

BY DECLARANT TO THE
FORTY-ONE POINT FIVE HOMEOWNERS ASSOCIATION

KNOW ALL PERSONS BY THESE PRESENT:

That the undersigned NuPacific Company, an Oregon corporation, does hereby certify and declare that it is the Declarant as set forth in the Declaration of Protective Covenants, Conditions and Restrictions Affecting Forty-One point Five, according to the official plat thereof, on file in the Office of the County Recorder, King County, State of Washington, as shown in Book 106 of Plats at page 35-37 of the Records of King County Auditor, King County, State of Washington, and

That as such Declarant and pursuant to Article VI, Section 6.01, Section 6.02, Section 6.03, Section 6.04, Section 6.05, and any related provisions, of such Declaration of NuPacific Company, an Oregon corporation, does hereby:

Convey to the Forty-One point Five Homeowners Association by Quit Claim Deed, attached hereto and made a part hereof by this reference, all of its rights, title and interest to any and all common areas, for its exclusive ownership and control; and

Delegate all of the powers, duties and obligations reserved for itself or the Association by the Declaration to said Forty-One point Five Homeowners Association, provided, however, that the Declarant hereby specifically reserves for itself all powers, duties and obligations with respect to the Architectural Control Committee as set forth in Article V of the Declaration and other related provisions until such time as the construction on all new homes within Forty-One point Five is completed and such homes are occupied by the initial residents.

IN WITNESS WHEREOF, and with authority to record this document in King County, the undersigned being Colleen C. Eggert, Vice President and Judy M. Franek, Assistant Secretary of NuPacific Company, an Oregon corporation, have hereunto set their hands this 21st day of February, 1980.



STATE OF WASHINGTON
COUNTY OF KING

) ss.
)

NUPACIFIC COMPANY, an Oregon Corporation

Colleen C. Eggert
By: Colleen C. Eggert

Judy M. Franek
By: Judy M. Franek

Personally appeared Colleen C. Eggert and Judy M. Franek, who being duly sworn, each for himself and not one for the other, did say that the former is the Vice-President and that the latter is the Assistant Secretary of NUPACIFIC COMPANY, an Oregon corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Patricia J. Carlson
Notary Public in and for the State of

ASSIGNMENT OF EASEMENT

NUPACIFIC COMPANY, an Oregon Corporation, as Declarant,
hereby assigns to the FORTY-ONE POINT FIVE HOMEOWNERS
ASSOCIATION for itself, its heirs, successors and assigns,
that certain perpetual sign easement recorded under auditors
file No. 7907060043 for ingress/egress across, over and upon
the S.W. corner of Lot 108, for the purpose of maintaining
said easement area, within the plat of FORTY-ONE POINT FIVE,
recorded in Volume 106 of Plats, Pages 35-37, records of
King County, Washington, in the Northwest Quarter of Section
13, Township 24 North, Range 5, East of the Willamette
Meridian.

NUPACIFIC COMPANY, an Oregon Corporation

2-21-80
Date:

Colleen C. Eggert
By: Colleen C. Eggert, Vice President

2-21-80
Date:

Judy M. Franek
By: Judy M. Franek, Assistant Secretary

STATE OF Washington }
County of King } ss.

On this 21st day of February, A. D. 19 80, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Colleen C. Eggert, Vice President and Judy M. Franek, Asst. Sec. to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Patricia Harlow
Notary Public in and for the State of Washington
residing at Kirkland

SIGN EASEMENT

For valuable consideration, receipt of which is hereby acknowledged, the Declarant herein and hereby reserves for itself its heirs, successors and assigns, (a perpetual sign easement for ingress/egress across, over and upon the SW corner of Lot 108, within Forty-One Point Five, for the placement, and maintenance of an entrance sign reading THE NORTHWEST FORTY-ONE POINT FIVE.

300

7907060043

In exercising the rights herein granted, the Declarant, his, successors and assigns, may pass and repass over said SW corner of Lot 108, Forty-One Point Five, for the purpose of maintaining said easement area.

The covenant herein contained shall run with the land and are binding upon all subsequent owners thereof.

IN WITNESS WHEREOF, the said Declarant has executed this instrument the 26 day of June, 1979.

NUPACIFIC COMPANY, an Oregon Corporation
(Declarant)

Colleen C. Eggert
By: Colleen C. Eggert, Vice President

Eileen M. MacDonald
By: Eileen M. MacDonald, Asst. Secretary

STATE OF WASHINGTON

ss.

COUNTY OF KING

On this 26th day of June, 1979, before me personally appeared Colleen C. Eggert and Eileen M. MacDonald, to me known to be the Vice President and Asst. Secretary of NUPACIFIC COMPANY, an Oregon Corporation, who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

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

Patricia J. Carlson
NOTARY PUBLIC in and for the State of Washington residing at Kirkland

ACKNOWLEDGEMENT

Mark E. Berhinger
By: Mark E. Berhinger

Gloria J. Berhinger
By: Gloria J. Berhinger

FILED for Record at Request of
CHICAGO TITLE INSURANCE COMPANY
1415 Fifth Avenue
Seattle, Washington 98171

628-5666

AFTER RECORDING MAIL TO:

Chicago Title Company
12207 NE 8th Suite 101
Bellevue, WA

451-7404

1% EXCISE TAX NOT RECD
KING CO. CLERK

By: J. Towloff

CHICAGO TITLE INSURANCE COMPANY

12207 N.E. 8TH, SUITE 101, BELLEVUE, WASHINGTON 98005 (206) 628 5655



August 10, 1979

BELLEVUE
OFFICE

*Nupacific Company
301 - 116th Avenue S.E., Suite 580
Bellevue, Washington
*Attn: Eileen

RE: Sale of Lot 108, Forty-One Point Five
Our Escrow No. B-238

*Dear Ms. MacDonald,

Enclosed please find the following:

- () Buyers closing statement
- () Real Estate Contract
- () Note (copy)
- () Deed of Trust (copy)
- () Title Policy
- (X) Original recorded Sign Easement
- ()

We wish to express our pleasure in handling this transaction
for you.

Very truly yours,

Marcie LaFreniere

Marcie LaFreniere,
Escrow Secretary

RECEIVED
AUG 10 1979

NUPACIFIC COMPANY
Bellevue

b1

EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the Grantor.....

NUPACIFIC COMPANY, an Oregon Corporation

hereby grant^S and convey^S to the Grantee Donald H. Leavitt, as his separate estate

h^{is} successors and assigns, the right, privilege and authority to construct, improve, repair and maintain a perpetual easement for sanitary sewer.

across, over and upon the following land, located in King County, State of Washington, to-wit:

DESCRIPTION

Sanitary Sewer Easement over Tract "A", "Forty-One Point Five"

Real property situated in the County of King, State of Washington, being a portion of Tract "A" of "Forty-One Point Five", according to the plat thereof recorded in Volume 106 of Plats, Pages 35-37, records of King County, Washington, in the Northwest Quarter of Section 13, Township 24 North, Range 5 East of the Willamette Meridian, Described as follows:

Beginning at the Southwest corner of Lot 74 of said "Forty-One Point Five"; thence along the South line of said Lot 74, South 76°00'00" East 90.00 feet to the point common to said Lot 74, Lot 76 and Tract "A" of said plat; thence along the Westerly line of said Lot 76, South 24°00'00" East 20.00 feet; thence leaving said Westerly line, South 77°15'01" West 137.74 feet to an angle point in the Northerly boundary of Lot 32 of said "Forty-One Point Five; thence along said Northerly boundary, South 64°00'00" West 190.08 feet and North 37°00'00" East 190.00 feet to an angle point in said Northerly boundary; thence North 88°46'58" East 95.40 feet to the point of beginning.

The Grantor shall make no use of the land occupied by said Easement except for construction and maintenance of sanitary sewer

In exercising the rights herein granted, the Grantee h^{is} successors and assigns, may pass and repass over said Easement and may cut and remove brush, trees and other obstructions which in the opinion of the Grantee interfere with construction and maintenance of sanitary sewer

The covenants herein contained shall run with the land and are binding upon all subsequent owners thereof.

In Witness Whereof, The said Grantor has executed this instrument the 12 day of February 1951

NUPACIFIC COMPANY, an Oregon Corp.

Allen A. Egger

RECORDING No. 8002150460

STATE OF WASHINGTON,

ss. (INDIVIDUAL ACKNOWLEDGMENT)

County of King

I, Patricia Jackson Notary Public in and for the State of Washington, residing at Kirkland do hereby certify that on this 12th day of February, 1980, personally appeared before me Colleen C. Eggert

to me known to be the individual described in and who executed the within instrument and acknowledged that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12th day of February, 1980.

Patricia Jackson
Notary Public in and for the State of Washington, residing at Kirkland in said County.

EMENT
OF WAY
FROM

NUPACIFIC COMPANY, an Oregon
Corporation

Donald H. Leavitt, as his
separate estate
