

WHEN RECORDED RETURN TO:  
Name: Lake View Medina, LLC  
Address: 3015 134th Ave NE  
Bellevue, WA 98005

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**Escrow Number:** 726444RT  
Filed for Record at Request of: *Rainier Title, LLC*

### STATUTORY WARRANTY DEED

THE GRANTOR(S), *Eric A. Palander and Katia T. Palander*, as tenants in common for and in consideration of Ten dollars and Zero cents (\$10.00) and as part of an IRC 1031 Tax-Deferred Exchange and other good and valuable consideration in hand paid, conveys, and warrants to Lake View Medina, LLC, A Washington limited liability company the following described real estate, situated in the County of King, State of Washington:

*Lot 4 and 5*  
The South 33.17 feet of Lot 4, and all of Lot 5, Except the South 11.18 feet, Block 4, Lake Crest Park Div. No. 2, according to the plat thereof recorded in Volume 43 of Plats, page 2, records of King County, Washington;

Situate in the County of King, State of Washington.

**Subject to:** See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Pnt Lots 4 & 5, Blk 4, Lake Crest Park Div. No. 2

Tax Parcel Number(s): 400050-0070-06

Dated: 1/11/2018

RECORDED BY  
RAINIER TITLE  
ORDER # 726444RT

*Signature and Notary follow on next page*

*This page is attached to and made a part of the Statutory Warranty Deed*

*Eric A. Palander*

Eric A. Palander

STATE OF Washington

ss.

COUNTY OF King

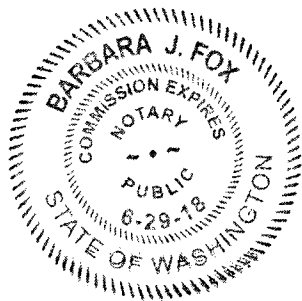
I certify that I know or have satisfactory evidence that **Eric A. Palander** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Jan 12, 2018


*Barbara J. Fox*

Name: **BARBARA J FOX**  
Notary Public in the State of **WA**  
Residing in **SAMMAMISH**  
My Commission Expires:

6/29/18



*This page is attached to and made a part of the Statutory Warranty Deed*



Katia T. Palander

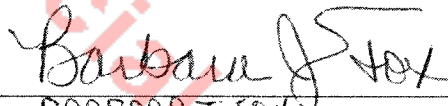
STATE OF Washington

ss.

COUNTY OF King

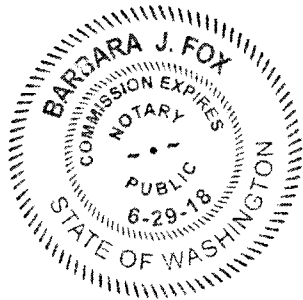
I certify that I know or have satisfactory evidence that **Katia T. Palander** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Jan 11, 2018



Name: **BARBARA J FOX**  
Notary Public in the State of **WA**  
Residing in **SAMMAMISH**  
My Commission Expires:

**6/29/18**



## Exhibit A

### Subject To:

1. Our ALTA inspection made on December 20, 2017, disclosed the following:
  - a) Property is improved by a Single Family Dwelling
  - b) Possible encroachment of a 6 foot wood fence appurtenant to the property adjoining to the north by 1-2 feet' +/- onto subject property
  - c) Concrete wall runs along South Line +/-
2. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the recorded plat of Lake Crest Park Div. No. 2.
3. Order and the terms and conditions thereof:  
Recorded: September 22, 1950  
Recording No.: 4060123  
Regarding: State of Washington reserves right-of-way within shorelands
4. Covenants, conditions and restrictions but omitting restrictions, if any, based upon race, color, creed or national origin, imposed by instrument recorded on March 7, 1951, under Recording No. 4115053.
5. Easement and the terms and conditions thereof:  
Grantee: Bellevue Sewer District  
Purpose: Sewer pipe line or lines with necessary appurtenances  
Area affected: a portion of said premises  
Recorded: October 18, 1960  
Recording No.: 5213757
6. Matters set forth by survey:  
Recorded: August 16, 2001  
Recording No.: 20010816900005  
  
A) Fences on the Northerly and Northeasterly boundaries do not conform to the property lines  
  
Any loss or damage resulting from any encroachment of perimeter fences, perimeter walls and/or plantings of any nature onto or off of the subject property.  
  
Any rights, interests or claims that may exist or arise by reason of the above matter(s). No coverage shall be afforded for this matter or matters of the Covered Risks of the Homeowner's policy to issue.
7. Right of the State of Washington in and to that portion, if any, of the land herein described which lies below the line of ordinary high water of Lake Washington.

8. Any restrictions on the use of any portion of the land subject to submergence that derive from the rights of the public and riparian owners to use any waters which may cover that portion.
9. Rights and easements of the public for commerce, navigation, recreation and fisheries.
10. Any restrictions on the use of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has been, covered by water.

**End of Exhibit A**

Unofficial Copy