



Issued by

First American Title Insurance Company
920 5th Avenue, Suite 1250, Seattle, WA 98104
Title Officer: Curtis Goodman
Phone: (206)728-0400
FAX:



First American

First American Title Insurance Company

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Seattle, WA 98104
Phn - (206)728-0400 (800)826-7718
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Metro Area Title Team

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RECORDED DOCUMENT GUARANTEE

LIABILITY: \$ **3,000.00**

ORDER NO.: **2913177R**

FEE: \$ **500.00**

YOUR REF.: **Lake City
Community
Center**

SALES TAX \$ **50.50**

First American Title Insurance Company
a Corporation, herein called the Company

Subject to the terms and provisions of the application for this Guarantee
and the Liability Exclusions and Limitations set forth below in Schedule A.

GUARANTEES

City of Seattle-Dept. of Parks & Rec.

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.
3. In order for the Guarantee to be valid and effective, the application and agreement for the issuance of a Recorded Document Guarantee executed by the Assured and each document referred to in Schedule A as an exception must be attached hereto.

Dated: October 24, 2018 at 7:30 A.M.

SCHEDULE A

The assurances referred to on the face page are:

That according to the Company's title plant records subsequent to January 1, 1943, relative to the following described real property (but without examination of those company title plants maintained and indexed by name), there are no Deeds, contracts or leases or subleases (hereinafter documents) describing said real property or any portion thereof, other than those shown below under Exceptions, which documents are attached hereto and made a part hereof.

The following matters are excluded from the coverage of this Guarantee:

1. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Water rights, claims or title to water.
3. Tax Deeds to the State of Washington.
4. Instruments, proceedings or other matters which do not specifically describe said land.
5. Documents pertaining to mineral estates.

EXCEPTIONS:

AS ATTACHED HERETO ON CHAIN SHEET.

DESCRIPTION:

AS ATTACHED HERETO ON EXHIBIT A.

CHAIN SHEET

INST	REC'D	FILE NO.	GRANTOR	GRANTEE	REMARKS
Warranty Deed	August 17, 1943	3329597	Thomas J. McCloskey and Anna D. McCloskey	Fred Blondin	Lot 5
Statutory Warranty Deed	March 22, 1944	3374819	Fred Blondin and Eva Blondin	Al Aitkins and George Hatcher	Lot 5
Special Warranty Deed	March 22, 1944	3374820	Thomas J. McCloskey and Anna D. McCloskey	Al Aitkins and Geo. Hatcher	South 30 feet of Lot 3 and all of Lot 4
Statutory Warranty Deed	March 28, 1944	3376154	Al Aitkins and Mary Aitkins; and Geo. Hatcher and Selma M. Hatcher	King County, Washington	South half (South 30 feet) of Lot 3 and all of Lots 4 and 5
Warranty Deed	September 30, 1944	3418298	Eleanor F. Webb and Ira J. Webb	Al Aitkins and George Hatcher	West half of Lot 13 and all of Lots 14, 15 and 16
Statutory Warranty Deed	September 30, 1944	3418299	Al Aitkins and Mary Aitkins and George Hatcher and Thelma Hatcher	County of King	West half of Lot 13 and all of Lots 14, 15 and 16
Stutory Quit Claim Deed	March 29, 1945	3458956	Maude E. Geddes	Elizabeth M. Dorsett	Lot 17
Statutory Warranty Deed	June 25, 1949	3913809	Elizabeth M. Dorsett	Harry R. Mohr and Grace Mohr	Lot 17
Real Estate Contract	November 5, 1952	4287738	Harry R. Mohr and Grace Mohr	William N. Mitlevie and Anna Mitlevie	Lot 17
Deed	November 12, 1953	4356154	King County Treasurer	Lake City Lions Club	South 30 feet of Lot 3; all of Lots 4 and 5; West half of Lot 13; and all of Lots 14, 15 and 16
Deed	August 31, 1956	4726276	Grace Mohr, aka Grace Doris Mohr	William N. Mitlevie and Anna Mitlevie	Lot 17
Quit Claim Deed	September 24, 1958	4947032	Seattle School District No. 1	The City of Seattle	Lots 6 to 10
Statutory Warranty Deed	October 7, 1963	5647136	William N. Mitlevie and Anna Mitlevie	E.C. Burkheimer and Shirley J. Burkheimer	Lot 17
Quit Claim Deed	May 27, 1964	5741083	The Lions Club of Lake City, Inc.	The City of Seattle	South 30 feet of Lot 3; all of Lots 4 and 5; West half of Lot 13; and all of Lots 14, 15 and 16

Quit Claim Deed	September 17, 1968	6407677	Shirley J. Burkheimer	E.D. Burkheimer	Lot 17
Quit Claim Deed	October 14, 1968	6419600	Edward C. Burkheimer	Edward C. Burkheimer and Dorothy M. Burkheimer	Lot 17
Quit Claim Deed	October 8, 1997	9710081626	Dorothy M. Burkheimer	Paul V. De Austria and Hazel I. Tugadi	Lot 17
Statutory Warranty Deed	October 2, 2001	20011002001571	Paul V. De Austria and Hazel I. Tugadi	The City of Seattle	Lot 17

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in this Guarantee.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in this Guarantee, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in this Guarantee, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay

any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the Loss or Damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in this Guarantee;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties.

The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way. Bldg. 2, Santa Ana, CA. 92707.

Form No. 1282 (Rev. 12/15/95)

Exhibit "A"

Real property in the County of King, State of Washington, described as follows:

PARCEL A:

THE SOUTH 30 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5; THE WEST HALF OF LOT 13 AND ALL OF LOTS 14, 15, 16 AND 17, BLOCK 7, KENWOOD DIVISION TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 21 OF PLATS, PAGE 28](#), IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 14 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING;
THENCE NORTHERLY ON THE EASTERLY LINE THEREOF 44 FEET;
THENCE WESTERLY ON A LINE PERPENDICULAR TO SAID EASTERLY LINE 40 FEET;
THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID EASTERLY LINE 43.39 FEET TO THE SOUTHERLY LINE OF SAID LOT 14;
THENCE EASTERLY ON SAID SOUTHERLY LINE 40 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOT 6, BLOCK 7, KENWOOD DIVISION TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 21 OF PLATS, PAGE 28](#), IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 7, BLOCK 7, OF SAID PLAT, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 7;
THENCE NORTHERLY OF THE EASTERLY LINE OF SAID LOT 7, 4.42 FEET TO THE EASTERLY TERMINUS OF SAID DESCRIBED LINE;
THENCE WESTERLY PERPENDICULAR TO THE EASTERLY LINE OF SAID LOT 7 TO A POINT ON THE WESTERLY LINE OF SAID LOT 7 AND WESTERLY TERMINUS OF SAID DESCRIBED LINE, SAID WESTERLY TERMINUS LYING 6.54 FEET SOUTHERLY FROM THE NORTHWESTERLY CORNER OF SAID LOT 7.

Tax Parcel Number: 383450-0635-08 AND 383450-0720-04



First American

First American Title Insurance Company

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Fax -

TITLE COMPANY INFORMATION:

Escrow Officer/Closer:

First American Title Insurance Company

Phone: / - Fax:

Metro Area Title Team

920 5th Avenue, Suite 1250, Seattle, WA 98104
Fax No. (866) 904-2177
Fax No. (866) 561-3729

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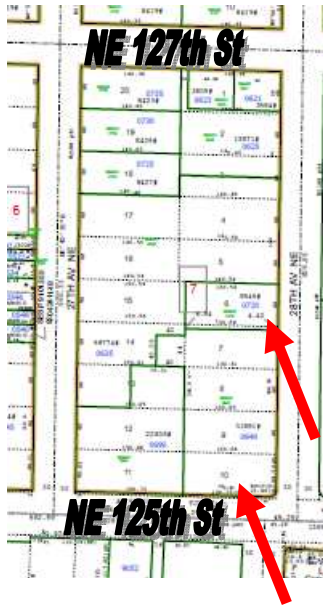
Curtis Goodman
(206) 615-3069

Amy Garza
(253) 200-3089

FILE INFORMATION:

File No.: 2913177R

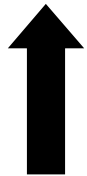
Property Address: 12531 28th Avenue NE, Seattle, WA 98125



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Order No. **2913177R**

IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.





Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

of Alice Foster an incompetent person

Louis F LaBeau
Catherine LaBeau
Herbert G. Heinke
Elsie Foster Heinke

ATW April 30, 43 by Mary Foster, a widow and Mary Foster as adm of
person and estate of Alice Foster, an incompetent person and her
Elsie Foster, Heinke and Herbert Heinke, hb her. Justice
for W res at S (NS Jan 3, 45)

S of W Co of ...)ss
Apr 30, 43 by Catherine LaBeau and Louis F LaBeau, hb her
person and estate of Alice Foster, an incompetent person and her
Elsie Foster, Heinke and Herbert Heinke, hb her. Justice
for W res at S (NS Jan 3, 45)
2155
347

Deed Dec 17, 43
#19495 Con #325. (Form #2955979)

Ralph S Stacy, as Trustee To Edmond J Dupree
June 25, 42 --- #325. --- Edmond J Dupree ---

S of Lot 7 and 31' mol of Lot 10 B 14 Highlands Park
Ralph S Stacy, Co Trustee
By Theo Christy, Dep

For W Atty Aug 17, 43
Aug 11, 43 (Form 2955993) 49 595
353 332957

Edward Henry Dupont of Kirkland, W
W of Madal Dupont
Edward H Dupont
For Aug 11, 43 by Edward Henry Dupont bef Frank E Herbert
for W res at S (NS Jan 10, 45)
File by Mrs L H Dupont Rt 1 Box 590 Kirkland W

D Aug 17, 43
July 31, 43 \$300. \$0.50 \$0.55

Thomas J McGleskey and Anna D McGleskey
Fred Blonda

3329597
2155
348

Sp a h gbs e end o untp sp and o his h end e the rld deac land
sitin KCW
Lot 5 B 7 of -enwood, Div 2 as rec in 7 21 26 rec of 200
Cava: Wer end: def by thr or und rp

Thomas J McCloskey
Anne D McCloskey
KCW July 31, 43 by Thomas J McCloskey and Anne D McCloskey
ber Gilbert Urmbrak NP for W res at S(NS Mar 9,46)
fld by sp 12040 31 NE

D Aug 17,43
Aug 9, 43 \$10. \$0.50 \$0.55 IRS

3329598 ✓

Mary Schilling as her own sep est at time
of acq sd prop an unm woman
To

215
370

Fred Blondin

Sp end w-to sp the rdre sit in KCW
Lct 36 and the S 15A of Lot 37 B 6 University Lake Shore Park
acc to plat thof rec in V 19 or P pg 61

Mary Schilling
KCW Aug 9,43 by Mary Schilling ber Arnold Mohn NP for W res
at Botnell (NS Jan 9,45) MI sp 1240-31 NE City

Assign Cont Aug 17,43
Aug 17, 43 Val recd

215
370

3329598 ✓

Barton House Co TO K I McCamant and Mabel McCamant

Sp end w-to sp holder of cont dtd July 31, 42
as seller and S F Spouse, a marmen as pay for the
cont in KCW
cont 1 B 2 21 Cottage Grove Number 3 an add to the
cont in V 19 or P pg 19

Sp end w-to sp ed cont and sp does b s and
sp end w-to sp ed cont and sp does b s and
sp end w-to sp ed cont and sp does b s and

Becker House
by Ashley Forrest
By Bernice H Forrest
By Bernice H Forrest
cont 1 B 2 21 Cottage Grove Number 3 an add to the
cont in V 19 or P pg 19
fld by sp 4444 California, 0123

D Aug 17,43
Aug 17,43 \$10. \$1.50 \$1.65 IRS

W. Malone and Viola B Malone, hwf
Lillian McKinnon and Lillian McKinnon, hwf

215
370

Sp end w-to sp the rdre sit in KCW
cont 1 B 2 21 Cottage Grove Number 3 an add to the
cont in V 19 or P pg 19
fld by sp 4444 California, 0123

Printed for Distribution
by
Lawyers & Realtors
Title Insurance Co.

3374819



Statutory Warranty Deed

The Grantor, Fred Blendin and Eva Blendin, Husband and Wife

for and in consideration of Four Hundred (\$400.00) Dollars

Dollars, in hand paid, convey and warrant to

Al Atkins and George Hatcher

the following described real estate, situated in the County of King State of Washington:

Let five (5), block seven (7), Kenwood, Division Two, according to plat thereof recorded in volume 21 of plate, page 28, records of said county.



Dated this 16th day of March

A. D. 1944.

Fred Blendin (SEAL)

Eva Blendin (SEAL)

STATE OF WASHINGTON,

County of King } ss.

On this 16th day of March, 1944

, before me, the undersigned,

a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Fred Blondin and Eva Blondin, Husband and Wife

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged

to me that they signed and sealed the said instrument as their free and voluntary act and deed.

for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.



Fred Blondin

Notary Public in and for the State of Washington,

residing at Seattle.

837419

Warranty Deed

TO

RECORDED
VOL. _____ OF _____
PAGE _____ OF _____

1944 MAR 22 PM 3 28

ROBERTA HARRIS, CLERK
KING COUNTY, WASH.
DEPUTY

15-65
17-21

LAWYERS & REALTORS TITLE
INSURANCE COMPANY
1108 SECOND AVENUE
SEATTLE, WASHINGTON

60

FILED FOR RECORD AT Request of
King & Burtis
918 Co City Bldg
Seattle

WHEN RECORDED, RETURN TO

WARRANTY DEED - Special

This Indenture, Made this 20th day of March

in the year of our Lord one thousand nine hundred and Forty four

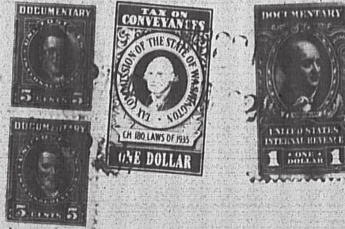
BETWEEN Thomas J. McCloskey and Anna D. McCloskey

the parties of the first part and Al Atkins and Geo. Hatcher

parties of the second part

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Five Hundred and Twenty five DOLLARS lawful money of the United States, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents, Grant, Bargain, Sell, Convey and Confirm unto the said parties of the second part, and to their heirs and assigns, the following described tract, lot or parcel of land, situate, lying and being in the County of King State of Washington, and particularly bounded and described as follows, to-wit:

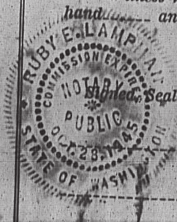
The South Thirty feet of Lot Three (3) running East west 140 ft and all of Lot Four (4) of Kenwood Division Two (2) Block Seven (7) as recorded in Volume 21, Page 28, records of King County.



Together with the appurtenances, to have and to hold the said premises, with the appurtenances, unto said parties of the second part, and to their heirs and assigns forever.

And the said parties of the first part, their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that he the said parties of the first part, their heirs, executors and administrators, all and singular the premises hereinabove conveyed, described and granted, or mentioned with the appurtenances, unto the said parties of the second part, their heirs and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, through, or under the said parties of the first part shall and will WARRANT and forever DEFEND.

In Witness Whereof, The said parties of the first part hereunto set hand and seal the day and year first above written.



Sealed and Delivered in Presence of

Thomas J. McCloskey (SEAL)

Anna D. McCloskey (SEAL)

(SEAL)

STATE OF WASHINGTON

County of King SS.

(INDIVIDUAL ACKNOWLEDGMENT)

I, Nell Lampman, Notary Public in and for the State of Washington, residing at
do hereby certify that on this 20th

day of March, 1944, personally appeared before me Thomas J. M. Clorkey and Anna W. M. Clorkey

to me known to be the individual(s) described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this Twentieth day of March, 1944.

Nell Lampman
Notary Public in and for the State of Washington, residing at Seattle in said County.

6994870

Number

WARRANTY DEED
(Special)

FROM

TO

RECORDED
VOL. PAGE

1944 MAR 22 PM 3 28

OF
PAGE

CLERK
COUNTY, WASH.
DEPUTY

11147
110

FILED for Record at Request of
King & Pugh
918 S. 2nd St
Seattle, WA

WASHINGTON
TITLE INSURANCE
COMPANY

3376154

Form L-3

Statutory Warranty Deed

THE GRANTORS AL ATKINS and MARY ATKINS, his wife; and GEO. HATCHER and SELMA M. HATCHER, his wife,

for and in consideration of FIVE HUNDRED Dollars (\$500.00), in-hand paid, conveys and warrants to KING COUNTY, WASHINGTON, for Park and Recreation purposes,

the following described real estate, situate in the County of King State of Washington:

(South 30 feet) - 20 ft
The South one-half (1/2), of Lot Three (3) and all of Lots Four (4) and Five (5), Block Seven (7) Kenwood Div. No. 2, according to Plat thereof, recorded in Volume 21, page 28, records of King County.



Dated this 27th day of March A. D. 1944
Al Atkins (Seal)
Mary Atkins (Seal)
Geo. Hatcher (Seal)
Selma M. Hatcher (Seal)

STATE OF WASHINGTON,

County of KING

On this day personally appeared before me Al Atkins, Mary Atkins, Geo. Hatcher and Selma M. Hatcher, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes therein mentioned.



Witness my hand and official seal this 27th day of March, 1944.

William J. Langford
Notary Public in and for the State of Washington,
residing at Seattle.

Filed for Record March 28, 1944 - 2:11 PM
Request of King Co. Plat Book 21 p. 28
ROBERT A. MORRIS, County Auditor

at on this before me
acknowl-
d, for the-
gon,
appeared:
free and
stated
seal of
on.

1463
↑

WARRANTY DEED (STATUTORY FORM)

THE GRANTOR Eleanor J. Webb & Ira J. Webb, husband and wife, residing at Marysville, Washington for and in consideration of Ten

no Dollars in hand paid, convey and warrants to Al Atkins and George Hatcher the grantees the following described real estate

West half of Lot Thirteen (13) and all of Lots Fourteen (14), Fifteen (15), and Sixteen (16), in Block Seven (7) Kenwood, Division Two, according to plat recorded in Volume 21 of Plats at case 28 records of Auditor's office of King County, State of Washington,



situated in the County of King State of Washington.

Dated September 13th A. D. 1944

Signed in presence of Eleanor J. Webb, Ira J. Webb

STATE OF WASHINGTON

(INDIVIDUAL ACKNOWLEDGMENT)

County of Snohomish

J. B. Pinkert Notary Public in and for the State of Washington, residing at Marysville, Wash.

do hereby certify that on this 13th day of September 1944, personally appeared before me

Charles J. Webb and Ira J. Webb, husband and wife, to me known to be the individual persons who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 13th day of September 1944

J. B. Pinkert Notary Public in and for the State of Washington, residing at Marysville in said County

Vol 2270 Part 390

WASHINGTON
TITLE INSURANCE
COMPANY

3418290

Form 1

Statutory Warranty Deed

THE GRANTORS

AL ATKINS and *Mary* ATKINS, his wife, and

GEORGE HATCHER and *Thelma* HATCHER, his wife,
for and in consideration of Ten and no/100ths Dollars
(\$ 10.00), in hand paid, conveys and warrants to the
County of King, a municipal corporation, for park and recreation purposes,

the following described real estate, situate in the County of King
Washington

East half of Lot Thirteen (13) and all of Lots Fourteen
(14), Fifteen (15), and Sixteen (16), in Block Seven (7), Kenwood,
Division Two, according to plat recorded in Volume 21 of Plats,
at page 23 records of Auditor's office of King County, State of
Washington.



Dated this 20th day of September, A. D. 19 44.

Al Atkins (Seal)
Mary Atkins
George Hatcher (Seal)
Thelma Hatcher

STATE OF WASHINGTON,

County of King

On this day personally appeared before me -- Al Atkins and Mary Atkins, his wife,
and George Hatcher and Thelma Hatcher, his wife,
to me known to be the individuals described in and who executed the within and foregoing instrument, and
acknowledged that they signed the same as their free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of September, 1944.



William J. Haney
Notary Public in and for the State of Washington,
Residing at Seattle.

Form for Statutory Warranty Deed, 1944. U.S. G.P.O. PRINTED & MANUFACTURED BY THE GOVERNMENT PRINTING OFFICE

WASHINGTON
TITLE INSURANCE
COMPANY

3458956

Statutory Quit Claim Deed

THE GRANTOR MAUDE E. GEDDES, a widow, as her sole and separate property

for and in consideration of LOVE AND AFFECTION
(xxx) convey s and quit claim s to Dollars

ELIZABETH M. DORSETT, as her sole and separate property
all interest in the following described real estate, situated in the County of King
State of Washington:

Lot 17 in Block 7, Plat of Kenwood Division Two

Dated this 26th day of March, A.D. 1945

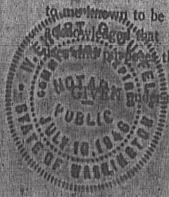
Maude E. Geddes (SEAL)

STATE OF WASHINGTON
County of King } ss.

On this day personally appeared before me MAUDE E. GEDDES, a widow,

known to be the individual described in and who executed the within and foregoing instrument, and signed the same as her free and voluntary act and deed, for the purposes therein mentioned.

my hand and official seal this 26th day of March, A.D. 1945



Charles M. Russell
Notary Public in and for the State of Washington,
residing at Seattle.

Filed for Record Mar 29 1945 11:32 AM
Request of Charles M. Russell
ROBERT A. MORRIS, County Auditor



3913809

Statutory Warranty Deed

3913809
FILED FOR RECORD AT THE REQUEST OF
LAWYERS TITLE INSURANCE CORPORATION
100 SECOND AVENUE, SEATTLE 1, WASHINGTON

RECORDED
VOL. _____ PAGE _____ OF
REQUEST OF _____

1949 JUN 25 AM 11 18

ROBERT A. MORRIS AUDITOR
KING COUNTY, WASH.
DEPUTY

LAWYERS
TITLE INSURANCE
CORPORATION
SEATTLE WASHINGTON

Vol. 2853 PAGE 395
FIRST SAVINGS & LOAN ASSN.
1200 SECOND AVE.
SEATTLE, WASH.
Send To: FIRST SAVINGS & LOAN ASSN.
1200 SECOND AVE.
SEATTLE, WASH.

D 65508



Statutory Warranty Deed

Form L12

THE GRANTOR **ELIZABETH M. DORSETT**, as her separate estate,

for and in consideration of - - -THIRTY-TWO HUNDRED AND NO/100 DOLLARS- - -

in hand paid, conveys and warrants to **HARRY R. MOHR and GRACE MOHR, his wife,**

the following described real estate, situated in the County of **King,**
State of Washington:

Lot 17, Block 7, Kenwood, Division Two, according to plat
recorded in Volume 21 of Plats, page 28, records of said
county.



Dated this **14th** day of **June, 1949.**

Elizabeth M. Dorsett (SEAL)

STATE OF WASHINGTON,
County of **King** } ss.

On this **14th** day of **June, 1949**, before me, the

undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Elizabeth M. Dorsett

the individual described in and who executed the foregoing instrument, and acknowledged to me
that she executed and sealed this said instrument as her free and voluntary act and deed for the uses and
purposes therein mentioned.

In my hand and official seal this **14th** day of **June, 1949**

Elizabeth M. Dorsett
(Notary Public in and for the State of Washington,
residing at **Seattle**)
Elizabeth M. Dorsett



4297738

VOL 3202 PAGE 219

REAL ESTATE CONTRACT

Drafted by MULHOLLAND, DRAKER

THIS CONTRACT, made this 11th day of October, 1952, between

HARRY B. MOHR and GRACE MOHR, his wife, hereinafter called the "seller" and

WILLIAM E. KIELAVIC and ANNA KIELAVIC, his wife, hereinafter called the "purchaser,"

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the seller the following described real estate with the appurtenances, situate in King County, Washington: Lot 17, Block 7, Kenwood Division Two, according to plat thereof recorded in Volume 21 of Plats, page 28, records of King County, State of Washington.

SALES TAX LIEN PAID

NOV - 5 1952

A. A. TREMPER

KING COUNTY, TREASURER

By [Signature] DEPUTY

REC. # E-67779

Free of incumbrances, except:

Subject to mortgage as per attached rider.

Subject to all easements, restrictions and reservations of record, if any.

On the following terms and conditions: The purchase price is NINE THOUSAND TWO HUNDRED FIFTY AND NO/100ths (\$9,250.00) dollars, of which EIGHT HUNDRED AND NO/100ths (\$800.00) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price, as follows:

SEVENTY FIVE AND NO/100ths (\$75.00) Dollars, or more at purchaser's option, on or before the 16th day of December 1952, and SEVENTY FIVE AND NO/100ths (\$75.00) Dollars, or more at purchaser's option; on or before the same day of each then succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the balance of said purchase price and the diminishing amounts thereof at the rate of 10 per cent per annum from the 16th day of November 1952, which interest shall be deducted from each monthly installment and the balance of each installment applied in reduction of principal. All payments to be made hereunder shall be made at

First Savings & Loan Association, 1200 Second Avenue, Seattle, Washington, or at such other place, as the seller may direct in writing. The purchaser agrees to refinance the balance due on this contract within the period of one year and pay the seller's equity out in full.

The purchaser agrees: (1) to pay before delinquency all payments of whatsoever nature, required to be made upon or by virtue of said mortgage, if any; also all taxes and assessments which are above assumed by him, if any, and all which may, as between grantor and grantee, hereafter become a lien on the premises; and also all taxes which may hereafter be levied or imposed upon, or by reason of, this contract or the obligation thereby evidenced, or any part thereof; (2) to keep the buildings now and hereafter placed upon the premises unceasingly insured against loss or damage by fire, to the full insurable value thereof, in the name of the seller as owner, in an insurance company satisfactory to the seller for the benefit of the mortgagee, the seller, and the purchaser, as their interests may appear, until the purchase price is fully paid, and to deliver to seller the insurance policies, renewals, and premium receipts, except such as are required to be delivered to the mortgagee; (3) to keep the buildings and all other improvements upon the premises in good repair and not to permit waste; and (4) not to use the premises for any illegal purpose.

In the event that the purchaser shall fail to pay before delinquency any taxes or assessments or any payments required to be made on account of the mortgage, or to insure the premises as above provided, the seller may pay such taxes and assessments, make such payments, and effect such insurance, and the amounts paid therefor by him shall be deemed a part of the purchase price and become payable forthwith with interest at the rate of 10 per cent per annum until paid, without prejudice to other rights of seller by reason of such failure.

The Seller herein is obligated under that certain mortgage, dated June 15, 1949, executed by Harry R. Mohr and Grace Mohr, his wife to First Savings and Loan Association, as mortgagor, _____, as mortgagee.

The Seller herein is also obligated under that certain mortgage, dated December 14, 1949, executed by Harry R. Mohr and Grace Mohr, his wife to First Savings and Loan Association of Seattle, as mortgagor, _____, as mortgagee.

The Seller herein is the holder of the Contract Vender's interest in that certain Real Estate Contract, dated/recorded _____, by and between _____, as vendor, and _____, as vendee.

The present principal balance due on the above described encumbrance is approximately \$ 2,241.40

The Seller herein agrees to continue to pay monthly payments required on said mortgage or prior real estate contract, but in the event the Seller herein shall fail to pay before delinquency any of the payments on said mortgage or prior contract, the purchaser herein may make such payments upon said mortgage or prior contract, and the amounts paid therefor by the purchaser shall be deemed a payment upon the purchase price hereof and shall be credited on account of the payments herein then next to become due. When the principal balance of this contract becomes equal to the balance due on said mortgage or said prior contract, the Seller herein will execute and deliver to the Purchaser herein Warranty Deed to the said property or an Assignment of said prior Real Estate Contract, together with their duly executed copy of said prior contract, in which deed or assignment and deed the Seller herein will warrant the title or equity therein transferred to be free and clear of all liens and encumbrances except such as may have arisen by, thru or under the purchaser, and taxes, assessments and other charges which the purchaser herein agrees to pay, and excepting said mortgage or prior contract.

In the event there are reserves held by the holder of the encumbrance, purchaser herein will refund to seller herein the amount of such reserves at the time of obtaining such deed or assignment and deed, unless purchaser has already refunded such reserves to seller.

In the event such deed or assignment and deed is given to the purchaser herein, said purchaser agrees to assume and pay the subject mortgage or prior contract according to its terms and provisions. Delivery of such deed, subject to the mortgage, or assignment and deed shall constitute full satisfaction hereunder on the part of the seller herein of the requirements hereinafter set forth of executing and delivering to the purchaser a warranty deed to the property.

PURCHASER Wm. D. Miller SELLER H.M.
PURCHASER W.M. SELLER J.M.

For convenience, verbs and nouns in the singular number are uniformly used throughout this rider, regardless of number.

The purchaser agrees to assume all risk of damage to any improvements upon the premises, or of the taking of any part of the property for public use; that no such damage or taking shall constitute a failure of consideration, but in case of such damage or taking, all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price of the property, less any sums of money which the seller may be required to expend in procuring such money, or at the election of the seller, to the rebuilding or restoration of such improvements.

The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a Warranty deed to the property, excepting such part thereof which may hereafter be condemned, if any, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller has delivered, or within ten days herefrom will procure and deliver, to the purchaser, a title policy in usual form issued by the Puget Sound Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage occasioned by reason of defect in, or incumbrance against, seller's title to the premises, not assumed by the purchaser, or as to which the conveyance hereunder is not to be subject.

The parties agree: (1) to execute all necessary instruments for the extension of payment or renewal of said mortgage during the period prior to the delivery of said deed, or the termination of purchaser's rights by virtue of the provisions hereof; provided the seller shall not be obligated thereby to assume any personal obligation or to execute any mortgage providing for a deficiency judgment against the seller, or securing a principal indebtedness in excess of that now unpaid on the above mentioned mortgage or bearing an interest rate of more than two per cent greater than that of the original mortgage indebtedness; (2) that the purchaser has made full inspection of the real estate and that no promise, agreement or representation respecting the condition of any building or improvement thereon, or relating to the alteration or repair thereof, or the placing of additional improvements thereon, shall be binding unless the promise, agreement or representation be in writing and made a part of this contract; (3) that the purchaser shall have possession of the real estate on and be entitled to retain possession so long as purchaser is not in default in carrying out the terms hereof; and (4) that, upon default, forfeiture may be declared by notice sent by registered mail to the address of the purchaser, or his assigns, last known to the seller.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller within six months after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Harry R. Mohr (Seal)
Grace Mohr (Seal)
William D. Mitchevi (Seal)
Anna Mitchevi (Seal)

STATE OF WASHINGTON
County of KING

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 21 day of October 1952, personally appeared before me Harry R. Mohr and Grace Mohr

who profess to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Louise Anderson
Notary Public in and for the state of Washington
residing at Seattle

4287738
Puget Sound
REAL ESTATE CONTRACT

FROM _____ TO _____

RECORDED _____ OF _____
PAGE _____ REQUEST OF _____

1952 NOV 5 PM 2 42

ROBERT A. MORRIS AUDITOR
KING COUNTY, WASH.
DEPUTY

MAILED 100
FILED FOR RECORD AT REQUEST OF
PUGET SOUND TITLE INSURANCE CO.
708 3rd AVE., SEATTLE 4, WASH.
WASHINGTON ESCROW CO.
624 SECURITIES BLDG.
SEATTLE 4, WASH.
12320A

D Nov 12 53

436154

Nov 6 53 \$1.

No. 35178

A. A. Trempier, as Co Treas of KOW
to Lake City Lions Club

That whras on Aug 6 53 a petition--am frms as 2960712--

The S 30 ft of lot 3; all of lots 4 and 5; the w 1/2 of lot
13; and all of lots 14, 15 and 16 all in blk 7 Kenwood
Div No. 2, 21 plats pg 28 KOW

With provision tht sm be used solely for park and recreatio-
nal purposes

--Sep 28 53--10:00 A.M.--Sep 28 53--\$1.--Treas--Nov 2 53--
10:00 A.M.--Treas--Nov 2 53--10:00 A.M.--of--\$1.--ap--
Now thrfore--fp--\$1sp--

The S 1/2 ft of lot 3 all of lots 4 and 5, the w 1/2 of lot 13,
and all of lots 14, 15 and 16 all in blk 7 Kenwood KOW Div No.
2, 21 plats pg 28 KOW -- With provision tht sm be used sole-
ly for park and recreational purposes.

xcn ok

ML GP Pharry Har-her, Secy 2424 B 137th S' wn

fb

D Aug 31-56
to Oct 11-52 \$10.00 & give \$10.45 hrs \$9.50 st (Tx pd on cont
67779) 4726276x

Grace Mohr, aka Grace Doris Mohr, as her sep pty
to William N Mitlevic and Anna Mitlevic, hw,

Cy andw

Lot 17, blk 7 Kenwood Divn No 2 acodg to plt invol
21 plts pg 28 KCW

This deed in fulfillment of certain rr cont bet parties
hr to dt doct 11-52 and conditioned for cyof abv desc pty, ad
cov of warranty hrin contained shall not apply to any
title int or encumbrance arising by through or under pur
in sd cont, and shall not apply to any taxes, assessment
or other charges levied assessed or becoming due subsequent
to date of sd cont.

Subject to all esmts restons and rsvtns of recifany

XCN OK Aug 29-56
M1 to First Sav & LN assn 1200 Second ave
RIBVITIC 134815

4947032

THE GRANTOR, SEATTLE SCHOOL DISTRICT NO. 1, a municipal Corporation duly organized and existing under and by virtue of the laws of the State of Washington and duly authorized to do business in the State of Washington, for and in consideration of Nineteen Thousand, Five Hundred and no/100 (\$12,500.00) DOLLARS in hand paid, convey and quit-claim to THE CITY OF SEATTLE, a municipal corporation, all interest in the following described Real Estate:

Lots 6 to 10, inclusive, Block 7, Plat of Kenwood, Division Two, as recorded in Volume 21 of Plats, page 23, Records of King County, Washington

DESCRIPTION & TITLE APPROVED
 W. W. MORSE, City Engineer
W. W. Morse
 Date SEP 8 1958



2145

Situated in the County of King, State of Washington.

Dated this _____ day of _____ 19 _____

IN WITNESS WHEREOF, The said party of the first part has caused these presents to be subscribed by its President, and its corporate seal to be hereunto affixed and attested by its Secretary, the day and year first above written.

SEATTLE SCHOOL DISTRICT NO. 1
 By *Henry B. Owen*
 Its President.

Attest:
 By *Frank M. Block*
 Its Secretary.

State of Washington, }
 County of King } NH.

On this 14th day of Sept A. D. 1958
 before me personally appeared Mr. Henry B. Owen and Frank M. Block

President and Secretary of Seattle School District #1 to me known to be the of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Merwin S. Clark
 Notary Public in and for the State of Washington,
 residing at Seattle, Washington

SEP 24 1958

5741083

QUIT CLAIM DEED

The Grantor, THE LIONS CLUB of LAKE CITY, INC., a corporation, for and inconsideration of valuable consideration, conveys and quit claims to THE CITY OF SEATTLE for park and playground purposes, the following described real estate, situated in the County of King, State of Washington:

The S. 30 feet of Lot 3 and all of Lots 4 and 5; the W. half of Lot 13, and all of Lots 14, 15 and 16, Block 7, Kenwood Division Two, according to plat recorded in Vol. 21 of Plats, page 28, Records of the Auditor's office of King County, State of Washington.

14250

As further consideration for this conveyance said City of Seattle, grantee, covenants and agrees that it will make certain additions and alterations to the existing structure on said property for use as a public recreation center and that it will at its own expense pay all the costs of such improvement estimated to be \$50,000 but not to exceed such amount. Said improvements to be performed by it within a period of two (2) years from the date of this deed.

This grant is subject to the condition that shall the land hereby conveyed ceased to be used for purposes of public parks and playgrounds, or if, said grantee should fail to perform the covenants set forth herein, then said land shall revert to said grantor, as trustee, its successors and assigns.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 14 day of APRIL, 1964.

THE LIONS CLUB OF LAKE CITY, INC.

By [Signature]
President
By [Signature]
Secretary

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this 14 day of April, 1964, before me, the undersigned, a Notary Public in and for the State of Washington, duly

MAY 27 1964

5144 300

6407677

QUIT-CLAIM DEED
Statutory Form

THE GRANTOR SHIRLEY J. BURKHEIMER

of Seattle in the County of King and State of

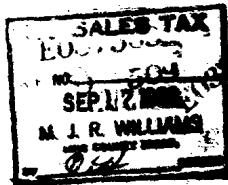
Washington, for the consideration of Decree of Divorce entered in the matter of Edward C. Burkheimer Vs. Shirley Jean Burkheimer, King County Superior Court Cause No. 68901/D

in hand ~~paid~~ convey and quit-claim to E. C. BURKHEIMER

of the County of King in the State of Washington all

interest in the following described Real Estate

Lot 17, Block 7, Kenwood Division Two, according to Plat recorded in volume 21 of plats, page 28, Subject to: Mortgage dated May 21, 1963, recorded May 21, 1963, volume 1668 of mortgages, page 535, under auditor's file No. 5586226



situated in the County of King State of Washington.

Dated this 27th day of May, 1968

Shirley J. Burkheimer

STATE OF WASHINGTON,

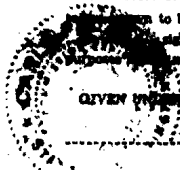
as (INDIVIDUAL ACKNOWLEDGMENT)

County of _____

I, _____ Notary Public in and for the State of Washington, residing at _____ do hereby certify that on this _____ day of _____, 19____, personally appeared before me _____

known to be the individual _____ described in and who executed the within instrument and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for the uses and purposes _____ mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____ 19____



Notary Public in and for the State of Washington, residing at _____ in said County _____

This deed is governed by the laws of the State of Washington, which County is bound to observe. Lewis & Clark - Pub. Post. Washington Law Book Co., Seattle. (Continuation of Last Page No. 10)

Filed for Record SEP 12 1968
Request of E. C. Burkheimer
ROBERT A. MCGEE, County Auditor

11-11-68 11:11 AM



5155 174 6419600
SECURITY TITLE INSURANCE COMPANY
OF WASHINGTON

THIS SPACE RESERVED FOR RECORDER'S USE
RECORDED 51's deed by
VOL. 1711 REQUEST OF
PAGE 1711
OCT 14 1968
ROBERT A. MORRIS AUDITOR
KING COUNTY WASH.
DEPUTY

Filed for Record at Request of

Handwritten initials

NAME *Laird E. Peterson*
ADDRESS *1310 1411-4th Ave*
CITY AND STATE *Seattle 98101*

Quit Claim Deed

THE GRANTOR, EDWARD C. BURKHEIMER,

for and in consideration of love and affection,

conveys and quit claims to EDWARD C. BURKHEIMER and DOROTHY M. BURKHEIMER, his wife, the following described real estate situated in the County of King State of Washington including any after acquired title

Lot 17, Block 7, Flawood Division No. 2, as recorded in Volume 21 of Plats, page 28, records of King County, Washington.

NO SALES TAX
AFF. NO. *6041069*
OCT. 14 1968
M. J. R. WILLIAMS
Notary Public
King County, Texas

Dated this 10th day of October, 1968.

Edward C. Burkheimer (SEAL)

(SEAL)

STATE OF WASHINGTON

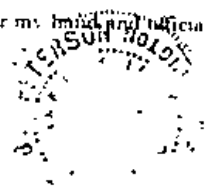
County of KING

On this 10th day of October, 1968, before me the undersigned,

a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared EDWARD C. BURKHEIMER,

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed this said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of October, 1968.



Laird E. Peterson
Notary Public in and for the State of Washington
residing at Seattle.



57100-1626 03:19:00 PM KING COUNTY RECORDS 001 715 0.00

Return Address:
Paul V. De Austria, Hazel I. Tugadi
PO Box 27804
Seattle, WA 98125

QUIT CLAIM DEED (Statutory Form)

Indexing information required by the Washington State Auditor's/Recorder's Office. (RCW 66.16 and RCW 66.04) 1/97:		(please print last name first)
Reference # (if applicable):		
Grantor(s) (Seller): (1)	(2)	Add'l. on pg
Grantee(s) (Purchaser): (1)	(2)	Add'l. on pg
Legal Description (abbreviated):		Add'l. legal is on pg
Assessor's Property Tax Parcel /Account #	<u>383450-0720</u>	

9710081626

THE GRANTOR(s) DOROTHY M. BURKHEIMER
of 919 109th Avenue N.E., Suite 1004, City of BelleVue
County of King, State of Washington for and in consideration
of love and affection conveys and quit-claims to
PAUL V DE AUSTRIA, HAZEL I TUGADI, TENANTS BY THE ENTIRETY, 12538 27th Ave. NE, City
of Seattle, County of King, State of Washington, all interest
in the following described Real Estate:
LOT 17, Block 7, Kenwood Division No. 2, as recorded in Volume 21
of Plats, page 28, records of King County Washington
Commonly known as 12538 27th Ave. N.E., Seattle, Washington
98125, State of WASHINGTON, Dated this 1st day
of October, 1997.

Dorothy M. Burkheimer
Grantor(s)

STATE OF WASHINGTON }
County of KING } SS. (INDIVIDUAL ACKNOWLEDGEMENT)

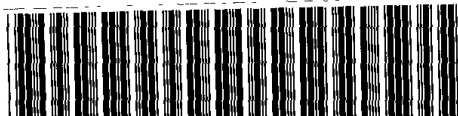
I certify that I know or have satisfactory evidence that Dorothy M. Burkheimer is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 1st day of October



Eleanor Jay
Print Name Eleanor Jay
Notary Public in and for the State of Washington
My appointment expires: 7-29-01

Quit-Claims Deed (Statutory Form)
©Washington Legal Blank, Inc. Tukwila, WA Form No. 290 6/97
MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.



20011002001571

TRANSACTION TITLE INSURANCE COMPANY
PAGE 001 OF 001
10/02/2001 13:52
KING COUNTY, WA

E1845155

10/02/2001 13:51
KING COUNTY, WA
TAX \$2.00
SALE \$275,000.00

PAGE 001 OF 001

Name: The City of Seattle
Address: 618 Second Avenue, 14th Floor
City, State, Zip: Seattle, Washington 98121

2001 100 2001571

668669sp/1870681
Reference# (if applicable)
Grantor(s) (1) De Austria Paul (2) Tugadi Hazel I
Grantee(s) (1) The City of Seattle (2)
Addit Grantor(s) on pg Addit Grantee(s) on pg
Legal Description(abbr)
Addit legal(s) on pg
Assessor's Tax Parcel ID# Acct #383450-0720-04

1/8

STATUTORY WARRANTY DEED

THE GRANTOR Paul De Austria and Hazel I. Tugadi, husband and wife, for and in consideration of TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to The City of Seattle, a municipal corporation, the following described real estate, situated in the County of King, State of Washington
LOT 17 IN BLOCK 7 OF KENWOOD DIVISION NO. 2, AS PER PLAT RECORDED IN VOLUME 21 OF PLATS, PAGE 28, RECORDS OF KING COUNTY;
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

Dated: October 1, 2001

Paul De Austria
Paul De Austria
Hazel I. Tugadi
Hazel I Tugadi

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Paul De Austria and Hazel I. Tugadi to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned

GIVEN under my hand and official seal this 1st day of October, 2001

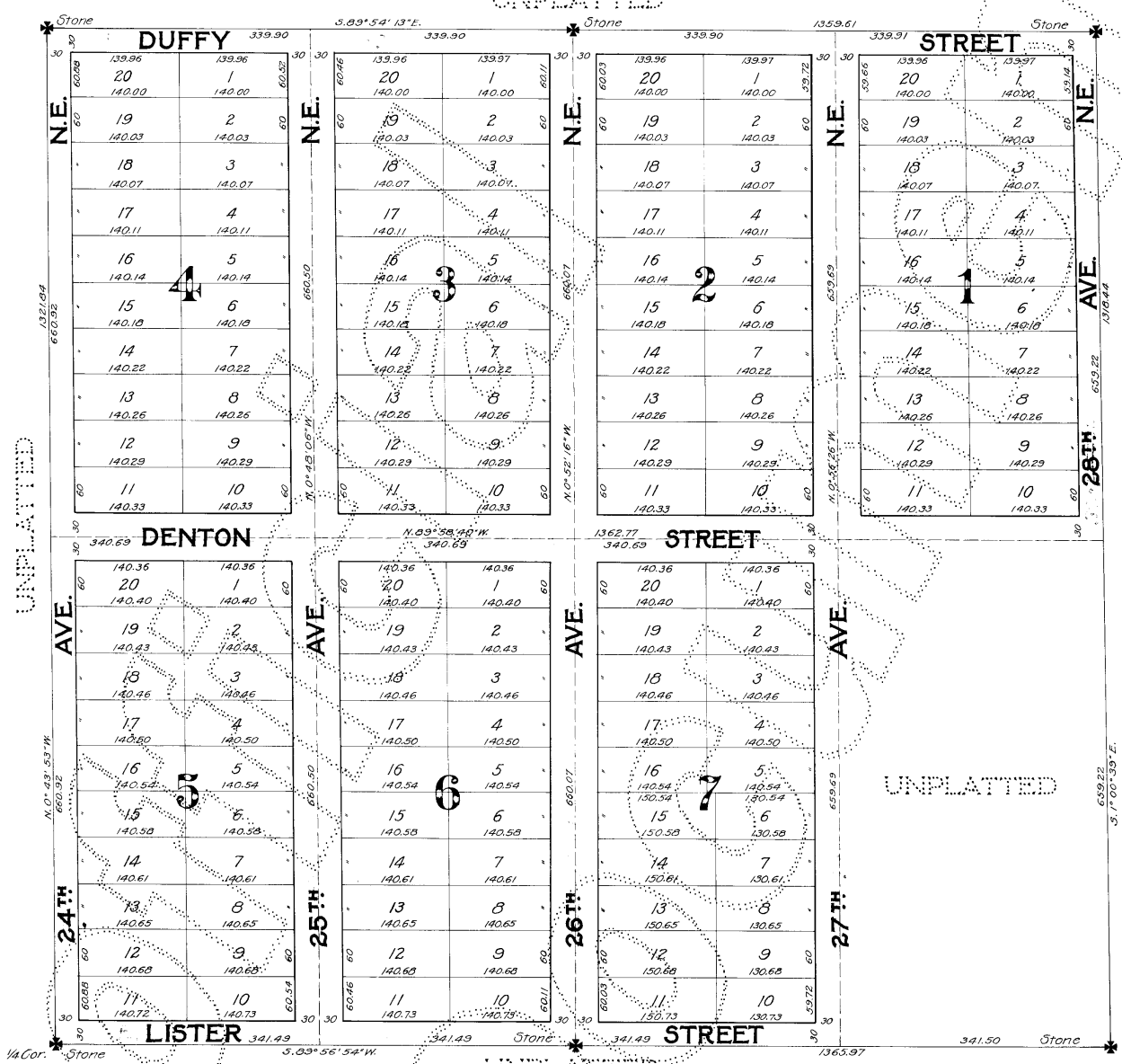
Wendy Pham
Notary Public in and for the State of Washington,
residing at Seattle, WA
My appointment expires 8/6/05

WENDY PHAM
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 8-06-05



KENWOOD DIVISION TWO

Reitze, Storey & Duffy, Inc. - Engineers.



DESCRIPTION

This plat of Kenwood, Division Two, embraces all of the S.W. 1/4 of the S.E. 1/4 of Section 21, Twp. 26N., R. 4E., W.M., except the E. 1/2 of the S.E. 1/4 thereof. The initial point of this plat is the stone monument set at the S. 1/4 Cor. of Sec. 21.

We hereby certify that this plat of Kenwood, Division Two is based on an actual survey and subdivision of Sec. 21, Twp. 26N., R. 4E., W.M., that the distances and courses shown here on are correct; that the monuments have been set and lot and block corners staked on the ground.

Chester N. Reitze Reitze, Storey & Duffy, Inc.

Approved by resolution of the Board of County Commissioners September 16th 1913.



David McKenzie
Chairman, Board of County Commissioners
Attest Byron Phelps
County Auditor and ex officio clerk of the Board of County Commissioners
By N.M. Wardall
Deputy

DEDICATION

Know all men by these presents: That the Cascade Power and Traction Company, a Corporation duly organized and existing under and by virtue of the laws of the State of Washington, sole owners in fee simple of the hereinafter described land in King County, Washington, in accordance with a resolution passed at a regular meeting of its Board of Trustees Aug. 19 A.D. 1913 has caused this plat of land to be made, does hereby declare it to be Kenwood, Division Two, and donates and dedicates to the use of the public forever all streets and avenues shown hereon.

In witness whereof: The Cascade Power and Traction Company has executed these presents by its duly authorized officers



The Cascade Power and Traction Company
by Clyde C. Chittenden
President
by Ralph G. Chittenden
Secretary

888240

Filed for record at the request of C.C. Chittenden at 20 minutes past 2 o'clock P.M. Sep. 16 1913 and recorded in Vol. 21 page 23 Records of King County
by [Signature] Deputy
Byron Phelps County Auditor

ACKNOWLEDGMENT

State of Washington } s.s. This is to certify that on this 4th day of King County, Washington, Sept. 15, 1913, before me, the undersigned, a Notary Public in and for the State of Washington, duly qualified, commissioned and sworn, personally appeared C.C. Chittenden and R.G. Chittenden to me known to be President and Secretary respectively of the Cascade Power & Traction Company, the corporation that executed the foregoing dedication, and acknowledged the same to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein expressed, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the official seal of said Corporation.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year above written.



Carl Ericson
Notary Public and for the State of Washington
Examined and approved this 16 day of Sept. A.D. 1913.
Arthur P. Denton
County Engineer
by F.W. Allen Deputy