



20030930002755

CHICAGO TITLE MD 21.00  
PAGE 001 OF 003  
09/30/2003 15:40  
KING COUNTY, WA

WHEN RECORDED RETURN TO  
JAMES A STRODE  
12503 179TH AVENUE N E  
REDMOND, WA 98052

E1992249

09/30/2003 15:25  
KING COUNTY, WA  
TAX \$1,335.00  
SALE \$75,000.00

PAGE 001 OF 001



CHICAGO TITLE INSURANCE COMPANY

STATUTORY WARRANTY DEED

1113058

Dated SEPTEMBER 19, 2003

THE GRANTOR

SAMAD SEDGHI-NASSAB, ALSO APPEARING OF RECORD AS SAM SEDGHI-NASSAB, AND FERRY  
SEDGHI-NASSAB, ALSO APPEARING OF RECORD AS FERRY SEDGHI-NASSAB, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

*CTI-1113058-4*  
*(3)*

in hand paid, conveys and warrants to

JAMES A STRODE AND JANICE A STRODE, HUSBAND AND WIFE

the following described real estate situated in the County of  
Tax Account Number(s)

State of Washington

564930-0050-09

LOT 5, MORNING MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
VOLUME 109 OF PLATS, PAGES 54, 55 AND 56, IN KING COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY  
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED  
HEREIN

*Ferry Sedghi Nassab*

SAMAD SEDGHI-NASSAB, by Ferry Sedghi-Nassab  
Attorney in Fact F.N

*Ferry Sedghi Nassab*

FERRY SEDGHI-NASSAB

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

SS

ON THIS 25 DAY OF SEPTEMBER, 2003, BEFORE ME, THE UNDERSIGNED,  
A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, DULY COMMISSIONED  
AND SWORN, PERSONALLY APPEARED FERY SEDGHI-NASSAB KNOWN TO ME TO BE THE  
INDIVIDUAL (X) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND  
VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED

*Mangala T.B. Tennakoon*

NOTARY SIGNATURE

PRINTED NAME - MANGALA T.B. TENNAKOON  
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA  
RESIDING AT 11718 BARRINGTON CT, LA CA 90049  
MY COMMISSION EXPIRES ON APRIL 21, 2005.

STATE OF CALIFORNIA  
LOS ANGELES SS COUNTY OF

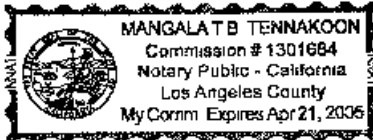
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT FERY  
SEDGHI-NASSAB IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON  
ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE  
WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS  
ATTORNEY IN FACT OF SAMAD SEDGHI-NASSAB TO BE THE FREE AND VOLUNTARY  
ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE  
INSTRUMENT.

DATED: SEPTEMBER 25, 2003

*Mangala T.B. Tennakoon*

NOTARY SIGNATURE

PRINTED NAME MANGALA T.B. TENNAKOON  
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA  
RESIDING AT 11718 BARRINGTON CT, LA, CA 90049 .  
MY APPOINTMENT EXPIRES APRIL 21, 2005 .



## CHICAGO TITLE INSURANCE COMPANY

## EXHIBIT A

Escrow No 1115552

## EASEMENT AND THE TERMS AND CONDITIONS THEREOF

PURPOSE.	ACCESS AND UTILITIES
AREA AFFECTED:	A SOUTHERLY PORTION OF SAID PREMISES; AND OTHER PROPERTY
RECORDED	MARCH 23, 1998
RECORDING NUMBER	9803231481

COUNTERPARTS OF SAID EASEMENT WERE RECORDED UNDER RECORDING NUMBERS  
9803231482 AND 9803231483.

NOTE. SAID EASEMENT IS ALSO DELINEATED AND/OR DEDICATED ON THE FACE OF  
THE PLAT

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND  
SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON SAID PLAT.

## AGREEMENT AND THE TERMS AND CONDITIONS THEREOF.

BETWEEN:	WILLIAM A LOONEY
AND	JAMES A. GUSE AND JACK DENISE KAHN
RECORDED	JUNE 11, 1998
RECORDING NUMBER.	9806110440
REGARDING.	AGREEMENT TO GRANT AN EASEMENT FOR INGRESS AND EGRESS OVER A PORTION OF TRACT 28 OF BURKE AND FARRAR'S KIRKLAND DIVISION NO 17 (UNRECORDED) IN FAVOR OF PROPERTY TO THE NORTH