


CK 40178578-2

4/76^u

When recorded return to:
Maxim Vainstein and Anna Vainstein
13716 175th Court NE
Redmond, WA 98052



20161028001921
 CW TITLE CO
 PAGE-001 OF 004
 10/28/2016 16:32
 KING COUNTY, WA

E2831119
 10/28/2016 16:30
 KING COUNTY, WA
 TAX SALE \$11,717.40
 \$658,000.00

PAGE-001 OF 001

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600
Bellevue, WA 98004

Escrow No.: 0081566-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) John O. Roberts, an unmarried man

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

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

LOT 17 OF AMBERLEY ON ENGLISH HILL, AS PER PLAT RECORDED IN VOLUME 124 OF PLATS, PAGES 24 AND 25, 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): 020080-0170,

Subject to:

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

Dated: October 18, 2016

John O Roberts by George Dammeyer
his Atty. in fact

John O. Roberts, by George Dammeyer, his attorney-in-fact

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of King of King

I certify that I know or have satisfactory evidence that George Dammeyer is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for John O. Roberts and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-27-2016
Jane E. Shyne

Name: Jane E. Shyne
Notary Public in and for the State of Washington
Residing at: Redmond
My appointment expires: 5-28-2018



EXHIBIT "A"

Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON NOVEMBER 09, 1981, UNDER RECORDING NO. 8111090329.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SET FORTH IN SAID INSTRUMENT TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

NOTE: RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN HAVE BEEN DELETED.

AND AMENDMENTS THERETO:

RECORDING NOS.: 8203040430 AND 8210070242

2. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: AUGUST 03, 1981

RECORDING NO.: 8108030379

REGARDING: WATER RETENTION AREA

3. RIGHT OF WAY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: AUGUST 14, 1981

RECORDING NOS.: 8108140518 AND 8108140519

4. DEVELOPER EXTENSION AGREEMENT FOR STREET LIGHTING AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: MARCH 31, 1983

RECORDING NO.: 8303311097

5. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION

PURPOSE: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM

AREA AFFECTED: A PORTION OF SAID PREMISES

RECORDED: MARCH 09, 1983

RECORDING NO.: 8303090414

CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM

6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: MAY 03, 1983

RECORDING NO.: 8305030756

REGARDING: SEWAGE DISPOSAL SERVICE

7. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF AMBERLEY ON ENGLISH HILL, RECORDED UNDER RECORDING NUMBER. 8305250958.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE

EXHIBIT "A"

Exceptions
(continued)

BOUNDARIES OF SAID LAND

8. ANNEXATION OF AMBERLEY ON ENGLISH HILL AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: JUNE 16, 1983
RECORDING NO.: 8306160857

9. ANNEXATION OF COVENTRY ON ENGLISH HILL DIV. 2 AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: JANUARY 22, 1985
RECORDING NO.: 8501220422

10. ANNEXATION OF COVENTRY ON ENGLISH HILL DIV. 3 AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: JANUARY 22, 1985
RECORDING NO.: 8501220424