

WHEN RECORDED RETURN TO:

King County
201 South Jackson Street, Suite 600
Seattle, WA 98104
Attn: Robert Jackson



20160630001336

STEWART TITLE LTD
PAGE 001 OF 000
08/30/2018 14:57
KING COUNTY, WA

E2806331

08/30/2018 14:52
KING COUNTY, WA
TRX
SALE \$10.00
\$0.00

PAGE-001 OF 001

Escrow Number: 16000200027

Filed for Record at Request of: *Stewart Title Guaranty Company - Commercial Services*

DOCUMENTS TITLE(S):

Statutory Warranty Deed

① STEWART TITLE
01148-35874

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

n/a

GRANTOR(S):

Cathy E. Gamble, a married woman, as her separate estate

GRANTEE(S):

King County, a political subdivision of the State of Washington

ABBREVIATED LEGAL DESCRIPTION:

Tr. 1, King County Exempt Seg. No. EMSC16-0001, Rec No. 20160311900013.

TAX PARCEL NUMBER(S): 142407-9102

* This deed is being re-recorded to correctly reflect the parcel number listed on the cover page of the document. Original recording number of the deed is 20160414000730 and the excise number is E2790164

WHEN RECORDED RETURN TO:

King County
201 South Jackson Street, Suite 600
Seattle, WA 98104
Attn: Robert Jackson

~~20160414000730~~
STEWART TITLE LTD 78.00
PAGE-001 OF 007
04/14/2010 14:27
KING COUNTY, WA

~~E2790164~~
04/14/2010 14:28
KING COUNTY, WA
TAX \$430.00
SALE \$25,000.00

PAGE-001 OF 001

Escrow Number: 16000200027

Filed for Record at Request of: Stewart Title Guaranty Company - Commercial Services

DOCUMENTS TITLE(S):

Statutory Warranty Deed

② STEWART TITLE
01148-35874

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

n/a

GRANTOR(S):

Cathy E. Gamble, a married woman, as her separate estate

GRANTEE(S):

King County, a political subdivision of the State of Washington

ABBREVIATED LEGAL DESCRIPTION:

Tr. 1, King County Exempt Seg. No. EMSC16-0001, Rec No. 20160311900013.

TAX PARCEL NUMBER(S):

142407-9102

WHEN RECORDED RETURN TO:

King County
201 South Jackson Street, Suite 600
Seattle, WA 98104-3856

Escrow Number: 15000200027
Filed for Record at Request of: Stewart Title Guaranty Company - Commercial Services

STEWART TITLE ⁽³⁾ STATUTORY WARRANTY DEED
01148-75574

THE GRANTOR(S), Cathy E. Gamble, a married woman, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to King County, a political subdivision of the State of Washington the following described real estate, situated in the County of King, State of Washington:
SEE EXHIBIT "A" ATTACHED HERETO

The following conditions and restrictions shall apply in perpetuity to the Property described herein:

- a. Compatible uses. The Property shall be used only for purposes compatible with open space, recreational, or wetlands management practices; in general, such uses include parks for outdoor recreational activities, nature reserves, unimproved permeable parking lots and other uses consistent with open space acquisition.
- b. Structures. No new structures or improvements shall be erected on the Property, other than:
 - A public facility that is open on all sides and functionally related to the open space use;
 - A public rest room; or
 - A structure that is compatible with the uses described in Paragraph 1(a), above, and approved by the Director in writing prior to the commencement of the construction of the structure.

Any structures built on the property according to this paragraph shall be floodproofed or elevated to the Base Flood Elevation plus the amount of freeboard applicable in accordance with regulations in effect at the time of such construction.

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: ~~Tr. 1, King County Exempt Seg. No. EM5C16-0001.~~
Rec. No. 20160311900013.
Tax Parcel Number(s): ~~Pa. 442467-8008-02.~~ 142407-9102

Dated: April th 11, 2016


Cathy E. Gamble

State of Florida

ss.

County of Lake

I certify that I know or have satisfactory evidence that Cathy E. Gamble is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11th day of April, 2016

Gepatel

Notary name printed or typed: _____
Notary Public in and for the State of Florida
Residing at Clermont, FL
My appointment expires: 12th JAN 2020

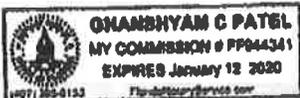


EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1, King County Exempt Segregation No. EMSC16-0001, as recorded under Recording Number 20160311900013, in King County, Washington.

Records of King County, Washington

EXHIBIT "B"
EXCEPTIONS

1. The lands described herein have been classified as Open Space, and are subject to the provisions of RCW 64.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years.

Any sale or transfer of all or a portion of said property requires execution of a notice of continuance form by the new owner prior to closing with submission to the County Assessor at least 2 weeks prior to recording for approval of continuance or removal.
Notice Recorded: January 18, 1996
Recording No.: 9601180234
(Affects: Parcel 2-1 and other property)
2. Liability for future sewer treatment capacity charges that may be assessed but not disclosed in the public records. None currently due and payable.
3. Notice of Water/Utility Connection Charge, filed by King County Water District No. 127 and the terms and conditions thereof, but not limited to possible assessments recorded under Recording No(s). 908230227.
(Affects: Portion of Parcel 2-1)
4. Easement and the terms and conditions thereof:
Purpose: Right of way
Affects: along South bank of Raging River on Parcel 2-1, and other property
Recorded: March 21, 1947
Recording No.: 3668711
5. Easement and the terms and conditions thereof:
Purpose: Right of way, ingress and egress
Affects: Over a portion of Parcel 2-1 to benefit Parcel 1
Recorded: May 26, 1958
Recording No.: 4904817
6. Exceptions and Mineral Reservations as contained in instrument:
From: Kittleson Investments, Inc.
Recorded: November 12, 1958
Recording No.: 4936807
Affects: Parcel 1
7. Easement and the terms and conditions thereof:
Grantee: State of Washington, Department of Game
Purpose: To launch boats, park, access to parking and river bank for fishing
Affects: Adjacent to river banks on Parcel 2-1 and other property
Recorded: November 25, 1958
Recording No.: 4988343

8. Easement and the terms and conditions thereof:
 Grantee: King County
 Purpose: River protection and flood control works as required, access
 thereto for maintenance
 Affects: Portion of Parcel 2-1
 Recorded: July 25, 1977
 Recording No.: 7707250789
9. Terms and conditions of survey recorded October 30, 1981 under Recording Number 8110309004. Said survey delineates a then existing fence across or between portions of Parcels 2-1 and other property.
10. Terms and conditions of survey recorded July 16, 1982 under Recording Number 8207189002. (Affects: Portions of Parcels 1, 2-1 and other property)
11. Terms and conditions of Boundary Line Adjustment:
 Recorded: April 23, 1986
 Recording No.: 8604230891
 Affects: Parcel 2-1 and other property
12. Terms and conditions of survey recorded November 13, 1987 under Recording Number 8711139002. (Affects: Portions of Parcels 1, 2-1, and other property)
13. King County Declaration of Storm Water conveyance system covenant, and the terms and conditions thereof:
 Recorded: May 4, 1993
 Recording No.: 9306041144
 Affects: Twin Rivers Golf Course
14. King County Declaration of Sensitive Area Notice, and the terms and conditions thereof:
 Recorded: May 4, 1993
 Recording No.: 93060411445
 Affects: Twin Rivers Golf Course
15. State of Washington Public well site certificate of water right, and the terms and conditions thereof:
 Recorded: October 7, 1997
 Recording No.: 9710070636
 For: Twin Rivers Golf Club, Inc.
16. Easement and the terms and conditions thereof:
 Grantee: King County
 Purpose: River protection and flood control works
 Affects: Portion of Parcel 2-1 (tax parcel 9090)
 Recorded: December 1, 2004
 Recording No.: 20041201000028
17. Rights of the State of Washington in and to that portion of the premises, if any, lying below the line of ordinary high water of the Snoquakmie River and the Ragling River as said line exists today or may have existed in the past.
18. 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.

19. The right of use, control, or regulation by the United States of America in exercise of power over commerce, navigation and fisheries.
20. Any questions that may arise due to shifting or change of the lines of ordinary high water of the Snoqualmie River and the Raging River, or due to the Snoqualmie River and the Raging River having shifted or changed lines of ordinary high water.
21. Any question that may arise due to the shifting or change in the courses of the Snoqualmie River and the Raging River, or due to the Snoqualmie River and the Raging River having shifted or changed course.

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STATE OF WASHINGTON }
County of King

The Director of Records & Licensing, King County, State of Washington and ex-officio Recorder of Deeds and other instruments, do hereby certify the foregoing copy has been compared with the original instrument as the same appears on file and of record in the office and that the same is a true and perfect transcript of said original and of the whole thereof,
Witness my hand and official seal this _____ day
of MAY 13 2018 20____

Director of Records & Licensing

By Kenneth Arnold
KENNETH ARNOLD
Deputy

