

FILED FOR RECORD AT THE REQUEST OF:

WHEN RECORDED, MAIL TO:

MICHAEL J. SALAMONE  
17302 NE 131<sup>st</sup> St  
Redmond, WA 98052

281500.00  
4306.95  
E1235929 03/19/1992

GV LPO 1014

Space Above for Recorder's Use

### Statutory Warranty Deed

THE GRANTOR:

L. PATRICK GRIFFITH AND STEPHANIE A. GRIFFITH HUSBAND AND WIFE.

for and in consideration of Ten dollars and no/100 and other good and valuable consideration in hand paid, conveys and warrants to:

MICHAEL J. SALAMONE AN UNMARRIED MAN, AS HIS SEPARATE ESTATE

the following described real estate in KING County, State of Washington, to-wit:

LOT 57, MOUNT CLARE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 111 OF PLATS, PAGES 1 THROUGH 5, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. SUBJECT TO: SEE ATTACHED EXHIBIT 'A' AND BY THIS REFERENCE MADE A PART HEREOF.

Dated this 18<sup>th</sup> day of March, 1992

Read and Approved:

Michael J. Salamone  
MICHAEL J. SALAMONE

L. Patrick Griffith  
L. PATRICK GRIFFITH

Stephanie A. Griffith  
STEPHANIE A. GRIFFITH

State of Washington )  
County of KING ) ss:  
On this 18<sup>th</sup> day of March, 1992, personally appeared before me L. PATRICK GRIFFITH AND STEPHANIE A. GRIFFITH HUSBAND AND WIFE, 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 theirs free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18<sup>th</sup> day of March, 1992  
Georgia Vrean  
Notary Public in and for the State of Washington

My appointment expires: 5/7/92 Residing at Duvall

1570170-0570  
1ST AM 224030-4  
9203191682

NOTARY PUBLIC IT IS DUE TO THE QUALITY OF THE DOCUMENT.

NOTICE TO CREDITORS TO ALLOW CLAIMANTS TO FILE CLAIMS AGAINST THE ESTATE OF THE DECEASED. IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Exhibit  
"A"

9203191682

- 6. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:  
 PURPOSE: DRAINAGE AND UTILITY  
 AFFECTS: A 7.0 FOOT WIDE EASEMENT ALONG ALL FRONT, REAR AND SIDE LOT LINES
- 7. 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.  
 PRIOR APPROVAL MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS BEFORE ANY STRUCTURE, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA.
- 8. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:  
 AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5 FEET OF FRONT AND REAR BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR 2.5 FEET OF THE SIDE BOUNDARY LINES OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED. ALSO HEREBY GRANTED IS THE RIGHT TO USE THE STREET FOR THE SAME PURPOSES.
- 9. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:  
 PURPOSE: DRAINAGE  
 AFFECTS: A 15 FOOT STRIP THROUGH THE NORTHEASTERLY PORTION
- 10. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS IF ANY, BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN:  
 RECORDED: JUNE 14, 1979  
 RECORDING NO.: 7906140653  
 A COPY OF WHICH IS HERETO ATTACHED.