITTMAN / The drafter assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereio.

THE GRANTOR HEIDEH EFTEHARI, a single person, for and in consideration of TRANSFER TO REVOCABLE TRUST, conveys and warrants to HEIDEH EFTEHARI, trustee, and to successor trustees, of the HEIDEH EFTEHARI LIVING TRUST dated October 1, 2009, and any amendments thereto, the following described real estate, situated in the County of KING, State of Washington:

Abbreviated Legal: POR. TRACT 15, ROLFE'S EVERGREEN POINT TRACTS Full Legal Description is on Page 3

Elitetran.

Subject to and including all easements, reservations and restrictions of record.

Assessor's Property Tax Parcel/Account Number(s): 739730-0151-07

Dated: June 13, 2016

HEIDEH EFTEHARI

STATE OF WASHINGTON	}	
	}	SS
County of KING	}	

I certify that I know or have satisfactory evidence that HEIDEH EFTEHARI is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: June 13, 2014

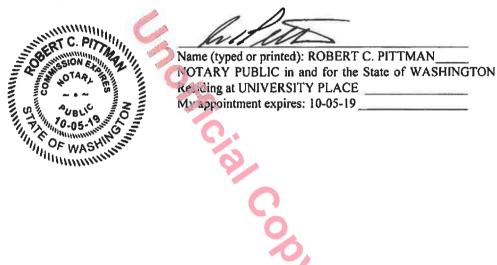


EXHIBIT "A" to Statutory Warranty Deed

THAT PORTION OF TRACT 15, ROLFE'S EVERGREEN POINT TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 26 OF PLATS, PAGE(S) 17, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID TRACT 15; THENCE NORTH 75°24'27" EAST ALONG THE SOUTHEASTERLY LINE THEREOF, 291.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 14035'33" WEST 16 FEET;

THENCE NORTH 75°24'27" EAST 15.88 FEET;

THENCE NORTH 42037'25" EAST 104.01 FEET;

THENCE NORTH 70°24'27" EAST 80 FEET;

THENCE SOUTH 19035'33" EAST 8 FEET;

THENCE NORTH 70°24'27" EAST 80 FEET, MORE OR LESS, TO THE

NORTHEASTERLY LINE OF SAID TRACT

THENCE SOUTHERLY ALONG SAID NORTHEASTERLY LINE TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID TRACT 15;

THENCE SOUTHWEST 280 FEET, MORE OR LESS, ALONG SAID SOUTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING:

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, BEING 16 FEET IN WIDTH, THE NORTHERLY LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID TRACT 15, SAID POINT BEING 16.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID TRACT 15; THENCE NORTH 75°24'27" EAST 306.00 FEET;

THENCE NORTH 42°37'25" EAST 129.75 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT 15:

THENCE NORTH 70°24'27" EAST 57.22 FEET ALONG SAID NORTH LINE TO THE EASTERLY TERMINUS OF SAID EASEMENT:

EXCEPT ANY PORTION OF SAID EASEMENT LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.