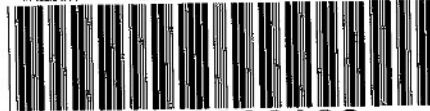


**cw title**  
AND ESCROW

Customer Service Dept 1-855-298-4853 | CWService@CWTitle.net

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

AFTER RECORDING MAIL TO:  
Ralph and Debbie Kappelhoff  
13327 157th Avenue NE  
Redmond, WA 98052



**20080430002199**

COMMONWEALTH L WD 42.00  
PAGE001 OF 001  
04/30/2008 14:07  
KING COUNTY, WA

**E2343946**

04/30/2008 13:48  
KING COUNTY, WA  
TAX \$28,127.80  
SALE \$1,130,500.00 PAGE001 OF 001

Filed for Record at Request of: Northpoint Escrow and Title, LLC  
Escrow Number: 30005654

COMMONWEALTH LAND TITLE

TS 400015032

**Statutory Warranty Deed**

Grantor(s): Donald J. Wanat and Ellen J. Wanat, husband and wife  
Grantee(s): Ralph Kappelhoff and Debbie Kappelhoff, husband and wife  
Abbreviated Legal: LOT 25, GROUSEMONT EST. DIV. NO. 1  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 2944000250

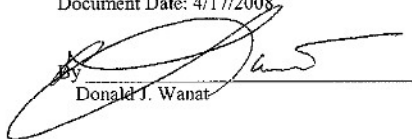
*Handwritten initials*

THE GRANTOR Donald J. Wanat and Ellen J. Wanat, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ralph Kappelhoff and Debbie Kappelhoff, husband and wife the following described real estate, situated in the County of King, State of Washington:

LOT 25, GROUSEMONT ESTATES DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 134 OF PLATS, PAGES 51 THROUGH 56, RECORDS OF KING COUNTY AUDITOR; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER TRACT #E# OF SAID PLAT; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Document Date: 4/17/2008

By   
Donald J. Wanat

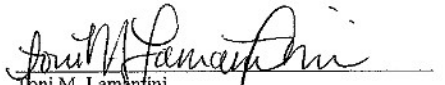
By   
Ellen J. Wanat

STATE OF WASHINGTON  
County of King

SS:

I certify that I know or have satisfactory evidence that Donald and Ellen Wanat is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 22<sup>nd</sup> day of APRIL 2008

  
Toni M. Lamantini  
Notary Public in and for the State of WASHINGTON  
Residing at Federal Way, WA  
My appointment expires: 01/24/2009

