

CW TITLE

CS 40129055

①

2/73



20140522001476

CW TITLE CO WD 73.00
PAGE-001 OF 002
05/22/2014 14:00
KING COUNTY, WA

When recorded return to:

Philip Burnell
17505 110th Lane SE, #30
Renton, WA 98055

E2669227

05/22/2014 13:49
KING COUNTY, WA
TAX \$4,722.00
SALE \$265,000.00

PAGE-001 OF 001

STATUTORY WARRANTY DEED

Escrow No.: 2014044925
Title Order No.: 40129055

THE GRANTOR(S)

Henry F. Janowski and Anna E. Janowski, a married couple

for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to

Philip Burnell, an unmarried man

the following described real estate, situated in the County of King, State of Washington:

UNIT 30, OF PALM COURT, A CONDOMINIUM RECORDED IN VOLUME 155 OF CONDOMINIUMS, PAGES 72 THROUGH 79, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 9905071675, AND ANY AMENDMENTS THERETO;

SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON.

Tax Parcel Number(s): 6614800300

Please see Special Exceptions attached as Exhibit "A"

Dated: MAY - 21 - 2014

Henry F. Janowski
Henry F. Janowski

Anna E. Janowski
Anna E. Janowski

STATE OF Washington

COUNTY OF King

I, Nicole M. Crowell, a Notary Public of the County and State first above written, do hereby certify that Henry F. Janowski and Anna E. Janowski personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21 day of May, 2014.

Nicole M. Crowell
Notary Public

My Commission Expires: 3/14/16

(SEAL)

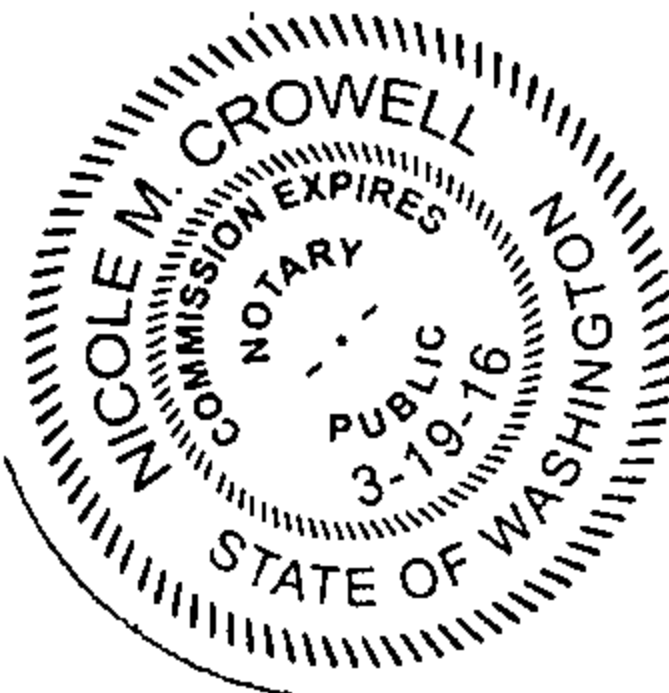


EXHIBIT "A"

RESERVATIONS CONTAINED IN DEED RECORDED UNDER RECORDING NO. 1336934.

RESERVATIONS CONTAINED IN DEED RECORDED UNDER RECORDING NO. 8307151045.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: SEPTEMBER 30, 1996
RECORDING NO.: 9609301787, 9609301788 AND 9609301789
REGARDING: STROM DRAINAGE

RESERVATIONS CONTAINED IN COVENANT RECORDED UNDER RECORDING NO. 9706231517.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: DECEMBER 01, 1997
RECORDING NO.: 9712010830

MEMORANDUM OF LEASE:

LESSOR: NETWORK MULTI FAMILY SECURITY CORPORATION
LESSEE: LAND POWER DEVELOPMENT II LIMITED PARTNERSHIP
DATED: MAY 28, 1998
RECORDED: APRIL 27, 1999
RECORDING NO.: 9904273139

REGULATIONS AND REQUIREMENTS PROVIDED FOR IN THAT CERTAIN DECLARATION RECORDED MAY 07, 1999, UNDER COUNTY RECORDING NUMBER 9905071675, INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS LEVIED BY THE HOME OWNER'S ASSOCIATION AND OF CHAPTER 64.34 OF REVISED CODE OF WASHINGTON, DESIGNATED AS WASHINGTON CONDOMINIUM ACT AND AMENDMENTS THERETO.

AND AMENDMENTS THERETO:

RECORDING NO.: 19990707001305, 20040528002731, 20040528002732 AND 20130726001376

PROVISIONS SET FORTH ON THE SURVEY MAP AND PLANS AND AMENDMENTS THERETO, RECORDED UNDER COUNTY RECORDING NUMBER(S) 9905071674.

EASEMENTS FOR INGRESS, EGRESS, PIPELINES, PUBLIC UTILITIES AND OTHER INCIDENTAL PURPOSES THAT AFFECT THE CONDOMINIUM COMMON AREAS, AS DISCLOSED BY INSTRUMENTS OF RECORD. THIS EXCEPTION ONLY AFFECTS THAT PORTION OF THE CONDOMINIUM PROPERTY DEFINED AS A "COMMON ELEMENT" OR "COMMON AREA" BY THE RECORDED DECLARATION.