

WHEN RECORDED, MAIL TO:

Thomas J. Leever  
13814 176th Place NE  
Redmond, WA 98052

Space Above for Recorder's Use

911206-1298 02:45:00 PM KING COUNTY RECORDS 005 PM 11 00

### Statutory Warranty Deed

#### THE GRANTOR:

Morgan Wells Bleak and Jane DeLong Bleak, 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:

Thomas J. Leever and Suzan Leever, husband and wife,

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

Lot 28, Coventry on English Hill Division No. 2, according to the plat thereof, recorded in Volume 129 of Plats, pages 37 and 38, in King County, Washington.

Subject To: Easements, restrictions, reservations, covenants, conditions, rights of way, zoning ordinances, if any, of record, enforceable in law or equity.

Also Subject To: See Special Exceptions marked Exhibit 'A' attached hereto and made a part hereof.

Dated this third day of December, 1991

Thomas J. Leever  
Thomas J. Leever  
Suzan Leever  
Suzan Leever

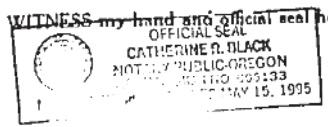
Morgan Wells Bleak by Jane DeLong Bleak, her attorney in fact  
Morgan Wells Bleak  
Jane DeLong Bleak  
Jane DeLong Bleak

IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9112061298 Filed by Chicago Title Insurance Co. Ref # 22-211-44

STATE OF Oregon  
County of Washington

On this 4 day of December, A. D. 1991, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Jane DeLong Bleak to me known to be the individual described in and who executed the foregoing instrument for her self and as attorney in fact of Morgan Wells Bleak also therein described, and acknowledged to me that she signed and sealed the same as her voluntary act and deed and as the free and voluntary act and deed of the said Morgan Wells Bleak for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Morgan Wells Bleak is now living.



WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.  
Notary Public in and for the State of Oregon, residing at Beaverton  
OK My appointment expires on 5/15/95

Form L 31 (Acknowledgment by Self and as Attorney in Fact. TICOR TITLE INSURANCE COMPANY OF CALIFORNIA  
Escrow Number: 2293JG

IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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INITIALS  
V.M. [unclear]  
+ J.D.B.

Exhibit "A"

SPECIAL EXCEPTIONS

1. 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: THE EXTERIOR 7 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, SAID LOTS AND TRACTS AS DELINEATED ON THE FINAL APPROVAL PLAT OF KENSINGTON ON ENGLISH HILL. A 2.5 FOOT STRIP OF LAND, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES, SAID LOT LINES AS DELINEATED ON THE FINAL APPROVED PLAT OF KENSINGTON ON ENGLISH HILL

RECORDED: FEBRUARY 17, 1984

RECORDING NUMBER: 8402170602

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

2. EASEMENT PROVISIONS CONTAINED IN SAID PLAT AS FOLLOWS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST INC., CABLE TV, AND KING COUNTY WATER DISTRICT NO. 104, WASHINGTON NATURAL GAS COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. ALSO, EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES FOR PURPOSES OF UTILITIES AND DRAINAGE.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO WATER DISTRICT NO. 104 UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "WATER EASEMENT" AND "SEWER EASEMENT" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER MAINS/SEWER MAINS AND APPURTENANCE FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS.

IF THIS DOCUMENT IS FILED IN THIS MANNER, IT IS LESS LIKELY THAN THIS NOTICE TO BE LOST OR DESTROYED.

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KM108 by JTB  
+ JTB

SPECIAL EXCEPTIONS

NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CATV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

- C (4) 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.
- D (4) RESTRICTIONS, EASEMENTS AND LIABILITY TO ASSESSMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, EASEMENTS AND ASSESSMENTS, AS HERETO ATTACHED:  
RECORDED: NOVEMBER 9, 1981  
RECORDING NUMBER: 8111090329
- E AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS AS HERETO ATTACHED:  
RECORDED: MARCH 4, 1982  
RECORDING NUMBER: 8203040430
- F AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS AS HERETO ATTACHED:  
RECORDED: OCTOBER 7, 1982  
RECORDING NUMBER: 8210070242
- G AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS AS HERETO ATTACHED:  
RECORDED: JANUARY 22, 1985  
RECORDING NUMBER: 8501220422
- H (5) RESTRICTIONS CONTAINED IN INSTRUMENT:  
RECORDED: APRIL 6, 1982  
RECORDING NUMBER: 8204060601

AS FOLLOWS: THE OWNERS(S) OF THE PROPERTY DESCRIBED OR OF ANY LOT WHICH HAS BEEN OR IS SUBSEQUENTLY CREATED ON SAID PROPERTY, SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE ABOVE-DESCRIBED ROAD RIGHT OF WAY TO THE STANDARDS

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X MW  
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by JDB

SPECIAL EXCEPTIONS

SPECIFIED IN RIGHT OF WAY USE PERMIT NO. 82019.

WARNING: KING COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE THE IRRIGATION LINE AND LANDSCAPING PLANTER DESCRIBED ABOVE.

6. RESTRICTIONS CONTAINED IN SAID PLAT AS FOLLOWS:

MAINTENANCE OF LANDSCAPING IN THE TRAFFIC ISLAND SHALL BE THE RESPONSIBILITY OF LOT OWNERS ADJOINING THOSE ISLANDS (LOTS 11-15, 16-20 AND 31-35).

7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: BAYVIEW FARMS, INC.  
AND: KING COUNTY WATER DISTRICT NO. 104  
RECORDED: MAY 3, 1983  
RECORDING NUMBER: 8305030756  
REGARDING: SEWER

8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: BENCHMARK, INC.  
AND: KING COUNTY WATER DISTRICT NO. 104  
RECORDED: NOVEMBER 10, 1983  
RECORDING NUMBER: 8311100953  
REGARDING: DEVELOPER EXTENSION AGREEMENT FOR STREET LIGHTING

9. DEDICATION CONTAINED IN SAID PLAT AS FOLLOWS:

ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES AND FURTHER DEDICATED TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING, BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE, UNLESS SUCH EASEMENTS AND TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC.

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

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SPECIAL EXCEPTIONS

COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS 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 SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY 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.

10. 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.