

#369,950

557479



200105310824 200105310824
05/31/2001 02:23 PM Snohomish
P.0005 RECORDED County

WHEN RECORDED RETURN TO
DREW D GROSHONG
13216 46TH PLACE WEST
MUKILTEO, WASHINGTON 98275

200105310824

No. 1145609 5/31/2001 1:34 PM
Thank you for your payment.
PAT 6,565.11



CHICAGO TITLE INSURANCE COMPANY

STATUTORY WARRANTY DEED

590498

Dated. MAY 24, 2001

THE GRANTOR

BORIS CONONETZ, JR. AND KAREN CONONETZ, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERTION

in hand paid, conveys and warrants to

DREW D. GROSHONG, AND JAMIE L. GROSHONG, HUSBAND AND WIFE

the following described real estate situated in the County of SNOHOMISH State of Washington

Tax Account Number(s)
00811800003300

LOT 33, FAIRE HARBOUR AT POSSESSION BAY, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 54 OF PLATS, PAGES 108 THROUGH 114, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

12-

FIDELITY NATIONAL TITLE

293738-2 ①

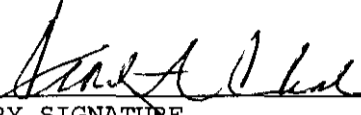
BORIS CONONETZ, JR

KAREN CONONETZ

STATE OF WASHINGTON
COUNTY OF KING

SS

ON THIS 24 DAY OF MAY, 2001 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BORIS CONONETZ, JR AND KAREN CONONETZ KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED



NOTARY SIGNATURE

PRINTED NAME CINDY A CLARK
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT DUVALL
MY COMMISSION EXPIRES ON 11/09/02

CINDY A CLARK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 9, 2002

200105310824

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 590498

The legal description shown in Schedule A was determined from the property address provided at the time of application. The description should be examined and approved by all the parties to this transaction prior to closing.

Recitals, notes, dedications, covenants, restrictions and easements contained on the Plat of Faire Harbour at Possession Bay. Reference is hereby made to the Plat for more particulars

POWER OF ATTORNEY IN THE NATURE OF A COVENANT:

To: Snohomish County
Recorded: February 13, 1992
Recording No.: 9202130317
Purpose: The Developer appoints the County of Snohomish as true and lawful attorney for it, and as an irrevocable proxy, to petition and/or cast a vote for approval of any Road Improvement District formed as provided in Ch 36.88 RCW as now enacted or later amended, to petition for, and/or to cast a vote of approval for, any local improvement district which is to be established for accomplishing ultimate road and related improvements to the following roads and/or intersections identified as necessary in the future in connection with this development approval. Beverly Park-Edmonds Road and Harbour Heights Drive

The Developer agrees not to protest formation of such a road improvement district or local improvement district

POWER OF ATTORNEY IN THE NATURE OF A COVENANT:

To: Snohomish County
Recorded: February 13, 1992
Recording No.: 9202130319
Purpose: The Developer appoints the County of Snohomish as true and lawful attorney for it, and as an irrevocable proxy, to petition and/or cast a vote for approval of any Road Improvement District formed as provided in Ch. 36.88 RCW as now enacted or later amended, to petition for, and/or to cast a vote of approval for, any local improvement district which is to be established for accomplishing ultimate road and related improvements to the following roads and/or intersections identified as necessary in the future in connection with this development approval. Beverly Park-Edmonds Road and Shelby Road

The Developer agrees not to protest formation of such a road improvement district or local improvement district

POWER OF ATTORNEY IN THE NATURE OF A COVENANT:

To: Snohomish County
Recorded: February 13, 1992
Recording No : 9202130323
Purpose: The Developer appoints the County of Snohomish as true and lawful attorney for it, and as an irrevocable proxy, to petition and/or cast a vote for approval of any Road Improvement District formed as provided in Ch 36.88 RCW as now enacted or later amended, to petition for, and/or to cast a vote of approval for, any local improvement district which is to be established for accomplishing ultimate road and related improvements to the following roads and/or intersections identified as necessary in the future in connection with this development approval: SR525 and Beverly Park-Edmonds Road

The Developer agrees not to protest formation of such a road improvement district or local improvement district

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.. 590498

POWER OF ATTORNEY IN THE NATURE OF A COVENANT:

To. Snohomish County
Recorded: February 13, 1992
Recording No.: 9202130325
Purpose. The Developer appoints the County of Snohomish as true and lawful attorney for it, and as an irrevocable proxy, to petition and/or cast a vote for approval of any Road Improvement District formed as provided in Ch 36.88 RCW as now enacted or later amended, to petition for, and/or to cast a vote of approval for, any local improvement district which is to be established for accomplishing ultimate road and related improvements to the following roads and/or intersections identified as necessary in the future in connection with this development approval 52nd Avenue West and 148th Street Southwest

The Developer agrees not to protest formation of such a road improvement district or local improvement district.

POWER OF ATTORNEY IN THE NATURE OF A COVENANT:

To. Snohomish County
Recorded: February 13, 1992
Recording No : 9202130326
Purpose: The Developer appoints the County of Snohomish as true and lawful attorney for it, and as an irrevocable proxy, to petition and/or cast a vote for approval of any Road Improvement District formed as provided in Ch 36.88 RCW as now enacted or later amended, to petition for, and/or to cast a vote of approval for, any local improvement district which is to be established for accomplishing ultimate road and related improvements to the following roads and/or intersections identified as necessary in the future in Connection with this development approval: 148th Street Southwest and SR99

The Developer agrees not to protest formation of such a road improvement district or local improvement district.

POWER OF ATTORNEY IN THE NATURE OF A COVENANT

To: Snohomish County
Recorded: February 13, 1992
Recording No. 9202130327
Purpose: The Developer appoints the County of Snohomish as true and lawful attorney for it, and as an irrevocable proxy, to petition and/or cast a vote for approval of any Road Improvement District formed as provided in Ch 36 88 RCW as now enacted or later amended, to petition for, and/or to cast a vote of approval for, any local improvement district which is to be established for accomplishing ultimate road and related improvements to the following roads and/or intersections identified as necessary in the future in connection with this development approval: SR525 and Lincoln Way

The Developer agrees not to protest formation of such a road improvement district or local improvement district

Notice of Affidavit of street name change of 134th Place S W to 45th Court as recorded under Recording No 9212170251.

Notice of Affidavit of street name change of 134th Place S.W. to 42nd Avenue W as recorded under Recording No. 9212170252

Notice of Affidavit of street name change of 135th Place S.W. to 42nd Ave W. recorded under Recording No 9212170253.

Notice of Affidavit of street name change of 135th Place S.W. to 42nd Court recorded under Recording No. 9212170254.

EXHIBIT/RDA/0999

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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 590498

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN:

Recorded: January 8, 1993

Recording No.: 9301080661

AMENDMENT AND/OR MODIFICATION OF SAID COVENANTS:

Recorded: November 16, 1993

Recording No.: 9311160758

EASEMENT DELINEATED AND/OR DEDICATED ON THE FACE OF SAID PLAT:

For: Drainage easement

Affects: Westerly portion of said premises

Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the Plat.

EXHIBIT/RDA/0999

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