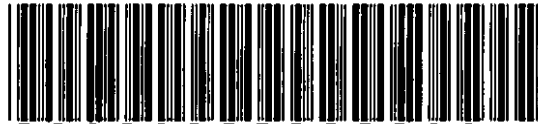


STEWART TITLE
01148-60630(4)
AFTER RECORDING RETURN TO:



20161028002311

STEWART TITLE WD 78.00
PAGE-001 OF 004
10/28/2016 17:13
KING COUNTY, WA

JOHN W STEPHANUS

4611 LK WASHINGTON BLVD NE

KIRKLAND, WA 98033

E2831220

10/28/2016 17:11
KING COUNTY, WA
TAX \$78,545.00
SALE \$4,300,000.00

FILE NO 4160806

PAGE-001 OF 001

STATUTORY WARRANTY DEED

RE: 2841 EVERGREEN PT RD, MEDINA, WA 98039

GRANTOR: YU LI CHUNG LIANG

GRANTEE: JOHN W STEPHANUS

LEGAL DESCRIPTION: Ptn Gov Lot 7, 24-25N-04E

TAX PARCEL NO: 242504-9241-09

The Grantor, YU LI CHUNG LIANG, *an unmarried person*, for and in consideration of *TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION*, conveys and warrants to the Grantee, JOHN W STEPHANUS, *a married man as his separate property*, the following described real property situated in the County of King, State of Washington:

That portion of that certain tract of land in Government Lot 7, Section 24, Township 25 North, Range 4 East, W.M., in King County, Washington, and shorelands adjoining heretofore conveyed to J. Lester Henderson and Edith C. Henderson, his wife, by deed recorded under Auditor's File No. 4601186, Records of King County, Washington, lying Westerly of the following described line:

Commencing at a point on the East line of said Government Lot 7, from which point the center of said Section 24 bears North 0°01'10" West a distance of 865.85 feet;

THENCE North 89°49'09" West 30.00 feet to the Northeast corner of said Henderson Tract;

THENCE continuing North 89°49'09" West along the North line of said Henderson Tract, for a distance of 450.75 feet to the True Point Of Beginning;

THENCE South 8°38'39" West 149.07 feet to an intersection with South line of said Henderson Tract, said intersection being the terminus of said described line;

TOGETHER WITH an easement for ingress and egress more particularly described as follows:

Beginning again at the above mentioned true point of beginning;

Thence South 89°49'09" East along said North line of Henderson Tract for a distance of 181.95 feet to the West line of the East 268.80 feet of said Henderson Tract;

THENCE South 0°01'10" East parallel to the East line of said Henderson Tract for a distance of 34.00 feet;

THENCE North 59°49'09" West 30.00 feet to an intersection with a line 19.00 feet South of and parallel to said North line of Henderson Tract;

THENCE North 89°49'09" West along said parallel line for a distance of 158.92 feet to the East line of the above described tract;

THENCE North 8°38'39" East 19.21 feet to the True Point Of Beginning;

AND TOGETHER WITH an easement for ingress and egress over the South 16 feet of the North 34 feet of that portion of said Henderson Tract lying Easterly of the foregoing described easement.

SUBJECT TO: The Permitted Exceptions set forth in EXHIBIT 'A' attached hereto and incorporated herein by this reference thereto.

Dated OCTOBER 25TH, 2016.

Yu Li Chung Liang By: Feng Er Chung her attorney in fact

YU LI CHUNG LIANG

By FENG ER CHUNG – her Attorney in Fact

STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that **FENG ER CHUNG, as Attorney in Fact for YU LI CHUNG LIANG (who is still alive and competent)**, is the person who appeared before me and acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

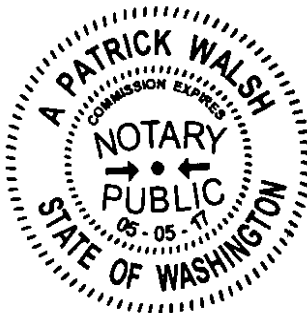
DATE: OCTOBER 27, 2016



A PATRICK WALSH

Notary Public

Commission Expires 05/05/17.



A. Patrick Walsh
5601 N. 37th St. #FF-11
Tacoma, WA 98407
(253) 761-0235

EXHIBIT 'A'
PERMITTED EXCEPTIONS

1. Notice of water and/or sewer connection charges, if any, and the terms and conditions thereof, but not limited to possible assessments recorded under Recording No(s). 20111222000589.
2. Easement granted to Puget Sound Power & Light Company, as more fully set forth in the document recorded as Instrument No. 2750414.
3. Easement granted to Bellevue Sewer District, as more fully set forth in the document recorded as Instrument No. 5202906.
4. "Covenants, conditions, easements and restrictions recorded as Instrument No. 858055, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Note: A breach or violation of the above noted restrictions will not cause a forfeiture or reversion of title."
5. Survey recorded under Instrument Number 9404229001.
6. View corridor easement including terms and conditions thereof as recorded in Instrument No. 20080321000739.
7. Easement including terms and conditions thereof as recorded in Instrument No. 20080325001433.
8. Any right, title or interest which may be claimed by, through or under the State of Washington in and to any minerals or mineral rights in the land, which rights are required to be excluded or reserved by the State of Washington upon its conveyance of said land.
9. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
10. The right of use, control, or regulation by the United States of America in exercise of power over commerce, navigation and fisheries.
11. Any question that may arise as to the location of the lateral boundaries of the tidelands or shorelands described herein.
12. Matters disclosed by Survey dated October 21, 2016, known as Job Number 16616 by Encompass Engineering & Surveying as follows: wood fences do not conform to the North and South property lines by two Feet, more or less.