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City of Lake Forest Park



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COMMONWEALTH L WD 11.00
PAGE 001 OF 003
04/17/2002 13:11
KING COUNTY, WA

Return Address
MITHRA SANKRITHI and USHA SANKRITHI
PO BOX 77804
SEATTLE, WA 98177

Statutory Warranty Deed

3/11

ESCROW NO. 09-920104
Assessor's Tax Parcel Number(s):
401930-1596-03

COMMONWEALTH LAND TITLE
REF: 900-70018336 (2)

FILED FOR RECORD AT REQUEST OF
FIDELITY NATIONAL TITLE CO OF WA, INC.

2002 041 7002020

THE GRANTOR FLAVIAN MARK LUPINETTI and MARY D. LUPINETTI, husband and wife for and in consideration of

ten dollars and other good and valuable consideration

in hand paid, conveys and warrants to MITHRA SANKRITHI and USHA SANKRITHI, husband and wife

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

LOTS 7 AND 8 AND THAT PORTION OF LOTS 1 AND 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT, 20 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE TO THE MOST WESTERLY CORNER OF SAID LOT 7 IN SAID BLOCK; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 1 AND 2 TO THE POINT OF BEGINNING, ALL IN BLOCK 13, LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY;

SITUATE IN THE CITY OF LAKE FOREST PARK, COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO those item as set forth in Exhibit "A" which is attached hereto and made a part hereof by this reference.

DATED : April 9, 2002

Flavian Mark Lupinetti
by Mary D. Lupinetti his Attorney-in-fact.

FLAVIAN MARK LUPINETTI
Mary D. Lupinetti
MARY D. LUPINETTI

STATE OF WASHINGTON
COUNTY OF _____

On this day personally appeared before me FLAVIAN MARK LUPINETTI and MARY D. LUPINETTI to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this _____ day of _____, _____.

SEE ATTACHED ACKNOWLEDGEMENT
Notary Public in and for the State of Washington residing at _____.

E1879979

04/17/2002 12:43
KING COUNTY, WA
TAX \$23,140.00
SALE \$1,300,000.00

2002 041 7002026

STATE OF WASHINGTON

COUNTY OF KING

On this 15th day of April, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MARY D. LUPINETTI to me known to be the individual described in, and who executed the within instrument for him/her self and also as the Attorney in Fact for FLAVIAN MARK LUPINETTI and acknowledged to me that he/she signed and sealed the same as his/her own free and voluntary act and deed for him/her self, and also as his/her free and voluntary act and deed as Attorney in Fact for said FLAVIAN MARK LUPINETTI in the capacity and for the uses and purposes therein mentioned, and that said principal is not deceased nor incompetent.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Bryan M. Coniglio
Notary Public in and for the State of Washington,
Residing at Seattle

EXHIBIT "A"

General Taxes and charges for the year 2002 - 2ND half only

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	TOWN OF LAKE FOREST PARK, A MUNICIPAL CORPORATION
PURPOSE:	SEWER LINE
AREA AFFECTED:	THE SOUTHEASTERLY PORTION OF SAID PREMISES
RECORDED:	APRIL 11, 1966
RECORDING NO.:	6012783

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	INGRESS, EGRESS AND UTILITIES
AREA AFFECTED:	THE NORTHWESTERLY 25 FEET AS DESCRIBED THEREIN
RECORDING NO.	9004161398

Right of the public to make necessary slopes for cuts or fills upon the land herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

Restrictive covenants imposed by instrument recorded on November 6, 1912, under Recording No. 834927.

Right of reversion has been waived by instruments recorded under recording nos. 2783740 and 2791015.

Terms and conditions of drainage easement, easement for which was granted over adjacent property by instrument recorded under Recording No. 9102210841.

End of Exhibit "A"

2002 041 7002026