

61183903

**INSURED BY
FIDELITY NATIONAL TITLE**

When recorded return to:
Josh Baldi
King County
c/o Robert B. Jackson, 201 South Jackson St
Suite 600
Seattle, WA 98104



20180608001314

WARRANTY DEED Rec: \$102.00
6/8/2018 3:02 PM
KING COUNTY, WA

E2934964

EXCISE TAX AFFIDAVITS
6/8/2018 3:02 PM KING COUNTY, WA
Selling Price: \$367,000.00
Tax Amount: \$6,637.80

Filed for record at the request of:

Fidelity National Title

COMPANY OF WASHINGTON, INC.

5006 Center Street, Suite J
Tacoma, WA 98409-2314

Escrow No.: 611083903

STATUTORY WARRANTY DEED

THE GRANTOR(S) Little Bit Therapeutic Riding Center, a Washington non-profit corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and 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:

Lot 1, King County Exempt Segregation No. EMSC18-0010, recorded in Volume 385 of Surveys,
Pages 1 through 3, under Recording No. 20180529900009, records of County, Washington,
being a portion of the Southwest quarter of Section 31, Township 26 North, Range 6 East, W.M.,
King County, Washington.

Situate in the County of King, State of Washington.

EXHIBIT "A"

The property herein conveyed is subject to open space use restrictions and restrictions on
alienation as specified in RCW §84.34.200, et seq., King County Code §26.12.005, et seq. and
King County Ordinance No. 14714.

This project was funded in part by and is subject to the terms of the Parks Levy authorized by King
County Ordinance 17568 and approved by voters in August 2013. The County covenants that the
property will be used for the purposes contemplated by Ordinance 17568, that the property shall
not be transferred or conveyed except by deed providing that the property shall continue to be
used for the purposes contemplated by Ordinance 17568, and that the property shall not be
converted to a different use unless other equivalent property within the County shall be received in
exchange therefore.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 312606-9011-05, 312606-9011-96

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 6/7/18

Little Bit Therapeutic Riding Center

BY: Sally Jean Gregg
Sally Gregg
Board Chair

State of WASHINGTON
County of KING

I certify that I know or have satisfactory evidence that Sally Gregg is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Board Chair of Little Bit Therapeutic Riding Center to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-7-18

Osamu Motoda
Name: Osamu Motoda
Notary Public in and for the State of WA
Residing at: Rever
My appointment expires: 11-19-2020

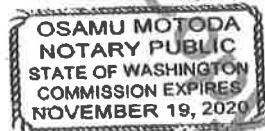


EXHIBIT "A"
Exceptions

1. Water Use Agreement and the terms and conditions thereof:

Recording Date: December 17, 1976
Recording No.: 7612170682

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 8, 1990
Recording No.: 9002089005
Matters shown: Location of Avondale Road and the ownership of 5' High Horizontal Board Fence

Amendments of said Survey,

Recording Date: March 13, 1992
Recording No.: 9203139011

3. Terms and conditions of Notice of Water and Sewer Connection Charges, recorded under Recording Number 9408091502.

4. Sensitive Area Notice and terms and conditions thereof:

Recording Date: May 27, 1997
Recording No.: 9705270882

Which among other things provides: This site plan is a sketch for informational purposes only. The locations of the sensitive area(s) and buffer(s) is/are not surveyed. All sensitive area(s) may be subject to further review upon any alteration of the site or its sensitive area(s) or buffer(s).

5. Notice of On-Site Sewage System Operation and Maintenance Requirements, and the terms and conditions thereof:

Recording Date: May 9, 2003
Recording No.: 20030509000217

6. Declaration of Covenant and terms and conditions thereof:

Recording Date: August 24, 2010
Recording No.: 20100824000951

Which among other things provides: Prohibiting use of leachable metals.

7. Declaration of Covenant and terms and conditions thereof:

Recording Date: August 24, 2010
Recording No.: 20100824000952

Which among other things provides: For inspection and maintenance of stormwater facilities and BMPS.

8. Critical Area Notice and the terms and conditions thereof:

Recording Date: August 24, 2010
Recording No.: 20100824000953

9. Easements for the purposes shown below and rights incidental thereto as set forth in a document:

In favor of: Union Hill Water Association
Purposes: Public utilities
Recording Date: January 13, 2011
Recording No.: 20110113001108
Affects: As described therein

Handwritten signature and date: 6/7/18

EXHIBIT "A"

Exceptions
(continued)

10. Notice of Onsite Sewage System Operation and Maintenance Requirements, and the terms and conditions thereof:
Recording Date: January 25, 2011
Recording No.: 20110125000614
11. Notice of Onsite Sewage System Operation and Maintenance Requirements, and the terms and conditions thereof:
Recording Date: August 22, 2012
Recording No.: 20120822000878
12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, encroachments, notes, statements, and other matters as set forth in the King County Exempt Segregation No. EMSC18-0010:
Recording No: 20180529900009
13. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Bear Creek.
14. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Bear Creek.
15. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

Yes 6/7/18