

Instrument Number: 20190620001296 Document:WD Rec: S102.00 Page-1 of 4

Excise Docs: 2994879 Selling Price: \$1,180,000.00 Tax Amount: \$21,009.00 Record Date:6/20/2019 4:41 PM

Electronically Recorded King County, WA

TICOR TITLE

70113919 (4)

When recorded return to:
Patrick Simonson and Kyrie Simonson
16943 Northeast 118th Way
Redmond, WA 98052

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ching-Mao Chen, a married man as his separate estate.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Patrick Simonson and Kyrie Simonson, a married couple

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

LOT 40 OF WOODLANDS WEST, AS PER PLAT RECORDED IN VOLUME 240 OF PLATS,
PAGE(S) 58 THROUGH 66, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

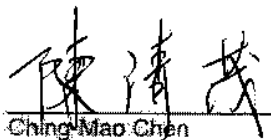
Tax Parcel Number(s): 952660-0400-09,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 10, 2019

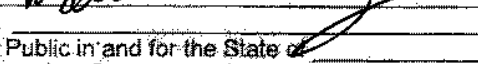
STATUTORY WARRANTY DEED
(continued)

 Ching MAO CHEN
Ching-Mao Chen

Taiwan
City of Taipei
State of American Institute in } SS
County of Taiwan, Taipei Office

I certify that I know or have satisfactory evidence that Ching-Mao Chen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 13 JUN 2019


Name: _____
Notary Public in and for the State of _____
Residing at: Taipei, Taiwan
My appointment expires: _____

Matthew Carney
Special Notary (PL96-8)
Duly appointed and qualified
My commission expires: June 15, 2020

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on King County Short Plat No. 276022;

Recording No.: 7604060638
2. Notice of water and sewer connection charge and the terms and conditions thereof:

Recording Date: August 9, 1994
Recording No.: 9408091502
3. Reimbursement Agreement for Utility Improvements and the terms and conditions thereof:

Executed by: City of Redmond and Burnstead Construction
Recording Date: November 4, 1999
Recording No.: 19991104001369

The First Amendment for the above mentioned Agreement is recorded under Recording No. 20010213001494.
4. Reimbursement Agreement for Utility Improvements and the terms and conditions thereof:

Executed by: City of Redmond and Lozier Homes Corp.
Recording Date: May 4, 2001
Recording No.: 20010504000085
5. Mitigation and Settlement Agreement and the terms and conditions thereof:

Executed by: CamWest 95, LLC, a Washington limited liability company and Lake Washington School District No. 414, a Washington municipal corporation
Recording Date: May 23, 2006
Recording No.: 20060523002074
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Woodlands West:

Recording No.: 20070419000513

EXHIBIT "A"

Exceptions
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility systems for gas and electricity
Recording Date: June 14, 2007
Recording No.: 20070614001752
Affects: Portion of said premises and other property

8. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording Date: December 20, 2007
Recording No.: 20071220000745

The Assignment of Declarant Status for the above mentioned CCR is recorded under Recording No. 20111215001229.

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 23, 2012
Recording No.: 20121023001372

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: The Woodlands West Homeowners Association, a Washington non-profit corporation, its successors and assigns
Recording Date: December 20, 2007
Recording No.: 20071220000745

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.