



First American

First American Title Insurance Company

818 Stewart St, Ste 800

Seattle, WA 98101

Phn - (206)728-0400 (800)826-7718

Fax -

EXHIBIT 3

PAGE 1 OF 67

ESCROW COMPANY INFORMATION:

Escrow Officer/Closer: **GAIL RANDALL**

GRandall@firstam.com

First American Title Insurance Company

3905 Martin Way, Ste A, Olympia, WA 98506

Phone: (360)350-6760 - Fax: (866)341-0145

King County Title Team One

Fax No. (866) 904-2177

Pat Fullerton

(206) 615-3055

pfullerton@firstam.com

Jennifer Salas

(206) 615-3011

jsalas@firstam.com

Tina Kotas

(206) 615-3012

tkotas@firstam.com

To: **Quadrant Homes**
14725 SE 36th ST STE 100
Bellevue, WA 98006

File No.: **4291-2205937**
Your Ref No.: **QPID-12177**

Attn: Bonnie

Re: Property Address: **20325 136th Avenue Northeast, Woodinville, WA 98072**

Second Commitment

RECEIVED

JUN 19 2014

**CITY OF WOODINVILLE
DEVELOPMENT SERVICES**

EXHIBIT 3
PAGE 2 OF 67

COMMITMENT FOR TITLE INSURANCE

Issued by

FIRST AMERICAN TITLE INSURANCE COMPANY

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-I.
- The General Exceptions and Exceptions in Schedule B-II.
- The Conditions.

This Commitment is not valid without Schedule A and Section I and II of Schedule B.

First American Title Insurance Company



Pat Fullerton, Title Officer

EXHIBIT 3
PAGE 3 OF 67

SCHEDULE A

1. Commitment Date: June 10, 2014 at 7:30 A.M.

2. Policy or Policies to be issued:	AMOUNT	PREMIUM	TAX
Homeowner's Rate with 10% Combination Discount			
Extended Owner's Policy	\$ 950,000.00	\$ 2,708.00	\$ 257.26
Proposed Insured: The Quadrant Corporation, a Washington Corporation			

Seller's Portion: \$1,822.00
Buyer's Portion: \$ 886.00

Simultaneous Issue Rate with 10% Combination Discount			
ALTA Extended Loan Policy	\$ To Follow	\$ To Follow	\$ To Follow
Proposed Insured: To Follow			

3. (A) The estate or interest in the land described in this Commitment is:

Fee Simple

(B) Title to said estate or interest at the date hereof is vested in:

EMANUIL NUTU AND ELENA NUTU, HUSBAND AND WIFE

4. The land referred to in this Commitment is described as follows:
Real property in the County of King, State of Washington, described as follows:

The land referred to in this report is described in Exhibit A attached hereto.

**SCHEDULE B
SECTION I**

REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s):
- (F) Other:
- (G) You must give us the following information:
 - 1. Any off record leases, surveys, etc.
 - 2. Statement(s) of Identity, all parties.
 - 3. Other:

**SCHEDULE B
SECTION II**

GENERAL EXCEPTIONS

PART ONE:

- A. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- B. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- C. Easements, claims of easement or encumbrances which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- E. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
- F. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- H. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the escrow or interest or mortgage(s) thereon covered by this Commitment.

EXHIBIT 3
PAGE 5 OF 67

**SCHEDULE B
SECTION II**

EXCEPTIONS

PART TWO:

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are available from the office which issued this Commitment. Copies of the policy forms should be read.

1. Lien of the Real Estate Excise Sales Tax and Surcharge upon any sale of said premises, if unpaid. As of the date herein, the excise tax rate for the **City of Woodinville** is at **1.78%**.
Levy/Area Code: 2505

2. General Taxes for the year 2014. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 032605909509

1st Half

Amount Billed: \$ 3,165.16

Amount Paid: \$ 0.00

Amount Due: \$ 3,165.16, plus
interest and
penalty

Assessed Land Value: \$ 464,000.00

Assessed Improvement Value: \$ 1,000.00

2nd Half

Amount Billed: \$ 3,165.16

Amount Paid: \$ 0.00

Amount Due: \$ 3,165.16

Assessed Land Value: \$ 464,000.00

Assessed Improvement Value: \$ 1,000.00

3. Intentionally Deleted

4. Taxes which may be assessed and extended on any subsequent roll for the tax year 2014, with respect to new improvements and the first occupancy which may be included on the regular assessment roll and which are an accruing lien not yet due or payable.

5. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor: Emanuil Nutu and Elena Nutu, husband and wife

Grantee/Beneficiary: Wells Fargo Bank, N.A.

Trustee: Wells Fargo Financial National Bank

Amount: \$275,000.00

Recorded: May 21, 2007

Recording Information: 20070521003022

Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

EXHIBIT 3
PAGE 6 OF 67

6. ALTA survey by Axis, dated February 10, 2014, under Job No. 14-025 discloses the following exceptions to ALTA Extended Owner's/Purchaser Coverage:
 - (A) a fence along a portion of the westerly property line that does not conform to the lot line

7. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. 7408060343.

8. Restrictions limiting the use of that portion of the property herein described lying within 100 feet from a water well as imposed by instruments recorded under Recording Numbers 9307192080, 9307192081, and 9307192082.

9. Restrictions limiting the use of that portion of the property herein described lying within 100 feet from a water well as imposed by instrument recorded under Recording Number 9308061686.

10. Reimbursement Agreement Water Agreement and the terms and conditions thereof:
Between: Woodinville Water District, a municipal corporation
And: Lakewood Construction
Recording Information: 20041217002162

EXHIBIT 3
PAGE 7 OF 67

INFORMATIONAL NOTES

- A. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service area on or after February 1, 1990. Note: Properties located in Snohomish County may be subject to the King County Sewage Treatment Capacity Charges.
- B. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format and content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees being charged, subject to the Auditor's discretion.
- C. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.
- D. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

PTN. GL. 4, SEC. 3, TWP. 26N, RGE. 5E, W.M., KING COUNTY
APN: 032605909509
- E. The following deeds affecting the property herein described have been recorded within 36 months of the effective date of this commitment: NONE

Property Address: **20325 136th Avenue Northeast, Woodinville, WA 98072**

NOTE: The forthcoming Mortgagee's Policy will be the ALTA 2006 Policy unless otherwise noted on Schedule A herein.

NOTE: We find no judgments or Federal tax liens against the vestee herein, unless otherwise shown as a numbered exception above.

NOTE: A FEE WILL BE CHARGED UPON THE CANCELLATION OF THIS COMMITMENT PURSUANT TO WASHINGTON STATE INSURANCE CODE AND THE FILED RATE SCHEDULE OF THIS COMPANY.

EXHIBIT 3
PAGE 8 OF 67

CONDITIONS

1. DEFINITIONS

(a)"Mortgage" means mortgage, deed of trust or other security instrument.

(b)"Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section I
or

eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.

cc: The Quadrant Corporation

cc: Emanuil Nutu and Elena Nutu

EXHIBIT 3
PAGE 9 OF 67



First American

First American Title Insurance Company

818 Stewart St, Ste 800
Seattle, WA 98101
Phn - (206)728-0400 (800)826-7718
Fax -



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

EXHIBIT 3
PAGE 10 OF 67

FIRST AMERICAN TITLE INSURANCE COMPANY
Exhibit "A"

Vested Owner: EMANUIL NUTU AND ELENA NUTU, HUSBAND AND WIFE

Real property in the County of King, State of Washington, described as follows:

THE NORTH 437 FEET OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 626293;
EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR THE FRONTAGE SERVICE ROAD TO PRIMARY STATE HIGHWAY NO. 15, WOODINVILLE TO MONROE, BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4829589;
AND EXCEPT THAT PORTION OF SAID EAST 363 FEET LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 363 FEET;
THENCE SOUTH 88°55'08" EAST ALONG THE NORTH LINE THEREOF 196.45 FEET;
THENCE SOUTH 01°28'07" WEST 181 FEET;
THENCE NORTH 88°55'08" WEST 55.03 FEET;
THENCE SOUTH 01°28'07" WEST 146.48 FEET;
THENCE NORTH 88°55'08" WEST 131.39 FEET TO THE WEST LINE OF SAID EAST 363 FEET;
THENCE NORTH 0°17'10" WEST ALONG SAID WEST LINE 327.57 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Tax Parcel Number: 032605909509

Situs Address: 20325 136th Avenue Northeast, Woodinville, WA 98072



First American

First American Title Insurance Company

818 Stewart St, Ste 800

Seattle, WA 98101

Phn - (206)728-0400 (800)826-7718

Fax -

EXHIBIT 3
PAGE 11 OF 67

**King County Title Team One
Fax No. (866) 904-2177**

Pat Fullerton
(206) 615-3055
pfullerton@firstam.com

Jennifer Salas
(206) 615-3011
jsalas@firstam.com

Tina Kotas
(206) 615-3012
tkotas@firstam.com

To: **Quadrant Homes**
14725 SE 36th ST STE 100
Bellevue, WA 98006

File No.: **4291-2205937**
Your Ref No.: **QPID-12177**

Attn: Bonnie

Re: Property Address: **20325 136th Avenue Northeast, Woodinville, WA 98072**

Supplemental Report 2
Dated: March 31, 2014 at 8:00 A.M.

Commitment/Preliminary Report No. 4291-2205937 dated as of **January 27, 2014** (including any supplements or amendments thereto) relating to the issuance of an American Land Title Association Form Policy is hereby modified and/or supplemented as follows:

Homeowner's Rate with 10% Combination Discount

Extended Owner's Policy:

Amount : \$950,000.00

Premium: \$2,708.00

Tax: \$257.26

Seller's Portion: \$1,822.00

Buyer's Portion: \$886.00

Simltaneous Issue Rate with 10% Combination Discount

ALTA Extended Loan Policy:

Amount : \$To Follow

Premium: \$To Follow

Tax: \$To Follow

First American Title Insurance Company

Pat Fullerton, Title Officer



First American

First American Title Insurance Company

818 Stewart St, Ste 800

Seattle, WA 98101

Phn - (206)728-0400 (800)826-7718

Fax -

EXHIBIT 3

PAGE 12 OF 67

ESCROW COMPANY INFORMATION:

Escrow Officer/Closer: **GAIL RANDALL**

GRandall@firstam.com

First American Title Insurance Company

3905 Martin Way, Ste A, Olympia, WA 98506

Phone: (360)350-6760 - Fax: (866)341-0145

King County Title Team One

Fax No. (866) 904-2177

Pat Fullerton

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pfullerton@firstam.com

Jennifer Salas

(206) 615-3011

jsalas@firstam.com

Tina Kotas

(206) 615-3012

tkotas@firstam.com

To: **Quadrant Homes**
14725 SE 36th ST STE 100
Bellevue, WA 98006

File No.: **4291-2205937**
Your Ref No.: **QPID-12177**

Attn: Bonnie

Re: Property Address: **20325 136th Avenue Northeast, Woodinville, WA 98072**

COMMITMENT FOR TITLE INSURANCE

Issued by

FIRST AMERICAN TITLE INSURANCE COMPANY

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-I.

The General Exceptions and Exceptions in Schedule B-II.

The Conditions.

This Commitment is not valid without Schedule A and Section I and II of Schedule B.

First American Title Insurance Company



Pat Fullerton, Title Officer

EXHIBIT 3
PAGE 14 OF 67

SCHEDULE A

1. Commitment Date: January 27, 2014 at 7:30 A.M.

2. Policy or Policies to be issued:	AMOUNT	PREMIUM	TAX
Homeowner's Rate with 10% Combination Discount			
Extended Owner's Policy	\$ 1,050,000.00	\$ 2,673.00	\$ 253.94
Proposed Insured: The Quadrant Corporation, a Washington Corporation			
Simultaneous Issue Rate with 10% Combination Discount			
ALTA Extended Loan Policy	\$ To Follow	\$ To Follow	\$ To Follow
Proposed Insured: To Follow			

3. (A) The estate or interest in the land described in this Commitment is:

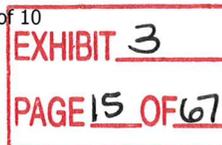
Fee Simple

(B) Title to said estate or interest at the date hereof is vested in:

EMANUIL NUTU AND ELENA NUTU, HUSBAND AND WIFE

4. The land referred to in this Commitment is described as follows:
Real property in the County of King, State of Washington, described as follows:

The land referred to in this report is described in Exhibit A attached hereto.



**SCHEDULE B
SECTION I**

REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s):
- (F) Other:
- (G) You must give us the following information:
 - 1. Any off record leases, surveys, etc.
 - 2. Statement(s) of Identity, all parties.
 - 3. Other:

**SCHEDULE B
SECTION II**

GENERAL EXCEPTIONS

PART ONE:

- A. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- B. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- C. Easements, claims of easement or encumbrances which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- E. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
- F. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- H. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the escrow or interest or mortgage(s) thereon covered by this Commitment.

EXHIBIT 3
PAGE 16 OF 67

**SCHEDULE B
SECTION II
EXCEPTIONS**

PART TWO:

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are available from the office which issued this Commitment. Copies of the policy forms should be read.

1. Lien of the Real Estate Excise Sales Tax and Surcharge upon any sale of said premises, if unpaid. As of the date herein, the excise tax rate for the **City of Woodinville** is at **1.78%**.
Levy/Area Code: 2505

2. General Taxes for the year 2014, which cannot be paid until the **15th day of February** of said year.
Tax Account No.: 032605909509
1st Half
Amount: \$ 3,165.16
Assessed Land Value: \$ 464,000.00
Assessed Improvement Value: \$ 1,000.00
2nd Half
Amount: \$ 3,165.16
Assessed Land Value: \$ 464,000.00
Assessed Improvement Value: \$ 1,000.00

3. Delinquent General Taxes for the year 2013. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.
Tax Account No.: 032605909509
1st Half
Amount Billed: \$ 3,303.61
Amount Paid: \$ 3,303.61
Amount Due: \$ 0.00, plus interest and penalty
2nd Half
Amount Billed: \$ 3,303.61
Amount Paid: \$ 0.00
Amount Due: \$ 3,303.61, plus interest and penalty
Assessed Land Value: \$ 464,000.00
Assessed Improvement Value: \$ 1,000.00

4. Taxes which may be assessed and extended on any subsequent roll for the tax year 2014, with respect to new improvements and the first occupancy which may be included on the regular assessment roll and which are an accruing lien not yet due or payable.



5. Deed of Trust and the terms and conditions thereof.
- | | |
|------------------------|---|
| Grantor/Trustor: | Emanuil Nutu and Elena Nutu, husband and wife |
| Grantee/Beneficiary: | Wells Fargo Bank, N.A. |
| Trustee: | Wells Fargo Financial National Bank |
| Amount: | \$275,000.00 |
| Recorded: | May 21, 2007 |
| Recording Information: | 20070521003022 |

Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

6. Questions of survey, right of person(s) in possession, material or labor liens, workmen's compensation liens, any impairment of existing improvements by reason of easements noted herein, and any breach of the restrictions noted herein, disposition of which will be determined by a ALTA/ACSM Land Title Survey and an ALTA LIEN AFFIDAVIT.

We require that the ALTA/ACSM Survey be submitted prior to closing for determination of insurability.

7. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. 7408060343.
8. Restrictions limiting the use of that portion of the property herein described lying within 100 feet from a water well as imposed by instruments recorded under Recording Numbers 9307192080, 9307192081, and 9307192082.
9. Restrictions limiting the use of that portion of the property herein described lying within 100 feet from a water well as imposed by instrument recorded under Recording Number 9308061686.
10. Reimbursement Agreement Water Agreement and the terms and conditions thereof:
- | | |
|------------------------|---|
| Between: | Woodinville Water District, a municipal corporation |
| And: | Lakewood Construction |
| Recording Information: | 20041217002162 |

EXHIBIT 3
PAGE 18 OF 67

INFORMATIONAL NOTES

- A. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service area on or after February 1, 1990. Note: Properties located in Snohomish County may be subject to the King County Sewage Treatment Capacity Charges.
- B. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format and content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees being charged, subject to the Auditor's discretion.
- C. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.
- D. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

PTN. GL. 4, SEC. 3, TWP. 26N, RGE. 5E, W.M., KING COUNTY

APN: 032605909509
- E. The following deeds affecting the property herein described have been recorded within 36 months of the effective date of this commitment: NONE

Property Address: **20325 136th Avenue Northeast, Woodinville, WA 98072**

NOTE: The forthcoming Mortgagee's Policy will be the ALTA 2006 Policy unless otherwise noted on Schedule A herein.

NOTE: We find no judgments or Federal tax liens against the vestee herein, unless otherwise shown as a numbered exception above.

NOTE: A FEE WILL BE CHARGED UPON THE CANCELLATION OF THIS COMMITMENT PURSUANT TO WASHINGTON STATE INSURANCE CODE AND THE FILED RATE SCHEDULE OF THIS COMPANY.

EXHIBIT 3
PAGE 19 OF 67

CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument.

(b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section I

or

eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.

cc: The Quadrant Corporation

cc: Emanuil Nutu and Elena Nutu



First American

First American Title Insurance Company
818 Stewart St, Ste 800
Seattle, WA 98101
Phn - (206)728-0400 (800)826-7718
Fax -

EXHIBIT 3
PAGE 20 OF 67



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

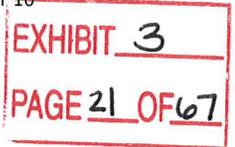
Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



FIRST AMERICAN TITLE INSURANCE COMPANY
Exhibit "A"

Vested Owner: EMANUIL NUTU AND ELENA NUTU, HUSBAND AND WIFE

Real property in the County of King, State of Washington, described as follows:

THE NORTH 437 FEET OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 20 FEET THEREOF FOR ROAD PURPOSES;
EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR THE FRONTAGE SERVICE ROAD TO PRIMARY STATE HIGHWAY NO. 15, WOODINVILLE TO MONROE, BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4829589;
AND EXCEPT THAT PORTION OF SAID EAST 363 FEET LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 363 FEET;
THENCE SOUTH 88°55'08" EAST ALONG THE NORTH LINE THEREOF 196.45 FEET;
THENCE SOUTH 01°28'07" WEST 181 FEET;
THENCE NORTH 88°55'08" WEST 55.03 FEET;
THENCE SOUTH 01°28'07" WEST 146.48 FEET;
THENCE NORTH 88°55'08" WEST 131.39 FEET TO THE WEST LINE OF SAID EAST 363 FEET;
THENCE NORTH 0°17'10" WEST ALONG SAID WEST LINE 327.57 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Tax Parcel Number: 032605909509

Situs Address: 20325 136th Avenue Northeast, Woodinville, WA 98072

N 88-45-15 W (SMITH & STEIN)

60 50

108.55

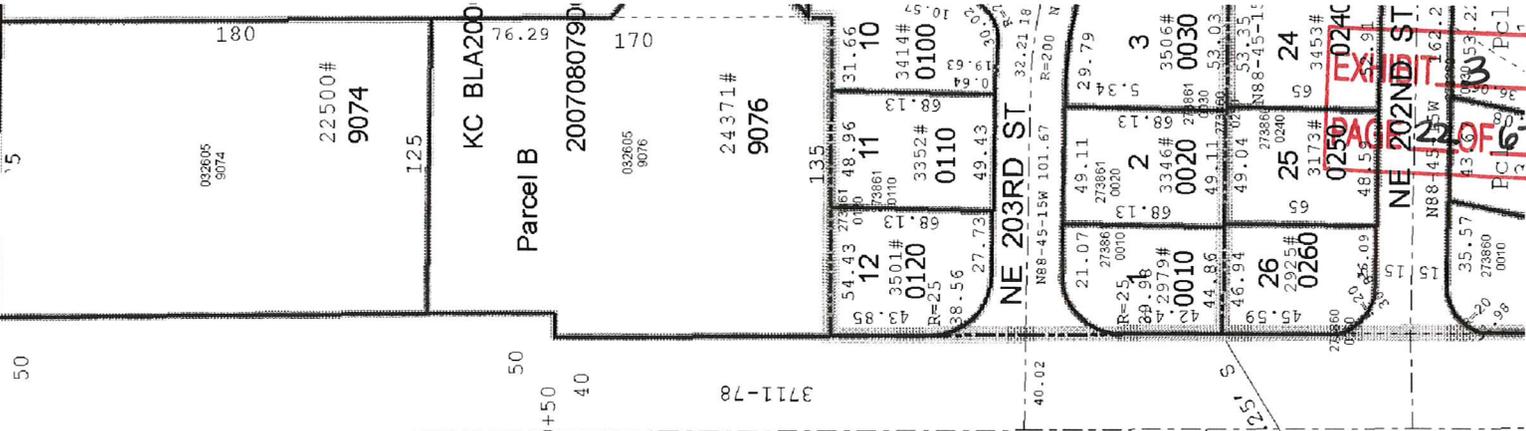
161

307.57

293.24

115.03

261.59



3711-78

135TH AVE. NE

136TH AVE. NE

536.251

1.66 AC 9095

1.16 AC 50706# 9049

4

IGTHS PHASE 4

VOL 233 / 9-11

997

.P.E.

4

First American Title

3. Vesting 9609040695

19/07/19, 14:52 FROM FIRST AMERICAN TITLE TO 914178648114 P.12

(NO)

SEATTLE, WA 98121

Filed for Record at Request of
First American Title Company

This Space Reserved For Receiver's Use.

AFTER RECORDING MAIL TO:

Name: Emmanuel Ntutu
Address: 20325 136TH Ave Northeast
City, State, Zip: Woodinville, WA 98072

Escrow Number: 24268AVFI

Statutory Warranty Deed

THE GRANTOR Petre Baban and Ana Baban, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Emmanuel Ntutu and Elena Ntutu, husband and wife

the following described real estate, situated in the County of KING, State of Washington: PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Dated this 26th day of August, 1996

By Petre Baban By _____
Petre Baban

By Ana Baban By _____
Ana Baban

STATE OF Missouri
County of Greene SS:

I certify that I know or have satisfactory evidence that Petre Baban and Ana Baban

are the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 30, 1996

Ang Campubs
Notary Public in and for the State of Missouri
Residing at 2633 W. College Rd Springfield MO 65802
My appointment expires: 6-6-98

Notary Public
State of Missouri
Commission Expires 6-6-98
LFB:10

1ST AC. 324083-4

9609040695

032-6005-9095

9609040695 12:24:00 PM KING COUNTY RECORDS 003 JB 10.00

E1504045 09/04/96 3967.62 222900.00

First American Title

First American Title

18-27-19, 14:52 FROM FIRSTAMERICAN TITLE TO 914178646114 P.14

EXHIBIT "A"

A RECORD OF SURVEY RECORDED ON AUGUST 6, 1974 UNDER RECORDING NO. 7408060343.

WELLSITE COVENANTS AND RESTRICTIONS CONTAINED IN DOCUMENT:

RECORDED: JULY 19, 1993
RECORDING NO.: 9307192080
PURPOSE: TO PREVENT CERTAIN PRACTICES, AS LISTED THEREIN, IN THE USE OF THE LAND WITHIN 100 FEET OF THE WELL; TO KEEP THE WATER SUPPLIED FROM SAID WELL FREE FROM IMPURITIES SO LONG AS THE WELL IS OPERATED TO FURNISH WATER FOR PUBLIC CONSUMPTION.

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

FROM: STEVEN L. WATSON AND LINDA L. WATSON
RECORDED: AUGUST 6, 1993
RECORDING NO.: 9308061686
A COPY OF WHICH IS HERETO ATTACHED.

9609040695

First American Title

15/07/19 14:52 FROM FIRSTAMERICAN TITLE TO 914178649114 P.13

LEGAL DESCRIPTION

THE NORTH 437 FEET OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 626293; EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR THE FRONTAGE SERVICE ROAD TO PRIMARY STATE HIGHWAY NO. 19, WOODINVILLE TO MONROE, BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4829589; AND EXCEPT THAT PORTION OF SAID EAST 363 FEET LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 363 FEET;
THENCE SOUTH 88°55'08" EAST ALONG THE NORTH LINE THEREOF 196.45 FEET;
THENCE SOUTH 01°28'07" WEST 181 FEET;
THENCE NORTH 88°55'08" WEST 55.03 FEET;
THENCE SOUTH 1°28'07" WEST 146.48 FEET;
THENCE NORTH 88°55'08" WEST 131.39 FEET TO THE WEST LINE OF SAID EAST 363 FEET;
THENCE NORTH 0°17'10" WEST ALONG SAID WEST LINE 327.57 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

9609040695

EXHIBIT 3
PAGE 26 OF 67



After Recording Return To:

Wells Fargo Bank, N.A. Attn: Document Mgt.
P.O. Box 31557 MAC B6955-015
Billings, MT 59107-9900

DEED OF TRUST

Trustor(s) EMANUIL NUTU AND ELENA NUTU, HUSBAND AND WIFE

Trustee(s) Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102

Beneficiary Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

Legal Description THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF KING AND IS DESCRIBED AS FOLLOWS: THE NORTH 437 FEET OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 626293; MORE LEGALLY DESCRIBED ON ATTACHED EXHIBIT A

Assessor's Property Tax Parcel or Account Number 032605-9095

Reference Numbers of Documents Assigned or Released

REFERENCE #: 20070017100451

WADEED - short (06/2002) CDPv.1



After recording, return to

Wells Fargo Bank, N.A. Attn: Document Mgt.
P.O. Box 31557 MAC B6955-015
Billings, MT 59107-9900

State of Washington
REFERENCE #: 20070997100451

Space Above This Line For Recording Data
Account number: 651-651-1502525-1XXX

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Deed of Trust ("Security Instrument") is APRIL 12, 2007 and the parties are as follows:
TRUSTOR ("Grantor"): **EMANUIL NUTU AND ELENA NUTU, HUSBAND AND WIFE** whose address is: **20325 136TH AVE NE, WOODINVILLE, WASHINGTON 98072-5743**

TRUSTEE: **Wells Fargo Financial National Bank, 2324 Overland Ave, Billings, MT 59102**

BENEFICIARY ("Lender"): **Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104**

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of **KING**, State of Washington, described as follows:
Assessor's Property Tax Parcel Account Number(s): **032605-9095**

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF KING AND IS DESCRIBED AS FOLLOWS: THE NORTH 437 FEET OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 626293; MORE LEGALLY DESCRIBED ON ATTACHED EXHIBIT A

with the address of **20325 136TH AVE NE, WOODINVILLE, WASHINGTON 98072** and parcel number of **032605-9095** together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION LIMIT AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed **\$ 275,000.00** together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured

WADEED - short (06/2002) CDPv.1



2/5

Documents Processed 04-12-2007, 18:56:01

EXHIBIT 3
PAGE 28 OF 67

Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is APRIL 12, 2047.

- 4. **MASTER FORM DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor Agrees that all provisions and sections of the Master Form Deed of Trust ("Master Form"), inclusive, dated February 1, 1997, and recorded on 2/7/1997 as Auditor's File Number 9702070744 in Book N/A at Page N/A of the Official Records in the Office of the Auditor of KING County, State of Washington, are hereby incorporated into, and shall govern, this Security Instrument.
- 5. **USE OF PROPERTY.** The property subject to this Security Instrument is not used principally for agricultural or farming purposes.
- 6. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

N/A Third Party Rider

N/A Leasehold Rider

N/A Other: N/A

SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

Elena Nutu Grantor **ELENA NUTU** 4/13/07 Date

Emmanuel Nutu Grantor **EMANUIL NUTU** 4/13/07 Date

Grantor Date

Grantor Date

Grantor Date



EXHIBIT 3
PAGE 29 OF 67

Grantor Date

Grantor Date

Grantor Date

A large, handwritten signature in black ink, consisting of several loops and curves, positioned in the center of the page.

WADEED - short (06/2002) CDPv.1



EXHIBIT 3
PAGE 30 OF 67

For An Individual Acting In His/Her Own Right:

State of Washington

County of Thurston

On this day personally appeared before me

Elena Nutu and Emanuel Nutu

(here insert the name of grantor or grantors) to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 13th day of April, 20 07.

Witness my hand and notarial seal on this the 13th day of April, 2007



[Signature]
Signature

Arlen B Penfield
Print Name:

Notary Public

My commission expires: 9-2-2008



EXHIBIT A

Reference: 20070997100451

Account: 651-651-1502525-1998

Legal Description:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF KING AND IS DESCRIBED AS FOLLOWS: THE NORTH 437 FEET OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 626293; EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR THE FRONTAGE SERVICE ROAD TO PRIMARY STATE HIGHWAY NO. 15, WOODINVILLE TO MONROE, BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4829589; AND EXCEPT THAT PORTION OF SAID EAST 363 FEET LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 363 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE THEREOF 196.45 FEET; THENCE SOUTH 01 DEGREES 28 MINUTES 07 SECONDS WEST 181 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 08 SECONDS WEST 55.03 FEET; THENCE SOUTH 1 DEGREES 28 MINUTES 07 SECONDS WEST 146.48 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 08 SECONDS WEST 131.39 FEET TO THE WEST LINE OF SAID EAST 363 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 10 SECONDS WEST ALONG SAID WEST LINE 327.57 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. ABBREVIATED LEGAL: 032605 95 N 437 FT OF E 363 FT OF GL 4 LESS ST RD LESS CO RD LESS FOLG DESC PRO BEG NW COR SD E 363 FT TH S 88-55-08 E ALG N LN 196.46 FT TH S 01-28-07 W 181 FT TH N 88-55-08 W 55.03 FT TH S 01-28-07 W 146.48 FT TH N 88-55-08 W 131.39 FT TO W LN SD E 363 FT TH N 01-17-10 W ALG SD W LN 327.57 FT TO POB TITLE TO SAID PREMISES IS VESTED IN EMANUIL NUTU AND ELENA NUTU, HUSBAND AND WIFE BY DEED FROM PETRE BABAN AND ANNA BABAN, HUSBAND AND WIFE DATED 8/26/1996 AND RECORDED 9/4/1996 AS INSTRUMENT NO. 9609040695.

Exhibit A, CDP.V1 07/2004



1/1

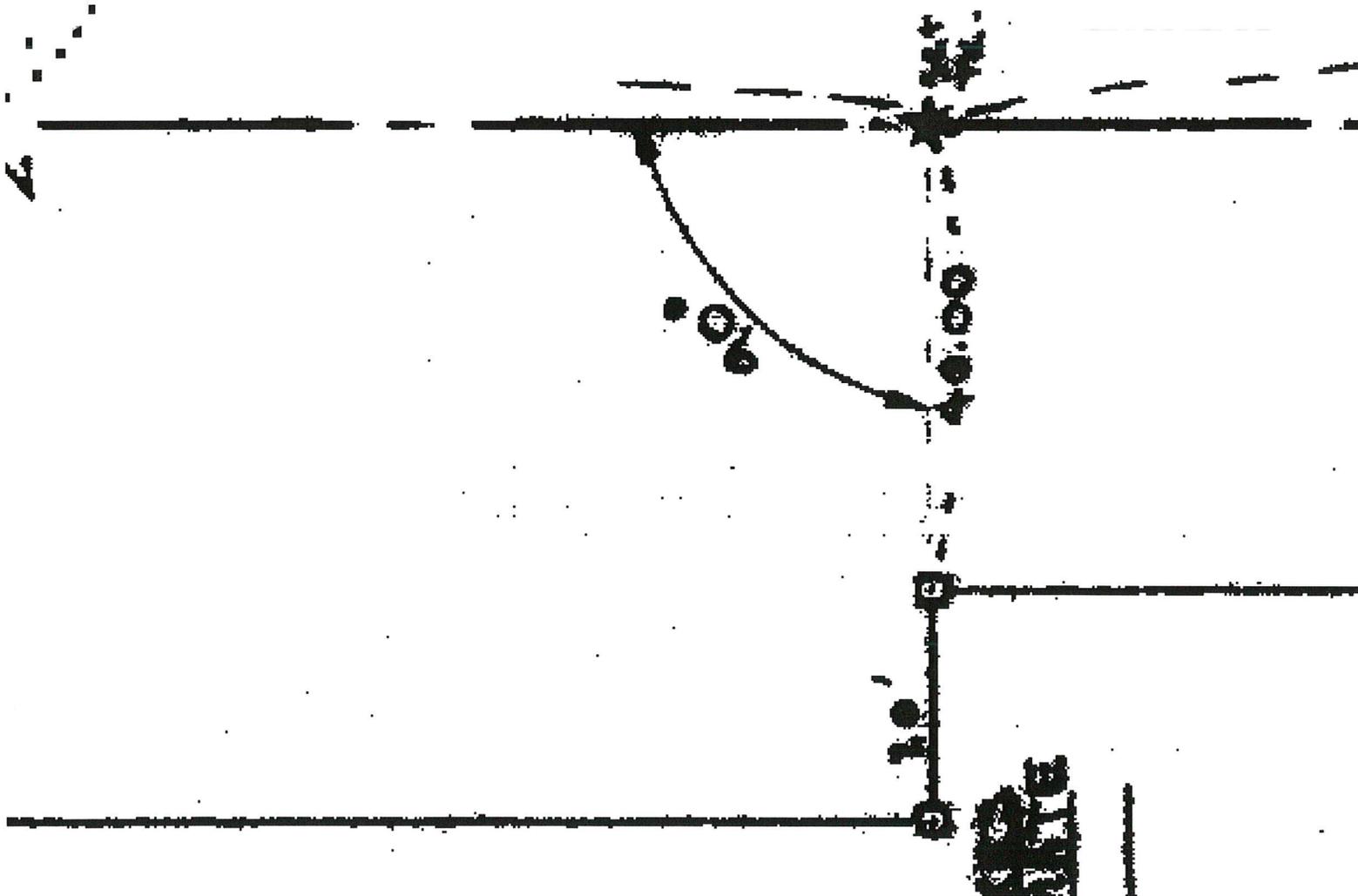
Documents Processed 04-12-2007, 18:56:01

THY
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EXHIBIT 3
PAGE 32 OF 67

← 37.18 TOTAL



DECLARATION OF COVENANT
PRIVATE WELL

Know all men by these present that I (we) the undersigned, owner in fee simple of the land described herein, hereby declare this covenant and place same on record.

I (we), am (are) the owner in fee simple of (an interest in) the following described real estate situated in KING County, State of Washington, to wit:

LOT 03-26-05 BLOCK 9095 CODE 7570 SEC 03 TWP 26 RG 05
N 437 FT. OF E 363 FT OF BL 4 LESS ST RD LESS CO RD.
LESS FOLG DESC POR BEG NW COR SD E 363 FT TH S 88-55-08 E ALG
N LN 196.45 FT TH S 01-28-07 W ETC.

on which I, (we) own and operate a well or waterworks supplying water for private domestic use located on said real estate, to wit:

65 FT EAST OF SW CORNER
and 20 F NORTH OF SW CORNER

and am (are) required to keep the water supplied from said well potable.

It is the purpose of these grants and covenants to prevent certain practices herein-after enumerated in the use of said land which might contaminate said water supply.

NOW, THEREFORE, I, we agree and covenant that said owner, his (her)(their) successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the owner within 100 () feet of the well herein described, any of the following: cesspools, sewers, privies, septic tanks, drainfields, or any other receptacles for the disposal of sewage.

These covenants shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, as long as said well or waterworks is used for the purpose of supplying potable water.

WITNESS our hand this 19th day of July, 1993

[Signature] (Seal)

Linda L. Watson (Seal)
Owner

State of Washington }
County of Bundy } as

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 19th day of July, 1993 personally appeared before me STEVEN E. WATSON & LINDA L. WATSON

to me known to be the individual described in and who executed the within instrument, and acknowledge that he (they) signed and sealed the same as they free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written:

Linda F. D. [Signature]
(Notary Public in and for the State of Washington,
residing at Burien, Oregon 97148)

FILING:

Department of Records and Elections
Rm. 311 - County Administration Bldg.
4th & James
Seattle, WA 98104

PHONE: 344-4215

FILING FEE:

\$7.00 - 1st page (copy will be stamped free)
\$1.00 - for each additional page.

930715-0086 03:32:00 PM KING COUNTY RECORDS 001 R1D 7.00

9L 192080

WDL
7/27/93
WDL
5/19/96

PRIVATE WATER SUPPLY
RESTRICTIVE COVENANT

The grantor herein is (are) the owner of (an interest in) the following described real estate situated in King County, State of Washington, to-wit: 20233 - 136th Ave. N.E. Woodinville, WA

LOT 03-26-05 BLOCK 9070 CODE 7570 SEC 03 2605 S 229.90 FT
'OF N 1066.90 FT OF E 363 FT OF GL 4 LESS CO RD TAX FOR PAR
EX UNDER RCW 84.36.381 THRU 389.

The grantee(s) herein, Steven L. and Linda L. Watson
is (are) the owner in fee simple of (an interest in) the following real estate situated in KING County, State of Washington, to-wit: 20325-136th Ave. N.E. Woodinville, WA 98070

LOT 03-26-05 BLOCK 9095 CODE 7570 SEC 03 TWP 26 R6 S NE 437 FT OF E 363 FT
OF GL 4 LESS ST RD LESS CO RD LESS FOLG. DESC. POR BEG. NW COR SO
E 363 FT TH S 88-55-08 E ALG N LN 196.45 FT TH S 01-28-07 W ETC.

on which the grantee(s) owns and operates a well and water works applying water for private use located on said real estate, to-wit:

65 FT E OF SW CORNER (AND 20 FT NORTH OF THAT POINT)
(OR) 20 FT N OF SW CORNER (AND 65 FT EAST OF THAT POINT)

such well and waterworks is in close proximity to the land of the grantor, and said grantee is required to keep the water applied from said well or waterworks potable.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of the said grantors land which might contaminate said water supply.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration received by said grantor, the grantor agrees and covenant with the grantee, its successors and assigns, said covenants to run with the land for the benefit of the land of the grantee, that said grantor, its (their) heirs, successors and assigns will not construct, maintain or suffer to be constructed or maintained upon the said land of the grantor, and within One Hundred (100) feet of the well of the grantee, any of the following: composts, seeps, privies, septic tanks, drainfields or any other receptacles for the disposal of sewage.

These covenants shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, as long as said well or water works is used for the purpose of applying potable water.

WITNESS my hand and seal this 19th day of July, 1993.
Cycol Burchett (Seal)
Cycol Burchett (Seal)

STATE OF WASHINGTON }
COUNTY OF KING } ss

I, the undersigned, a Notary Public in and for the above-named County and State, do hereby certify that on this 19th day of July, 1993, personally appeared before me CYCOL BURCHETT to be known to be the individual described in and executed the within instrument, and acknowledged that he signed and sealed the same as CYCOL BURCHETT'S free and voluntary act and deed, for the uses and purposes therein mentioned.

WIT: under my hand and official seal the day and year last above written.
[Signature]
Notary Public in and for the State of WASHINGTON
Washington, residing at Woodinville, WA

REC'D: Dept. of Records & Elections
Rm. 311, King Co. Administration Bldg.
4th & Jervis
Seattle, WA 98104
(206) 340-4285 296-1565

REC'D FEE: \$3.00 - 1st page (copy will be stamped free)
\$1.00 - Each additional page

9307192081

530719-2081 03:32:00 PM KING COUNTY RECORDS 001 R10 7:00

MALVAKS WATER SUPPLY
RESTRICTIVE COVENANT

The grantor herein is (are) the owner of (an interest in) the following described real estate situated in King County, State of Washington, to-wits 13457 NE 205th Woodinville WA 98072

Lot 03-26-05 Block 9049 Code 7570 Sec 03 TWP 26 R6 05 POR OF E 363 FT

BY GL 4 866 NW COR SDE 363 FT THS 88-55-08 E ALGN LN 190.45 FT
THS 01-28-07 W 181 FT TH N 88-55-08 W 55-03 FT TH S 01-28-07 W
146.48 FT TH N ETC.

The grantees herein, Steven L. and Linda L. Watson
is (are) the owner in fee simple of (an interest in) the following real estate situated in
KING County, State of Washington, to-wits 20525-136th Ave. N.E. Woodinville, WA 98072

Lot 03-26-05 Block 9095 Code 7570 Sec 03 TWP 26 R6 5 NE 437 FT OF E 363 FT

OF GL 4 LESS ST RD LESS CO RD LESS FOLG. DESC. POR. BEG NW COR SO
E 363 FT TH S 88-55-08 E ALG N LN 146.45 FT TH S 01-28-07 W ETC.

on which the grantees own and operate a well and water works supplying water for private use located on
said real estate, to-wits: 65 FT EAST OF NW CORNER THEN N 79 FT SOUTH OF THAT POINT FROM NORTH PROPERTY LINE)

(OR) 65 FT E OF SW CORNER (AND 20 FT NORTH OF THAT POINT)
(OR) 20 FT N OF SW CORNER (AND 65 FT EAST OF THAT POINT)

When well and waterworks is in close proximity to the land of the grantor, and said grantor is required to keep the water applied from said well or waterworks potable.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of the said grantor's land which might contaminate said water supply.

1937192082
13. THEREFORE, in consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration received by said grantor, the grantor agrees and covenants with the grantees, its successors and assigns, said covenants to run with the land for the benefit of the land of the grantees. That said grantor, its (their) heirs, successors and assigns will not construct, maintain or suffer to be constructed or maintained upon the said land of the grantor and within One Hundred (100) feet of the well of the grantees, any of the following: cesspools, sewers, privies, septic tanks, dumpfields or any other receptacles for the disposal of sewage.

These covenants shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, as long as said well or water works is used for the purpose of supplying potable water.

WITNESS my hand this 13th day of July, 1993.
[Signature] (Seal)
[Signature] (Seal)
Grantor S

STATE OF WASHINGTON)
COUNTY OF King)

I, the undersigned, a Notary Public in and for the above-named County and State, do hereby certify that on this 13th day of July, 1993, personally appeared before me Donald D. + Gaylen A. Chusek to be known to be the individuals described in and to executed the within instrument, and acknowledge that he signed and sealed the same as They free and voluntary act and deed, for the uses and purposes therein mentioned.

WIT: Under my hand and official seal the day and year last above written.

[Signature] DEBRA K. HOUSER
Notary Public in and for the State of
Washington, residing at [Address] Exp. 7-10-97

ADD: Dept. of Records & Elections
Rm. 311, King Co. Administration Bldg.
4th & James
Seattle, WA 98104
(206) 344-4225 216-1545

REG. FEE: \$3.00 - 1st page (copy will be stamped free)
\$1.00 - Each additional page



PRIVATE WATER SUPPLY
RESTRICTIVE COVENANT

Whereas, Northshore School District No. 417 ("Grantor") is the owner of the following described land in King County, Washington:

The West 38 rods of the East 60 rods of Government Lot 4, Section 3, Township 26 north, Range 5 east, W.M., in King County, Washington, except roads;

Whereas, Steven L. Watson and Linda L. Watson, ("Grantees") are the owners of the following described land in King County, Washington:

The north 437 feet of the East 363 feet of Government Lot 4, Section 3, Township 26 north, Range 5 east, W.M., less roads and less the following described portion: Beginning at the northwest corner of said parcel, east 363 feet thence south 88 55'08" east along the north line 196.45 feet, thence south 01°28'07" west to the point of beginning, according to the records of King County, Washington;

Said property is commonly known as 28325 136th NE, Woodinville, Washington;

Whereas, Grantees own and operate a well and water works supplying water for private use, which is presently located on Grantees' above-described property at the following location:

Thirty feet (30') east of the southwest corner and twenty feet (20') north of the southern property line of Grantees' property, as described above.

Whereas, the aforementioned well and waterworks is in close proximity to the land of the Grantor, and

Whereas, Grantees are required to keep the water supplied by said well and waterworks potable, and

Whereas, it is the purpose of this covenant to prevent certain practices enumerated below from occurring on Grantor's property and thereby potentially contaminating Grantees' water supply,

NOW, THEREFORE, in consideration of promises and agreements set forth herein, Grantor and Grantees hereby agree and covenant with each other and on behalf of their respective heirs, successors and assigns, as follows:

1. Grantor, its heirs, successors and assigns will not construct, maintain or suffer to be constructed or maintained upon the land of the Grantor within 100 feet of the relocated well of Grantees, as described below, any of the following: cesspools, sewers, privies, septic tanks, drainfields or any other receptacles for the disposal of sewage.
2. Grantees shall relocate their well to the following location on their property:

Sixty-five feet (65') east of the southwest corner and twenty feet (20') north of the southern property line of Grantees' property, as described above.
3. At such time as a public water system becomes available on 136th Avenue N.E. in front of Grantees' property, Grantees shall connect their property to such water system and discontinue use of the well on their premises. At that point in time, Grantees' use of the well will be terminated and this covenant shall automatically become null and void.

9305061686

53908-1586 03:28:00 PM KING COUNTY RECORDS 003 10 9.00

EXHIBIT 3
PAGE 38 OF 67

Return Address:

Dec Jamison
Woodinville Water District
P.O. Box 1390
Woodinville, WA 98072



Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Reimbursement Agreement Water
2.
3.
4.
8/26 PNWT
W 8903-12

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name first, then first name and initials)

1. Woodinville Water District
2.
3.
4.

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Lakewood Construction
2.
3.
4.

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

2-26-8 See Exhibit A
Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

032605-9012 See Exhibit A
Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**REIMBURSEMENT AGREEMENT
WATER**

THIS AGREEMENT, made and entered into this 17th day of August, 2004, between WOODINVILLE WATER DISTRICT, a municipal corporation ("District") and Lakewood Construction ("Owner").

RECITALS

A. District, a water district organized under the laws of the State of Washington, is empowered to furnish water and sewer service to property owners within and without the District; and

B. Owner extended the District's system pursuant to District Developer Extension Agreement No. 02-03; and

C. The facilities constructed by Owner benefit real property which did not contribute to the cost thereof ("benefited property"); and

D. Owner is entitled to reimbursement from owners of benefited property who subsequently connect to such facilities, and the District is authorized to provide for such reimbursement; and

E. Owner has maintained accurate records of the actual cost of installing such facilities and has provided them to the District; and the District Engineer has reviewed and approved the costs of such facilities as reasonable and actual costs; now, therefore,

IN CONSIDERATION of the following terms and conditions, the District and the Owner agree as follows:

1. Reimbursement. Provided that Owner has complied with the Developer Extension Agreement, complies with on-going requirements thereof, and transfers title to the facilities to the District, then the District shall reimburse Owner from reimbursement charges collected from owners of benefited property who seek to connect to the facilities, which charges shall be the sole source of funds for reimbursing Owner.

2. Method of Reimbursement.

A. Benefited Properties. The benefited property is described on Exhibit "A" attached hereto.

B. Charges.

(1) Amount. As a condition of connecting to the facilities, and in addition to all other District charges, District shall collect from the owners of benefited properties a reimbursement charge as set forth on Exhibit "B".

(2) Payment. Upon collection, a reimbursement charge shall be deposited with the King County Office of Finance. The reimbursement charge, less the District's administrative charge, shall be paid to Owner within sixty (60) days of receipt.

C. Payment Procedure. The District shall forward reimbursement funds to Owner or Owner's agent at the address provided herein or as otherwise authorized by Owner in writing. As a condition of receiving such reimbursement funds, the District may require Owner or Owner's agent to execute a receipt to the District for such reimbursement amounts so paid upon a receipt form provided by District.

In any dispute as to the rightful party to receive such funds, District may pay the same to the Owner or interplead such funds to the court; in either event, District shall thereupon be relieved of any further obligation or of any liability hereunder as to such reimbursement funds so paid.

D. Owner's Obligation. Owner accepts full responsibility to advise District of change of address and agrees that District is under no obligation to locate Owner if Owner fails to notify District of change of address. Reimbursement charges collected by District on behalf of Owners who fail to advise District of change of address shall be forfeited to the District and deposited into the District's capital construction fund and expended for the construction of District general facilities.

3. District Authority; Effective Date. District is authorized to enter into this agreement by virtue of the provisions of Chapters 56.22 and 57.22 RCW and District resolution adopted pursuant thereto. This Agreement shall remain in full force and effect for a period of fifteen (15) years from the date of acceptance of title to the facilities referenced herein by District from Owner.

4. Recording. The District shall record this Agreement with King County as notice that the property described on Exhibit "A" is subject to a reimbursement charge. When paid, the charge shall be satisfied and discharged of record. Owner appoints the Secretary of the Board of Commissioners, or successor, as its attorney-in-fact, to prepare, execute and file for record with King County proof of satisfaction. This appointment as attorney-in-fact is irrevocable during the existence of this Agreement.

5. Indemnification. The District will use its best efforts to collect and distribute the funds pursuant to the process set forth in this Agreement. However, the District, its officials, employees, or agents shall not be held liable or responsible for failure to implement any of the provisions of this Agreement unless such failure was willful or intentional. Owner agrees to indemnify and hold the District harmless from any liability or damages of any nature or kind whatsoever arising out of claims and/or suits filed

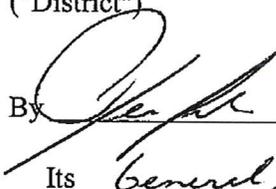
against the District as a result of any action taken pursuant to this Agreement, and shall defend the District whenever the District is named in a suit in which this Agreement is at issue and pay all costs of such defense, including but not limited to attorney and expert witness fees and costs.

6. Costs. Owner agrees to reimburse the District all costs and charges incurred by the District incidental to the preparation of this agreement, including but not limited to, all legal, engineering and administrative costs and charges, which costs and charges shall not be subject to reimbursement. Payment of District costs shall be a precondition to the District's obligation to collect reimbursement for Owner.

7. Assignment. Owner shall not assign this Agreement, or any part hereof, or the right to receive funds collected pursuant to this Agreement, without the prior written consent of the District.

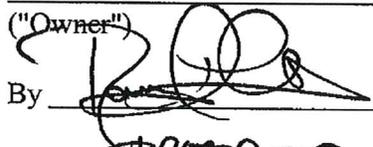
8. General. This Agreement constitutes the entire understanding of the parties, and it may only be modified by subsequent written agreement of the parties. All exhibits referred to herein are by this reference made a part of this Agreement as though set forth in full. This Agreement is binding upon the heirs, executors, administrators, successors and assigns, of each of the parties hereto.

WOODINVILLE WATER DISTRICT
("District")

By 

Its General Manager

LAKELWOOD CONSTRUCTION, INC
("Owner")

By 

Its PRESIDENT

Address PO Box 12648

Mill Creek, WA 98082

Telephone (425) 481-7949

EXHIBIT A

LEGAL DESCRIPTION OF BENEFITED AREA

Tax Lot 0326059012: Northshore School District No. 417; (Woodinville High School)
The SW quarter of the NW quarter of Section 3, Township 26 North, Range 5 East, W.M. in King County, Washington; LESS County Road.

Tax Lot 0326059069: Northshore School District No. 417;
The South 362.52 feet measured along West line of East 363 feet of Government Lot 4, Section 3, Township 26 North, Range 5 East, W.M. in King County, Washington;
LESS North $\frac{1}{2}$;
LESS State Road.

Tax Lot 0326059078: Northshore School District No. 417;
The North $\frac{1}{2}$ of South 362.52 feet measured along West line of East 363 feet of Government Lot 4, Section 3, Township 26 North, Range 5 East, W.M. in King County, Washington;
LESS State Road.

Tax Lot 0326059070: Eysel Burchett
The South 229.9 feet of the North 666.9 feet of the East 363 feet of Government Lot 4 in Section 3, Township 26 North, Range 5 East, W.M. in King County, Washington.

Tax Lot 0326059095: Emanuil Nutu
The North 437 feet of the East 363 feet of Government Lot 4, Section 3, Township 26 North, Range 5 East, W.M. in King County, Washington;
EXCEPT the North 30 feet conveyed to King County for road by deed recorded under King County Recording number 626293;
EXCEPT that portion conveyed to the State of Washington for the frontage service road to Primary State Highway No 15, Woodinville to Monroe, by deed recorded under King County Recording number 4829589;
AND EXCEPT that portion of said East 363 feet lying within the following described property:
Beginning at the NW corner of said East 363 feet;
Thence South $88^{\circ}55'08''$ East along the North line thereof 196.45 feet;
Thence South $1^{\circ}28'07''$ West 181 feet;
Thence North $88^{\circ}55'08''$ West 55.03 feet;
Thence South $1^{\circ}28'07''$ West 146.48 feet;
Thence North $88^{\circ}55'08''$ West 131.39 feet to the West line of said East 363 feet;
Thence North $0^{\circ}17'10''$ West along said West line 327.57 feet to the True Point of Beginning.

Tax Lot 0326059299: City of Woodinville BMX Skate Park;
That portion of the South 206 feet of the SE quarter of the NW quarter of Section 3, Township 26 North, Range 5 East, W.M. in King County, Washington, lying west of the westerly margin of primary State Highway No. 15, north of the northerly margin of NE 195th Street and east of the easterly margin of 136th Avenue NE as established by deed to the State of Washington recorded under recording number 4835701.

Tax Lot 032605: City of Woodinville;
The North 607.9 feet of the South 813.9 feet of that portion of the SE quarter of the NW quarter of Section 3, Township 26 North, Range 5 East, W.M., in King County, Washington, lying west of Primary State Highway No. 15, as conveyed to the State of Washington by deed recorded under Recording number 871988;
EXCEPT the West 40 feet as conveyed to the State of Washington for 136th Avenue NE by Recording number 4871988.

Tax Lot 0326059067: City of Woodinville;

That portion of Government Lot 3, Section 3, Township 26 North, Range 5 East, W.M., in King County, Washington, defined as follows:

BEGINNING at the North quarter corner;

Thence South along the centerline of said Section 3, 1223.41 feet;

Thence North 88°45'25" West to the Westerly margin of Primary State Highway No. 15 and the True Point of Beginning;

Thence continuing North 88°45'25" West to the bank of Little Bear Creek;

Thence North 37°46'45" East along the Centerline of said Creek 129 feet;

Thence North 10°56'45" East 144.5 feet;

Thence South 72°37'15" East to the Westerly Margin of Primary State Highway No. 15;

Thence along Highway margin to the True Point of Beginning;

TOGETHER WITH that portion of Government Lot 3 and that portion of the SE quarter of Section 3, Township 26 North, Range 5 East, W.M. lying Westerly of Primary State Highway No. 15;

LESS the North 1223.41 feet;

LESS the South 813.9 feet of said NW quarter;

LESS County Road.

Tax Lot 0326059076: Bruce Dopps;

The South 170 feet of the North 370 feet of the West 175 feet of the NE quarter of the NW quarter of Section 3, Township 26 North, Range 5 East, W.M., records of King County, Washington;

EXCEPT that portion for State Highway.

Situate in the County of King, State of Washington.

Tax Lot 0326059074: Sindi Lou Giancoli;

The North 200 feet of the West 175 feet of the NE quarter of the NW quarter of Section 3, Township 26 North, Range 5 East, W.M., records of King County, Washington;

LESS County Road;

LESS State Highway;

SUBJECT to Easement for Highway;

Situate in the County of King, State of Washington.

EXHIBIT B

GEORGIAN HEIGHTS I & II WATER EXTENSION
REIMBURSEMENT CONNECTION CHARGES

TOTAL PROJECT COST: \$220,261.44

LOT METHOD APPROVED BY BOARD OF COMMISSIONERS

Developer Share (38 lots) 45.24%: \$99,642.08
Reimbursable Share (46 lots) 54.76%: \$120,619.36

<u>Tax Lot No. (Legal Description on Exhibit A)</u>	<u>Reimbursement Fee</u>
0326059012	\$2,622.16
0326059069	Participated in costs* (\$20,977.28)
0326059078	Participated in costs* (\$20,977.28)
0326059070	\$26,221.60
0326059095	\$26,221.60
0326059299	Participated in costs** (\$2,622.16)
0326059026	\$2,622.16
0326059067	\$2,622.16
0326059076	Dismissed*** (\$7,866.48)
0326059074	Participated in costs** (\$7,866.48)

* Developer has purchased property and requested that latecomer fees be waived.

** An agreement was made between Developer and property owner prior to latecomer agreement.

*** This property was inadvertently provided a water meter prior to the latecomer agreement being completed.

4827589

QUIT CLAIM DEED

RECORDED
VOL. _____
PAGE _____ REQUEST OF

1957 AUG 26 PM 1 00

KING COUNTY WA
DEPUTY

D-57
125

WASHINGTON
TITLE INSURANCE
CORPORATION

SEATTLE WASHINGTON

FILED FOR RECORD AT REQUEST OF

Name of

Number

Address

City

State

Post Office

County

Recorder

EXHIBIT 3
PAGE 40 OF 67

Quit Claim Deed

THE GRANTOR N. S. DOW, as his sole, separate property in his sole, separate capacity,

for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration convey said quit claim to HUBERT G. COPELAND and MYRTLE M. COPELAND, his wife, the following described real estate situated in the County of King State of Washington:

The North 100 feet of the West 200 feet of Tract 1, in Block 3, of Cedar Park Five Acre Tracts, as per plat recorded in Volume 15 of Plats, Page 91, records of King County, State of Washington.

This conveyance covers a portion of property being sold to grantees on Real Estate Contract dated November 2, 1955, in which Grantees appear as purchasers and one Lee S. Franklin, a single man, as seller, when seller's interest said heretofore been set over and assigned to a convey to Dow,

TAXES PAID BY CONTRACT REF. No. E110169
A. A. TREMPER, KING COUNTY TREASURER

BY *[Signature]* DEPUTY

Dated this 14th day of August, 1957.

N S Dow (SEAL)

STATE OF WASHINGTON,
County of King

On this day personally appeared before me N. S. DOW, as his sole, separate property in his sole, separate capacity to me known to be the individual described in the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 14th day of August, 1957.



[Signature]
Notary Public in and for the State of Washington,
City of Renton.

EXHIBIT 3
PAGE 47 OF 67



Issued by

First American Title Insurance Company

818 Stewart St, Ste 800, Seattle, WA 98101

Title Officer: Pat Fullerton

Phone: (206)728-0400

FAX:

EXHIBIT 3
PAGE 48 OF 67



First American

First American Title Insurance Company

818 Stewart St, Ste 800
Seattle, WA 98101
Phn - (206)728-0400 (800)826-7718
Fax -

**King County Title Team One
Fax No. (866) 904-2177**

Pat Fullerton
(206) 615-3055
pfullerton@firstam.com

Jennifer Salas
(206) 615-3011
jsalas@firstam.com

Tina Kotas
(206) 615-3012
tkotas@firstam.com

RECORDED DOCUMENT GUARANTEE

LIABILITY: \$	0.00	ORDER NO.:	2205937A
FEE: \$	0.00	YOUR REF.:	QPID-12177
SALES TAX \$	0.00		

First American Title Insurance Company
a Corporation, herein called the Company

Subject to the terms and provisions of the application for this Guarantee and the Liability Exclusions and Limitations set forth below in Schedule A.

GUARANTEES

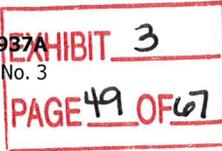
The Quadrant Corporation

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.
3. In order for the Guarantee to be valid and effective, the application and agreement for the issuance of a Recorded Document Guarantee executed by the Assured and each document referred to in Schedule A as an exception must be attached hereto.

Dated: January 29, 2014 at 7:30 A.M.



SCHEDULE A

The assurances referred to on the face page are:

That according to the Company's title plant records and those records maintained by the County Recorder known as the Grantee/Grantor indices subsequent to January 1, 1963, relative to the following described real property (but without examination of those company title plants maintained and indexed by name), there are no Deeds, contracts or leases or subleases (hereinafter documents) describing said real property or any portion thereof, other than those shown below under Exceptions, which documents are attached hereto and made a part hereof.

The following matters are excluded from the coverage of this Guarantee:

1. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Water rights, claims or title to water.
3. Tax Deeds to the State of Washington.
4. Instruments, proceedings or other matters which do not specifically describe said land.
5. Documents pertaining to mineral estates.

EXCEPTIONS:

AS ATTACHED HERETO ON CHAIN SHEET.

DESCRIPTION:

AS ATTACHED HERETO ON EXHIBIT A.



CHAIN SHEET

INST	REC'D	FILE NO.	GRANTOR	GRANTEE	REMARKS
Deed	December 17, 1957	4858723	Kathleen H. Christensen, a married woman as her separate estate, who took title as Kathleen H. Bruce	Robert W. Bruce, son of the first party, a married man as his separate estate	
Deed	January 08, 1958	4863818	Robert W. Bruce, son of the second party, a married man	Kathleen H. Christensen, a married woman as her separate estate, who took title as Kathleen H. Bruce	
Real Estate Contract	December 09, 1964	5820766	Kathleen H. Bruce, formerly Kathleen H. Christensen as her separate estate	Donald S. Welborn and Lois E. Welborn, his wife	
Statutory Warranty Deed	January 06, 1971	7101060232	Robert W. Bruce and Dorothy Audrey Raupach, as devisees of Kathleen H. Bruce, as their separate estates	Donald S. Welborn and Lois E. Welborn, his wife	
Statutory Warranty Deed	June 12, 1974	7406120484	Donald S Welborn, also appearing of record as Donald Stuart Welborn, and Lois E. Welborn, also appearing of record as Lois Elaine Welborn, his wife	Steven L. Watson and Linda L. Watson, his wife	
Statutory Warranty Deed	June 20, 1994	9406200635	Steven L. Watson and Linda L. Watson, husband and wife	Petre Baban and Ana Baban, husband and wife	
Statutory Warranty Deed	September 04, 1996	9609040695	Petre Baban and Ana Baban, husband and wife	Emanuil Nutu and Elena Nutu, husband and wife	

EXHIBIT 3
PAGE 51 OF 67

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

Except to the extent that specific assurance are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
- (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in this Guarantee.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in this Guarantee, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in this Guarantee, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

Assured shall notify the Company promptly in writing in case knowledge shall be to an Assured hereunder of any claim of title or interest which is adverse to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay

any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the Loss or Damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

Options to Pay or Otherwise Settle Claims: Termination of Liability.

In the event of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in this Guarantee;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way. Bldg. 2, Santa Ana, CA. 92707.



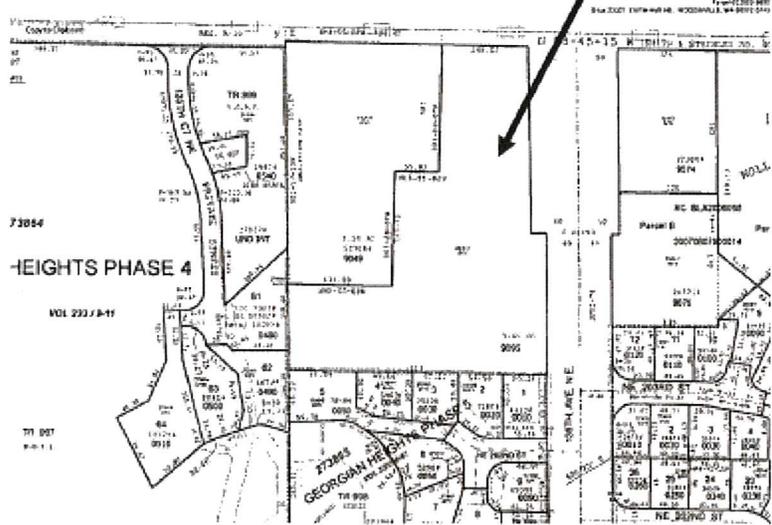
Exhibit "A"

Real property in the County of king, State of Washington, described as follows:

THE NORTH 437 FEET OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 20 FEET THEREOF FOR ROAD PURPOSES;
EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR THE FRONTAGE SERVICE ROAD TO PRIMARY STATE HIGHWAY NO. 15, WOODINVILLE TO MONROE, BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4829589;
AND EXCEPT THAT PORTION OF SAID EAST 363 FEET LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 363 FEET;
THENCE SOUTH 88°55'08" EAST ALONG THE NORTH LINE THEREOF 196.45 FEET;
THENCE SOUTH 01°28'07" WEST 181 FEET;
THENCE NORTH 88°55'08" WEST 55.03 FEET;
THENCE SOUTH 01°28'07" WEST 146.48 FEET;
THENCE NORTH 88°55'08" WEST 131.39 FEET TO THE WEST LINE OF SAID EAST 363 FEET;
THENCE NORTH 0°17'10" WEST ALONG SAID WEST LINE 327.57 FEET TO THE TRUE POINT OF BEGINNING.

Tax Parcel Number: 032605-9095-09



Order No. **2205937A**

IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.



D Dec 16 1957 17-57 4858723
Dec 13-57 1&a Nontxb1 #283202
Kathleen H. Christensen, a married woman as her
separate estate, who took title as Kathleen H. Bruce,
to Robert W. Bruce, son of the p, a married man
as his separate estate

oy & qc

incldg any int thrin whch sp may herefor acquire:

3 22 rods of Governmt Lot 4, sec 3-26-5 ewm,
less the N 30 ft thref hrtofore conveyed to kc
for road purposes b D recdd under Auditor's
File no. #626293, kow

xenok
M. to sp Rt#1 Box#1121, Woodinville, Wn
Fld by STCO#--

Hpt

D Jan 8-58 (Nontxbl E285043)
Jan 7-58 L & A

4863818

Robert W. Bruce, sone of the sp, a married man
To Kathleen H. Christensen, a married woman as her
sep est, who took titl as Kathleen H. Bruce

oy and qc, includg ~~any~~ any int thrin wch sp may hraftr accq

E 22 rods of GL #4, Sec 3-26-5 ewm, Less the N 30 ft
throf hrtofor cyd to KC for rd purps by D rec aud #626293
KCW

XCNOK

MI to Charles W. Johnson Jr 88 Kirkland Ave Kirkland, Wn

(3)

EXHIBIT 3
PAGE 57 OF 67

5820766

WASHINGTON
TITLE INSURANCE
COMPANY

5820766

7th 4808 7th 129

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 30th day of November, 1964
between KATHLEEN H. BRUCE, formerly Kathleen H. Christensen as her
separate estate
hereinafter called the "seller," and DONALD S. WELBORN and LOIS E. WELBORN, his wife

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following
described real estate, with the appurtenances, in King County, State of Washington
The north 801 feet of the East 363 feet of Government Lot 4, Section 3,
Township 26 north, Range 3 East, W.M., in King County, Washington; EXCEPT the
north 30 feet conveyed to King County for road by deed recorded under auditor's
file No. 626293; and EXCEPT that portion conveyed to the State of Washington
for the Frontage Service Road to Primary State Highway No. 15, Woodinville to
Monroe, by deed recorded under auditor's file No. 4829589; and EXCEPT that
portion of said East 363 feet lying within the following described property;
Beginning at the northwest corner of said East 363 feet; thence south 88°55'08"
East along the north line thereof 196.45 feet; thence south 1°28'07" West
181 feet; thence north 88°55'08" West 55.03 feet; thence south 1°28'07" West
146.48 feet; thence north 88°55'08" West 131.39 feet to the West line of said
East 363 feet; thence north 0°17'10" West along said West line 327.57 feet to
the true point of beginning.

B-754437-1

The terms and conditions of this contract are as follows: The purchase price is THIRTEEN THOUSAND FIVE
HUNDRED AND NO/100- - - - - (\$13,500.00) Dollars, of which
TWO THOUSAND AND NO/100- - - - - (\$2,000.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
ONE HUNDRED AND NO/100- - - - - \$100.00- - - - - Dollars,
or more at purchaser's option, on or before the 25th day of December - - - - - \$64.
and ONE HUNDRED AND NO/100- - - - - (\$100.00- - - - - Dollars,
or more at purchaser's option, on or before the 25th day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price
at the rate of six per cent per annum from the 5th day of November - - - - - \$64.
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at the Bothell State Bank, Bothell, Washington,
or at such other place as the seller may direct in writing.

When the principal balance due hereunder has been reduced to \$4,500.00
or less, seller agrees to convey to purchaser the South 150 feet of the
above described premises, in partial fulfillment hereof.

Seller agrees to furnish water to purchaser from a Well on other
property owned by seller, for a period not exceeding six months from
date hereof, for a monthly payment by purchaser of \$3.00 in advance.

As referred to in this contract, "date of closing" shall be December 9, 1964

- (1) The purchaser assumes and agrees to pay before delivery all taxes and assessments that may at any time become due and payable hereafter because of this real estate, and if by the terms of this contract the purchaser has assumed payment of any such taxes, costs or other assessments, or has assumed payment of or agreed to purchase subject to, any taxes or assessments due a lien on said real estate of the purchaser agrees to pay the same before closing.
- (2) The purchaser agrees, until the purchase price is fully paid, to keep the balance due and hereafter paid on said real estate insured by the usual cash value third party fire and damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and receipts therefor to the seller.
- (3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his agents shall be held to any contract respecting the condition of any improvements thereon and that neither the seller nor his agents shall be held to any obligation of payment for alterations, improvements or repairs unless the contract or agreement made on is contained hereon or is in writing and attached as a part of this contract.
- (4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate as hereafter placed thereon, and of the title of said real estate or any part thereof for public use, and agrees that no such damage, destruction or title shall constitute a failure of consideration in case any part of said real estate is taken for public use, the portion of the consideration award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price hereon unless the seller elects to sell or the purchaser to apply all or a portion of such award, which award to the purchase price or to the satisfaction of any improvements claimed by such title; in case of damage or destruction from a fire insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be divided to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price hereon.
- (5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance standard form, as a requirement thereof, issued by Washington Title Insurance Company, insuring the purchaser to the full extent of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing, except for the exceptions other than the following:
 - a. Printed general exceptions appearing in said policy form;
 - b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or are to be assumed by the purchaser to be made subject; and
 - c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation secured by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

SALES TAX PAID
A & T TITLE INSURANCE CO.
1200 1ST AVENUE
SEATTLE, WA 98101

Vol 4808 Doc 130

(4) If seller's title is sold and subject to an existing contract or contracts under which seller is purchasing said real estate or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments then falling due the seller under this contract.

(5) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a satisfactory warranty deed to said real estate, excepting any part thereof heretofore taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession as long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit same and lot to run, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or connection charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller may have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and so whether by the seller of any default on the part of the purchaser shall be considered as a waiver of any subsequent default.

Services upon purchase of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payments required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sum shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the conditions of title at the date such suit is commenced, which sum shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Kathleen H. Bruce (SAL)
Donald A. Nelson (SAL)
Donald A. Nelson (SAL)

STATE OF WASHINGTON.

County of King

On this day personally appeared before me **Kathleen H. Bruce**
 to me known to be the individual so described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein expressed.

GIVEN under my hand and official seal this 30th day of November 1914.
John Mark Cunningham
 Notary Public in and for the State of Washington,
 residing at Kirkland



5820766
Real Estate Contract

RECORDED
VOL. 4808
PAGE 58

REQUEST OF

NOV 9 AM 8 30

ROBERT S. MOORE'S ADMIN.
KING COUNTY WASH.
DEPUTY

WASHINGTON TITLE INSURANCE COMPANY
SEATTLE, WASHINGTON

WALTON INVESTMENT COMPANY

SEATTLE, WASHINGTON

Branch :FAW,User :PA12

Comment:

EXHIBIT 3
Station Id: S1LO
PAGE 59 OF 67

921533

III

Pioneer National Title Insurance Company
WASHINGTON TITLE DIVISION
Filed for Record at Request of

TO WACIFIC COAST INVESTMENT COMP.
315 NORTON BUILDING
SEATTLE, WASHINGTON 98104

RECORDED
PAGE..... REQUEST OF
1971 JAN 6 AM 8 00

DIRECTOR-RECORDS & ELECTIONS-KING CO. WA
DEPUTY

CONVEYANCE
11 1 2 6 0
11 1 2 6 0

EXCISE TAX PAID BY RECEIPT NO. 577388

Statutory Warranty Deed

THE GRANTOR ROBERT W. BRUCE and DOROTHY AUDREY RAUPACH, as devisees of KATHLEEN H. BRUCE, as their separate estates,
for and in consideration of One Dollar (\$1.00)
in hand paid, conveys and warrants to DONALD S. WELBORN and LOIS E. WELBORN, his wife,
the following described real estate, situated in the County of King, State of Washington:

The N. 801 ft. of the E. 363 ft. of Government Lot 4, Section 3, Township 26 N., Range 5 E.W.M., in King County, Washington; EXCEPT the N. 30 ft. conveyed to King County for road by deed recorded under Auditor's File No. 626293; and EXCEPT that portion conveyed to the State of Washington for the Frontage Service Road to Primary State Highway No. 15, Woodinville to Monroe, by deed recorded under Auditor's File No. 4829589; and EXCEPT that portion of said E. 363 ft. lying within the following described property: Beginning at the N.W. corner of said E. 363 ft.; thence S. 88°55'08" E. along the N. line thereof 195.45 ft.; thence S. 1°28'07" W. 181 ft.; thence N. 88°55'08" W. 55.03 ft.; thence S. 1°28'07" W. 146.48 ft.; thence N. 88°55'08" W. 131.39 ft. to the W. line of said E. 363 ft.; thence N. 0°17'10" W. along said W. line 327.57 ft. to the true point of beginning.

BY [Signature] DEPUTY

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 30, 1964, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on December 9, 1964 Rec. No. 677388

Dated this 23rd day of October, 1970.

Robert W. Bruce (REAL)
ROBERT W. BRUCE
Dorothy Audrey Raupach
DOROTHY AUDREY RAUPACH

STATE OF WASHINGTON,
County of KING

On this day personally appeared before me ROBERT W. BRUCE,
the individual described in and who executed the within and foregoing instrument, and signed the same as his free and voluntary act and deed, for the purposes and consideration therein expressed.

I, [Signature]
Notary Public in and for the State of Washington,
residing at Kirkland

710 1360232

SECTION ONE

STATE OF OREGON

County of Clatsop

On this 16 day of October A. D. 1970

Public in and for the State of Oregon duly commissioned and sworn personally appeared DOPATHY AUDREY RAUFACH

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that She signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESSETH that the Notary seal hereto affixed the day and year in this certificate above written.



Lela M. Stump
Notary Public for the State of OREGON
Residing at Monmouth Oregon
My Commission Expires 1/16/74

20X
E RE
JUN 12 74 10099 7406120484



SECURITY TITLE INSURANCE COMPANY

THIS SPACE RESERVED FOR RECORDER'S USE

Filed for Record at Request of
FIRST AMERICAN TITLE
1000-2nd Avenue
Seattle, Washington 98104

RECORDED
OF
REQUEST OF

1974 JUN 12 AM 11 09

DIRECTOR
RECORDS & ELECTIONS
KING COUNTY, WASH.

NAME Land Title Company of Snohomish County
ADDRESS 1510 Wall Street
CITY AND STATE Everett, Washington 98206

STATUTORY WARRANTY DEED

FILED for Record at Request of
FIRST AMERICAN TITLE
1000-2nd Avenue
Seattle, Washington 98104

THE GRANTOR S DONALD S. WELBORN, also appearing of record as DONALD STUART WELBORN, and LOIS E. WELBORN, also appearing of record as LOIS ELAINE WELBORN for and in consideration of HIS WIFE
TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS

in hand paid, conveys and warrants to
STEVEN L. WATSON and LINDA L. WATSON, his wife
as Grantee, the following described real estate, situated in the County of KING
State of Washington:

The North 437 feet of the east 363 feet of Government Lot 4, Section 3, Township 26 North, Range 5 East, W.M., in King County, Washington; EXCEPT the North 30 feet conveyed to King County for road by deed recorded under Recording No. 626293; EXCEPT that portion conveyed to the State of Washington for the frontage service road to Primary State Highway No. 15, Woodinville to Monroe, by deed recorded under Recording No. 4829589; AND EXCEPT that portion of said East 363 feet lying within the following described property:

Beginning at the Northwest corner of said East 363 feet; thence South 88°55'08" East along the North line thereof 196.45 feet; thence South 1°28'07" West 181 feet; thence North 88°55'08" West 55.03 feet; thence South 1°28'07" West 146.48 feet; thence North 88°55'08" West 131.39 feet to the West line of said East 363 feet; thence North 0°17'10" West to said West line 327.57 feet to the true point of beginning.
Situate in the County of King, State of Washington.

3300 Rev



Dated this 31st day of May, 1974
Donald S. Welborn (SEAL)
Lois Elaine Welborn (SEAL)

STATE OF WASHINGTON
County of Snohomish ss.

On this 11th day of June, 1974, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Donald S. Welborn and Lois E. Welborn

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed this said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned

GIVEN under my hand and official seal this 11th day of June, 1974
John P. [Signature]
Notary Public in and for the State of Washington
residing at Everett



TL-1 1 67

Escrow No. 94202
Filed for Request-Title Co.

COMMONWEALTH LAND TITLE CO.
B744605

WHEN RECORDED MAIL TO
Petre Baban
20325 136th Avenue Northeast
Woodinville, WA 98072



9406200635

9406200635 06/20/1994 AM KING COUNTY RECORDS DIV 31 8:14

STATUTORY WARRANTY DEED

LPB-10

THE GRANTOR STEVEN L. WATSON AND LINDA L. WATSON, HUSBAND AND WIFE
for and in consideration of the sum of \$10.00 and other good and valuable
consideration

in hand paid, conveys and warrants to PETRE BABAN AND ANR BABAN, HUSBAND AND WIFE
the following described real estate, situated in the County of King, State of
Washington:

LEGAL DESCRIPTION AS DESCRIBED ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE
MADE A PART HEREOF.

SUBJECT HOWEVER TO: THOSE ITEMS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF.

0 744605-5

COMMONWEALTH LAND TITLE
425 PINE STREET
SUITE 600
SEATTLE, WA 98101

Dated: June 13, 1994

Steven L. Watson

Steven L. Watson

Linda L. Watson

Linda L. Watson

State of Washington } ss.
County of King

I hereby certify that I know or have satisfactory evidence that Steven L.
Watson and Linda L. Watson are the person(s) who appeared before me, and said
person(s) acknowledged that they signed this instrument and acknowledged it to
be their free and voluntary act for the uses and purposes mentioned in this
instrument.

Dated: June 16, 1994
Janelle J. Boring

Notary Public in and for the State of Washington
residing at Woodinville
My appointment expires 3/9/97



E1380801 06/20/1994 3293.00 185000.00

EXHIBIT 3
Station Id :S1LO
PAGE 43 OF 67

EXHIBIT "A"

The north 437 feet of the east 363 feet of Government Lot 4, Section 3, Township 26 North, Range 5 East, W.M., in King County, Washington; EXCEPT the north 30 feet conveyed to King County for road by deed recorded under King County Recording No. 626293; EXCEPT that portion conveyed to the State of Washington for the frontage service road to Primary State Highway No. 15, Woodinville to Monroe, by deed recorded under King County Recording No. 4829589; AND EXCEPT that portion of said east 363 feet lying within the following described property:

Beginning at the northwest corner of said east 363 feet; thence south 88 degrees 55 minutes 08 seconds east along the north line thereof 196.45 feet; thence south 1 degrees 28 minutes 07 seconds west 181 feet; thence north 88 degrees 55 minutes 08 seconds west 55.03 feet; thence south 1 degrees 28 minutes 07 seconds west 146.48 feet; thence north 88 degrees 55 minutes 08 seconds west 131.39 feet to the west line of said east 363 feet; thence north 0 degrees 17 minutes 10 seconds west along said west line 327.57 feet to the true point of beginning.

SUBJECT TO THE FOLLOWING:

9406200635

DECLARATION OF COVENANT, and the terms and conditions thereof. Preventing certain practices in the use of said property lying within 100 feet from a well.

Recorded: July 19, 1993
Recording No.: 9307192080

COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS imposed by instrument.

Recorded: August 6, 1993
Recording No.: 9308061686

32 x 11

EXHIBIT 3
PAGE 64 OF 67

19/07/19 14:52 FROM FIRSTAMERICAN TITLE TO 914178648114 P.12

(BY)

First American Title
2111 4th Ave. 1000
Seattle, WA 98121

Send the Record to Register of
First American Title Company

AFTER RECORDING MAIL TO:

Name: Emmell Mucu
Address: 20123 17th Ave Northwest
City, State, Zip: Sheltonville, WA 98172
Phone Number: 724-844771



Stipulatory Warranty Deed

THE GRANTOR: Peter Baban and Ana Baban, husband and wife

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveyed and accepted to Emmell Mucu and Elena Mucu, husband and wife

do hereby described and covenanted in the County of KING, State of Washington:
PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AND MAKE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

1ST AM 324083-4

9609040695

Read the 2nd day of August, 1995

→ Peter Baban
→ Ana Baban
State of MISSOURI
County of CLATSOP

I certify that I have a true and correct copy of the Deed between Peter Baban and Ana Baban

→ for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveyed and accepted to Emmell Mucu and Elena Mucu, husband and wife

Done August 20, 1995

Angela [Signature]

Notary Public for the State of MISSOURI
Commission Expires NOVEMBER 1997 NO 65102

ANGELA [Signature]
Notary Public
Clatsop County, State of Missouri
My Commission Expires June 6, 1998

082-6005-9095

CLATSOP CO 08/04/95 2047.42 88880.00

EXHIBIT 3
Station Id :SILO
PAGE 65 OF 67

15/07/19 14:52 FROM FIRSTAMERICAN TITLE TO 914178648114 P.14

EXHIBIT "A"

A RECORD OF SURVEY RECORDED ON AUGUST 6, 1974 UNDER RECORDING NO. 7408060343.

WELLSITE COVENANTS AND RESTRICTIONS CONTAINED IN DOCUMENT:

RECORDED: JULY 19, 1993
RECORDING NO.: 9207152080
PURPOSE: TO PREVENT CERTAIN PRACTICES, AS LISTED THEREIN, IN THE USE OF THE LAND WITHIN 100 FEET OF THE WELL; TO KEEP THE WATER SUPPLIED FROM SAID WELL FREE FROM IMPURITIES SO LONG AS THE WELL IS OPERATED TO FURNISH WATER FOR PUBLIC CONSUMPTION.

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

FROM: STEVEN L. WATSON AND LINDA L. WATSON
RECORDED: AUGUST 6, 1993
RECORDING NO.: 9208061686
A COPY OF WHICH IS HERETO ATTACHED.

9609040695

12/27/12 14152 FROM FIRSTAMERICAN TITLE TO 914170546114 P.13

LEGAL DESCRIPTION

THE NORTH 437 FEET OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3,
TOWNSHIP 26 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED
UNDER KING COUNTY RECORDING NO. 626253;
EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR THE FRONTAGE SERVICE
ROAD TO PRIMARY STATE HIGHWAY NO. 18, WOODINVILLE TO MONROE, BY DEED
RECORDED UNDER KING COUNTY RECORDING NO. 4828889;
AND EXCEPT THAT PORTION OF SAID EAST 363 FEET LYING WITHIN THE FOLLOWING
DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 363 FEET;
THENCE SOUTH 88°55'08" EAST ALONG THE NORTH LINE THEREOF 196.45 FEET;
THENCE SOUTH 01°28'07" WEST 181 FEET;
THENCE NORTH 88°55'08" WEST 55.03 FEET;
THENCE SOUTH 1°28'07" WEST 146.48 FEET;
THENCE NORTH 88°55'08" WEST 131.35 FEET TO THE WEST LINE OF SAID EAST 363
FEET;
THENCE NORTH 0°17'10" WEST ALONG SAID WEST LINE 337.57 FEET TO THE TRUE
POINT OF BEGINNING.

SITuate IN THE COUNTY OF KING, STATE OF WASHINGTON.

9603040695

First American Title

10. Legal Description 01 4829589

Vol. 3710 Page 476

4827589

QUIT CLAIM DEED

RECORDED
VOL. _____
PAGE _____ REQUEST OF

1957 AUG 26 PM 1 00

WASHINGTON
TITLE INSURANCE
COMPANY

FILED FOR RECORD AT REQUEST OF

HAGGAN & SHELLAN

Real Estate Statement In

HAGGAN & SHELLAN

Quit Claim Deed

THE GRANTOR N. S. DOW, as his sole, separate property in his sole, separate capacity, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration convey and quitclaim to ROBERT G. COPELAND and MYRTLE M. COPELAND, his wife, the following described real estate, situated in the County of King

State of Washington:

The North 100 Feet of the West 200 Feet of Tract 1, in Block 3, of Cedar Park Five Acre Tracts, as per plat recorded in Volume 15 of Plats, Page 91, records of King County, State of Washington.

This conveyance covers a portion of property being sold to grantee on Real Estate Contract dated November 2, 1953, in which grantee as buyer as purchasers and one Lee B. Franklin, a single man, as seller, when seller's interest and heretofore been set over and assigned to a conveyer by her.

SALLS TAX PAID BY CONTRACT OFF. No. E. 112,679
A. A. TREMPER, KING COUNTY TREASURER

BY _____ TRINITY

Dated this 14th day of August, 1957.

N S Dow (REAL)

STATE OF WASHINGTON,

County of King

On this day personally appeared before me N. S. DOW, as his sole, separate property in his sole, separate capacity to me known to be the individual described in law who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the use and purposes herein mentioned.

Given under my hand and official seal this 14th day of August, 1957.



Fred A. Shellan
Notary Public in and for the State of Washington
residing at Renton.

First American Title