

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF LOT 35 OF RENTON SUBURBAN TRACTS DIVISION NO. 7, AS PER PLAT RECORDED IN VOLUME 69 OF PLATS, PAGES 39, 40 AND 41, RECORDS OF KING COUNTY, WASHINGTON, IN SECTION 24, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 35 AT WHICH POINT THE LINE COMMON TO LOTS 37 AND 38 INTERSECTS SAID NORTHWESTERLY LINE;

THENCE SOUTHEASTERLY 290 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF SAID LOT 35;

THENCE NORTH 66°24'49" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 35, A DISTANCE OF 310.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 35;

THENCE NORTH 50°15'38" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 35, A DISTANCE OF 225.66 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THAT PORTION OF SAID LOT 35, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 35 AT WHICH POINT THE LINE COMMON TO LOTS 37 AND 38 INTERSECTS SAID NORTHWESTERLY LINE;

THENCE SOUTHEASTERLY ALONG THE 290 FEET, MORE OR LESS, COURSE DESCRIBED ABOVE TO A POINT 30 FEET SOUTHEASTERLY AT RIGHT ANGLES FROM THE NORTHWESTERLY LINE OF SAID LOT 35;

THENCE NORTH 50°15'38" EAST TO A POINT ON A LINE WHICH RUNS SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID LOT 35 AT A POINT WHERE THE LINE COMMON WITH LOTS 36 AND 37 INTERSECTS SAID NORTHWESTERLY LINE TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 35 NORTH 45°20'11" EAST 83.84 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 35;

THENCE NORTH 61°11'24" EAST PARALLEL WITH AND 30 FEET SOUTHEASTERLY AT RIGHT ANGLES FROM THE NORTHWESTERLY LINE OF SAID LOT 35 TO A POINT ON THE SOUTH LINE OF 175TH AVENUE S.E.;

THENCE WESTERLY ALONG AN ARC TO THE RIGHT ALONG THE SOUTH LINE OF 175TH AVENUE S.E. TO THE MOST NORTHERLY CORNER OF SAID LOT 35;

THENCE SOUTH 61°11'24" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 35, A DISTANCE OF 90.46 FEET;

THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 50°15'38" WEST 110.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Buyer Initials

Seller Initials

This legal description was obtained from the last deed of record and is provided as a courtesy only. It has not been examined for insurability or legal effect and no liability is assumed by this Company for reliance thereon. Reference should be made to the Commitment for Title Insurance issued in connection with the title order.