

Version # 1
(5) 1025324
STEWART TITLE



20120228001136

STEWART TITLE WD 116.00
PAGE-001 OF 005
02/28/2012 12:51
KING COUNTY, WA

AFTER RECORDING MAIL TO:

Name THE CITY OF SEATTLE
700 5TH AVENUE, SUITE 3300/P.O. BOX 34023
Address REAL ESTATE SERVICES, ROOM 3012

City/State SEATTLE, WA 98124-9871

Document Title(s): (or transactions contained therein)

- 1. STATUTORY WARRANTY DEED
- 3. _____

E2531654

02/28/2012 12:50
KING COUNTY, WA
TAX \$1,429.00
SALE \$80,000.00

PAGE-001 OF 001

Reference Number(s) of Documents assigned or released:

-Additional numbers on page _____ of document

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

- 1. BURK, MICHAEL D. 2. _____
 - 3. _____ 4. _____
- Additional names on page _____ of document

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

- 1. THE CITY OF SEATTLE 2. _____
 - 3. _____ 4. _____
- Additional names on page _____ of document

Legal Description:

(Abbreviated: i.e. lot, block, plat or section, township, range)

SEC 14, TOWN 25, RANGE 7 NE 1/4 OF NW 1/4,
RECORDED IN KING COUNTY, WASHINGTON

Additional legal description is on page 2 of document

Assessor's Property Tax Parcel/Account Number(s): 142507-9026

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

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency non-standard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Karen Ashley Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 19237-OE1

Grantor: Micheal D. Burk
Grantee: THE CITY OF SEATTLE, a municipal corporation of the State of Washington

Statutory Warranty Deed

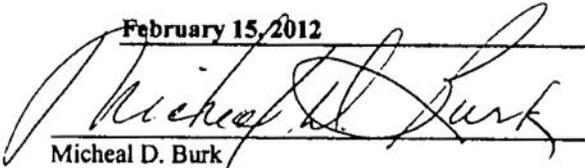
THE GRANTOR MICHEAL D. BURK, a married man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE CITY OF SEATTLE, a municipal corporation of the State of Washington the following described real estate, situated in the County of King, State of Washington:

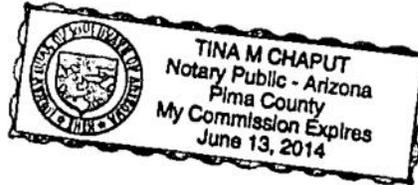
Abbreviated Legal: Sec 14, Town 25, Range 7 NE ¼ of NW ¼, recorded in King County, Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 142507-9026

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B" of Stewart Title Guaranty Company's Preliminary Commitment No. 1025324 see attached Exhibit "B".

February 15, 2012

Micheal D. Burk



STATE OF California Arizona }
COUNTY OF Pima } SS:

I certify that I know or have satisfactory evidence that Micheal D. Burk the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 2012


Notary Public in and for the State of California Arizona
Residing at _____
My appointment expires: June 13, 2014

BANK OF AMERICA, N.A.
RANCHO VISTOSO
12132 N. RANCHO VISTOSO BLVD.
ORO VALLEY, AZ 85737-1749

**Exhibit A
LEGAL DESCRIPTION**

File Number: 1025324

The South half of the North half of the South half of Government Lot 2, Section 14, Township 25 North, Range 7 East, W.M., in King County, Washington;

Except that portion lying West of the East line of Tolt River Road N.E.;

Situate in the County of King, State of Washington

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
Part I**

EXHIBIT "B" SPECIAL EXCEPTIONS

1. ~~Payment of Real Estate Excise Tax, if required.~~

~~The property described herein is situated within the boundaries of local taxing authority of unincorporated King County.~~

2. ~~Present Rate of Real Estate Excise Tax as of the date herein is 1.78% and the levy code is 6407.~~

3. ~~2012 Property Taxes became a Lien January 1, 2012. They are not yet ascertainable or payable until February 15, 2012.~~

Levy Code: ~~6407~~
Tax Account No.: ~~142507-9026-09~~
Land: ~~\$87,000.00~~
Improvements: ~~\$ 0~~

~~Note: Taxes and Charges for 2011 were paid in full in the amount of \$1,100.20.~~

~~Note: King County Treasurer, 500 4th Avenue, 6th Floor Admin. Bldg., Seattle, WA 98104 (206) 296-7399
Web Address: <http://webapp.metrokc.gov/kctaxinfo/>~~

4. Liability for sewer treatment capacity charges that may be assessed but not disclosed in the public records. Please contact the King County Capacity Charge Department for further information at 206-296-1450.
5. Upon examination it has been determined that the subject property does not meet the underwriting qualifications to receive the coverage provided in the ALTA Homeowner's Policy of Title Insurance for a one- to four-family residence. The coverage provided for the subject property will be the Standard ALTA Owner's Policy. The Policy and any applicable endorsements will be issued at the filed rate.
6. Reservation of all coal, oil, gas and mineral rights, and rights to explore for the same contained in deed from Weyerhaeuser Timber Co., a Washington Corporation.
Recorded: June 5, 1953
Recording No.: 4351659

NOTE: No examination has been made to determine the present record owner of the above minerals, or mineral lands and appurtenant rights thereto, or to determine matters which may affect the lands or rights so reserved.

7. Easement and the terms and conditions thereof:
Grantee: King County
Purpose: river protection
Affects: refer to said instrument for the exact location.
Recorded: May 18, 1960
Recording No.: 5162814
8. Rights of the State of Washington in and to that portion of the premises, if any, lying below the line of ordinary high tide or ordinary high water of the Tolt River as said line exists today or may have existed in the past.
9. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
10. Any question that may arise due to the shifting or change in the course of the Tolt River or due to the Tolt River having shifted or changed its course.

END OF SPECIAL EXCEPTIONS