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LAWYERS TITLE WD
PAGE001 OF 002
02/18/2004 13:38
KING COUNTY, WA

E2018767

02/18/2004 13:16
KING COUNTY, WA
TAX \$9,701 00
SALE \$545,000 00

PAGE001 OF 001

AFTER RECORDING MAIL TO

Name Scott E. Gate and Diane P. Gate
Address -44720 SE 166th Street
City, State, Zip North Bend, Washington 98045

Filed for Record at Request of
FirstWest Escrow Services, LLC
Escrow Number, 401045MT

STATUTORY WARRANTY DEED

Grantor(s). Ken B. Bradley and Rosalyn K. Bradley
Grantee(s). Scott E. Gate and Diane P. Gate
Abbreviated Legal.
Additional Legal(s) on page:
Assessor's Tax Parcel Number(s): 262308-9066-07

THE GRANTOR(S) Ken B. Bradley and Rosalyn K. Bradley, husband and wife
For and in consideration of Ten Dollars and Other Good and Valuable Consideration
In hand paid, conveys, and warrants to Scott E. Gate and Diane P. Gate, husband and wife
The following described real estate, situated in the County of King, State of Washington:

F-4 OF KING COUNTY SHORT PLAT NO 673016, RECORDED UNDER RECORDING NO 7408230495,
RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH HALF OF THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH,
RANGE 8 EAST, W M, IN KING COUNTY, WASHINGTON,

EXCEPT THAT PORTION THEREOF CONVEYED TO MOUNTAIN VIEW OWNER'S ASSOCIATION
FOR ROADWAY AND OTHER PURPOSES UNDER RECORDING NO 7503200556, RECORDS OF KING
COUNTY, WASHINGTON,

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN
INSTRUMENTS RECORDED UNDER RECORDING NOS 7501270397 AND 7506260547, RECORDS OF
KING COUNTY, WASHINGTON.

SUBJECT TO: **SEE ATTACHED EXHIBIT A** LAWYERS TITLE AGENCY
OF WASHINGTON

Dated this the 12th day of February, 2004 Pgs. 2 Fee 30
344477-E

Ken B. Bradley
Ken B. Bradley

Rosalyn K. Bradley
Rosalyn K. Bradley

Notary Acknowledgment

State of Washington }
County of King }

On this day personally appeared before me Ken B. Bradley and Rosalyn K. Bradley to me
known to be the individual (s) described in and who executed the within and foregoing
instrument, and acknowledged that he/ she/ they signed the same as his/ her/ their free and
voluntary act and deed, ED Wauses and purposes therein mentioned.

Dated 2/13/04 Susan Edwards



Michelle Kirsch
Notary Public in and for the State of Washington
Residing at North Bend
My Commission Expires 2/21/06

EXHIBIT A

UNLESS OTHERWISE SPECIFIED HEREIN, THE SELLERS' WARRANTIES AND COVENANTS UNDER THIS STATUTORY WARRANTY DEED ARE LIMITED AS FOLLOWS. TITLE IS MARKETABLE AT THE TIME OF THIS CONVEYANCE, THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA, EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY, AND RESERVED OIL AND/OR MINING RIGHTS

KS RS

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