

Filed for Record at Request of
FIRST AMERICAN TITLE
FOURTH & BLANCHARD BLDG
SEATTLE, WA 98121

First American Title Insurance Company

Filed for Record at Request of
APRIL RECORDING MAIL TO
Name FIRST AMERICAN TITLE INSURANCE COMPANY
Address FOURTH AND BLANCHARD BUILDING
City and State SEATTLE, WASHINGTON 98121
19298SD

THIS SPACE PROVIDED FOR RECORDER'S USE

-86/07/25 #0630 B
-RECD F 6.00
-CRSHL *****6.00

KING COUNTY
EXCISE TAX PAID
JUL 25 1986
E0888754

8607250630
124809-1910
1ST AMS

Rev. 60.00 Statutory Warranty Deed

THE GRANTOR J. W. MORRISON, INC., a Washington Corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to JEFFREY S. LINSTAD AND WENDY L. LINSTAD, HUSBAND AND WIFE
the following described real estate, situated in the County of King, State of Washington:
Lot 9, HOLLYMOR II, according to the plat thereof recorded in Volume 130 of Plats, pages
10 and 11, records of King County, Washington.
Situate in the County of King, State of Washington.
SUBJECT TO: See attached Exhibit A and by this reference incorporated herein.

0-2-5-9-9-8
STATE OF Washington
DEPT. OF REVENUE
JUL 27 06
Conveyance Tax
60.00
RB. 11404
1ST AMS

RECEIVED THIS DAY
JUL 25 10 16 AM '86
BY THE DIVISION OF
RECORDS & INFORMATION
KING COUNTY

Dated July 15, 1986
J.W. MORRISON, INC., a Washington corporation

[Signature]

STATE OF WASHINGTON)
COUNTY OF _____) ss.
On this day personally appeared before me _____
to me known to be the individual(s) described in and who
executed the within and foregoing instrument, and
acknowledged that _____ signed the same
as _____ free and voluntary act and deed,
for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this
_____ day of _____, 19_____
Notary Public in and for the State of Washington, residing at _____

STATE OF WASHINGTON)
COUNTY OF King) ss.
On this 15th day of July, 1986
before me, the undersigned, a Notary Public in and for the State of Washington, duly com-
missioned and sworn, personally appeared _____
J.W. Morrison
and _____
to me known to be the _____ President and _____ Secretary,
respectively, of J.W. Morrison, Inc. a Washington Corporation
the corporation that executed the foregoing instrument, and acknowledged the said instru-
ment to be the free and voluntary act and deed of said corporation, for the uses and purposes
therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed is the corporate seal of said
corporation.
Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____
My Comm. Expires 5-1-87

EXHIBIT A

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Water District No. 104, King County, Washington
and: J.W. Morrison, Inc.

Dated: Undisclosed

Recorded: April 13, 1984

Recording No.: 8404130833

Purpose: To construct and install a watermain in the public right-of-way under the District's franchise therefor, or easements approved by the District, and to connect to the District's water distribution system

EASEMENT AND CONDITIONS CONTAINED THEREIN AS GRANTED OR RESERVED IN INSTRUMENT:

Recorded: July 16, 1984

Recording No.: 8407160428

In favor of: Puget Sound Power & Light Company, a Washington corporation

For: Easement for underground electric system

Affects: A. The exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the proposed plat of Hollymor Division II

B. A 2.5 foot strip of land, parallel with and adjacent to all interior lot lines, said lot lines as delineated on the proposed plat of Hollymor Division II.

EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT AS FOLLOWS:

A 7 foot easement along all front and rear lot lines together with a 2.5 foot easement along all side lot lines is hereby established for drainage and utility purposes.

EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Native growth reservation

Affects: The East 50 feet

Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

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.

NOTES CONTAINED ON THE FACE OF THE PLAT AS FOLLOWS:

- A. All roof/foundation drains are to be connected to the storm system by the builder
- B. There shall be no structure, fill, or obstruction, including decks or patios, beyond the building setback line or within the native growth protection easement
- C. Cutting or clearing shall not be allowed except to alleviate hazards or to control plat disease

DEDICATION PROVISIONS CONTAINED ON THE FACE OF THE PLAT AS FOLLOWS:

Further, the undersigned owners of the land hereby subdivided waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against King County, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this subdivision other than claims resulting from inadequate maintenance by King County.

Further, the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigns to indemnify and hold King County, its successor and assigns, harmless from damage, including any cost of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or be establishment, construction or maintenance of the roads within this subdivision. Provided, this waiver and indemnification shall not be construed as releasing King County, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of King County, its successors or assigns.

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