

Instrument Number: 20171211000569 Document:WD Rec: \$76.00 Page-1 of 3
 Excise Docs: 2905302 Tax Amount: \$10.00 Record Date:12/11/2017 12:02 PM
 King County, WA

Return Address:

Douglas L. Phillips, Esq.
 Phillips Estate Law
 10655 NE 4th Street, Suite 701
 Bellevue WA 98004-5039

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

Document title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

Trustee's Special Warranty Deed

Reference number(s) of document assigned or released:

2013090000837

Grantor(s) [last name, then first name and initial(s)]:

Clark, Kathleen S., as Trustee of the Louise Clark Living Trust, dated September 9, 2013, as amended

Grantee(s) [last name, then first name and initial(s)]:

Clark, Kathleen S., a single person

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

Lot 8, Robinson & Stewart Addition to Sherwood Forest, according to Plat recorded in Volume 61 of Plats, page 38, records of King County, Washington; situate in the County of King, State of Washington.

Assessor's property tax parcel/account number(s):

737630-0040

___ Assessor tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request.

Signature of Requesting Party

(Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements)

Instrument Number: 20171211000569 Document: WD Rec: \$76.00 Page-2 of 3
Record Date: 12/11/2017 12:02 PM King County, WA

Recording at the request of:
Phillips Estate Law
10655 NE 4th Street, Suite 701
Bellevue WA 98004-5039
(206) 686-8877

TRUSTEE'S SPECIAL WARRANTY DEED

1. GRANTOR. The undersigned Grantor, Kathleen S. Clark, is the sole Trustee of the Louise Clark Living Trust, dated September 9, 2013, as amended (the "Trust").

2. DECEDENT; TRUST NOW IRREVOCABLE. Louise Clark ("Decedent") died on March 29, 2017. At the time of her death, the majority of Decedent's assets were held in the Trust. The portion of the Trust relating to the Decedent's assets became Irrevocable upon the death of the Decedent.

3. TRUSTEE. At the time of the death of Louis Clark, Kathleen S. Clark was the sole Trustee of the Trust.

4. DESCRIBED PROPERTY. Included among the property of the Trust was real property located in King County, Washington, which is legally described as follows ("Described Property"):

Lot 8, Robinson & Stewart Addition to Sherwood Forest, according to Plat recorded in Volume 61 of Plats, page 38, records of King County, Washington; situate in the County of King, State of Washington.

SUBJECT TO: All Agreements, Assessments, Covenants, Conditions, Easements, Reservations And Restrictions, Of Record, If Any.

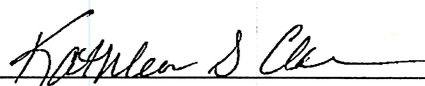
Situate In The County Of King, State Of Washington.

5. CONVEYANCE OF DESCRIBED PROPERTY. Grantor hereby grants, bargains, sells and conveys to Grantee, Kathleen S. Clark, a single person, all interest in the Described Property.

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6. LIMITATION OF COVENANTS. Grantor, for herself and for her successors-in-interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the said Grantor and not otherwise, will forever warrant and defend the said described real property.

DATED: 11/29/17

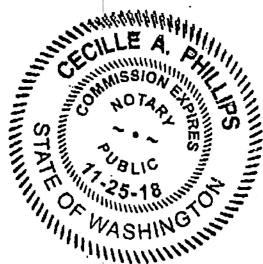

 Kathleen S. Clark, as Trustee of the Louise Clark Living Trust

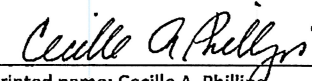
STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On November 29, 2017, personally appeared before me Kathleen S. Clark, to me known to be the individual described in and who executed the within instrument as Trustee of the Louise Clark Living Trust, and acknowledged said instrument to be the free and voluntary act and deed of such party, for the uses and purposes therein mentioned, and on oath, stated that she was authorized to execute said instrument.

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

(SEAL)




 Printed name: Cecille A. Phillips
 Notary Public in and for the State of Washington,
 residing at Redmond, Washington
 My appointment expires 11-25-18

Instrument Number: E2905302 Document:EXTX
Tax Amount:\$10.00
Record Date: 12/11/2017 12:02 PM King County, WA

☐ Check box if partial sale of property (see back of last page for instructions) If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR	Name <u>Kathleen S. Clark, Trustee of the Louise Clark Living Trust</u>	2 BUYER GRANTEE	Name <u>Kathleen S. Clark, a single person</u>
	dated <u>September 9, 2013, as amended</u>		
	Mailing Address <u>16224 NE 29th Street</u>		Mailing Address <u>16224 NE 29th Street</u>
	City/State/Zip <u>Bellevue, WA 98008</u>		City/State/Zip <u>Bellevue, WA 98008</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____

3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
Name _____		737630-0040 <input type="checkbox"/>	\$415,000
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 16224 NE 29th Street
This property is located in Bellevue
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Lot 8, Robinson & Stewart Addition to Sherwood Forest, according to Plat recorded in Volume 81 of Plats, page 38, records of King County, Washington; situate in the County of King, State of Washington.

5 Select Land Use Code(s):
11 - Household, single family units
enter any additional codes: _____
(See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES ☐ NO ☒

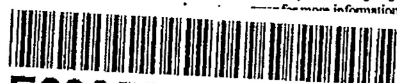
6 YES ☐ NO ☒
Is this property designated as forest land per chapter 84.33 RCW? ☐ ☒
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? ☐ ☒
Is this property receiving special valuation as historical property per chapter 84.26 RCW? ☐ ☒

If any answers are yes, complete as instructed below.
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact _____ for more information.

7 List all personal property (tangible and intangible) included in selling price.
N/A
If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A-210(1)
Reason for exemption
Irrevocable Trusts - distribution to beneficiary

Type of Document Trustee's Special Warranty Deed
Date of Document 11/29/17

Gross Selling Price	\$	0.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	0.00
Excise Tax : State	\$	0.00
0.0050 Local	\$	0.00
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	0.00
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	5.00
Total Due	\$	10.00



E2905302

EXCISE TAX AFFIDAVITS
12/11/2017 12:02 PM KING COUNTY, WA
Tax Amount:\$10.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Kathleen S. Clark</u>	Signature of Grantee or Grantee's Agent <u>Kathleen S. Clark</u>
Name (print) <u>Kathleen S. Clark, Trustee</u>	Name (print) <u>Kathleen S. Clark</u>
Date & city of signing: <u>11/29/17 @ Bellevue WA</u>	Date & city of signing: <u>11/29/17 @ Bellevue WA</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001ae (11/30/11)

THIS SPACE - TREASURER'S USE ONLY

COUNTY ASSESSOR

Instrument Number: 20190307000869 Document:AMND Rec: \$107.00 Pag
Record Date:3/7/2019 3:21 PM
King County, WA

RETURN ADDRESS:

Louise Clark
 16224 NE 29th Street
 Bellevue, WA 98008



20190307000869

AMENDMENT Rec: \$107.00
 3/7/2019 3:21 PM
 KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

DOCUMENT TITLE(S) (or transactions contained therein): Amendment of Covenants and Restrictions of Robinson & Stewart Addition to Sherwood Forest	
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 5013629	
<input type="checkbox"/> Additional reference #s on page _____ of document(s)	
GRANTOR(S) (Last name first, then first name and initials) <i>Kathy Clark</i>	
<input type="checkbox"/> Additional names on page _____ of document	
GRANTEE(S) (Last name first, then first name and initials) <i>Martin Terterov</i>	
<input type="checkbox"/> Additional names on page _____ of document	
LEGAL DESCRIPTION (abbreviated: i.e., lot, block, plat or section, township, range) Lots 1-21, Robinson & Stewart Addition to Sherwood Forest, Recorded as No. 5013629, Records of King County, Washington, Being the East 473' of a Portion of the South Half of the Northeast Quarter of the Southeast Quarter of Section 23, Township 25 North, Range 5 East, W.M., Lying East of the Bellevue-Redmond Road, King County, Washington.	
<input type="checkbox"/> Additional legal is on page _____ of document	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBERS 7376300005; 7376300010; 7376300015; 7376300020; 7376300025; 7376300030; 7376300035; 7376300040; 7376300047; 7376300045; 7376300050; 7376300055; 7376300060; 7376300065; 7376300070; 7376300075; 7376300080; 7376300085; 7376300090; 7376300095; 7376300100; 7376300105	
<input type="checkbox"/> Assessor Tax # not yet assigned	

AMENDMENT OF COVENANTS & RESTRICTIONS
 Page 1 of 3

**Instrument Number: 20190307000869 Document:AMND Rec: \$107.00 Pag
Record Date:3/7/2019 3:21 PM King County, WA**

**AMENDMENT OF COVENANTS AND RESTRICTIONS
OF ROBINSON & STEWART ADDITION TO SHERWOOD FOREST**

THIS AMENDMENT OF COVENANTS AND RESTRICTIONS (the "Amendment") is
made effective as of the 11th day of June, 2018.

Recitals

- A. The undersigned are owners of the specified Lots within the Robinson & Stewart Addition to Sherwood Forest, which subdivision is recorded in King County under Recording No. 4966667 (the "Subdivision").
- B. Covenants and Restrictions for the Subdivision, dated March 19, 1959, were recorded in King County under Recording No. 5013629 (the "Covenants").
- C. The Covenants provide for amendment by a majority vote of the owners of the lots within the Subdivision.
- D. The undersigned desire to change the Covenants, in part, to facilitate reasonable development and redevelopment of homes and to increase the value of the lots within the Subdivision.
- E. This Amendment shall be effective as of the date above upon execution hereof by a majority of the lot owners within the Subdivision.

NOW, THEREFORE , the Covenants are hereby amended as follows:

1. Page "-2-" The following sentence is deleted from the Covenants:

"Only one story and Daylight Basement dwelling shall be permitted but in no case shall any or ridge or peak be more than 20 feet above the high point of the finished grade of said lot."

2. The deletion in Section 1 above shall apply retroactively to existing dwellings not constructed in conformity with the deleted sentence.
3. Except as amended herein, the Protective Restrictions remain in full force and effect as provided therein.

**Instrument Number: 20190307000869 Document: AMND Rec: \$107.00 Pag
Record Date: 3/7/2019 3:21 PM King County, WA**

Dated effective the 11th day of June, 2018.

<u>Lot</u>	<u>Parcel No.</u>	<u>Owner (June 2018)</u>
1.	7376300005	Carl W. Gloor
12.	7376300060	Manu & Ashish Talwar
2.	7376300010	<i>Maksim & Christina Terterov</i> Maksim & Christina Terterov
13.	7376300065	Samuel Osherooff & Nicole Blythe
3.	7376300015	Jeremy & Will Bolstad
14.	7376300070	Karl & Virginia Skotte
4.	7376300020	H K Howeler
15.	7376300075	<i>Henry & Beate Raschke</i> Henry & Beate Raschke
5.	7376300025	Kathy S. & Carl W. Krater Jr.
16.	7376300080	Teresa McMillan
6.	7376300030	Bruce & Gabrielle Pitts
17.	7376300085	Edwin Chang & Grace Lee
7.	7376300035	Ming Liang & Hsiu Huang Chen
18.	7376300090	Mark A. Spilde
8.	7376300040	<i>Louise Clark</i> Louise Clark
19.	7376300095	Wenkai Zhong & Jie Hu
9.	7376300045	<i>Yu San Long</i> Yu San Long
20.	7376300100	Kenneth A. Kremen
21.	7376300105	<i>Hedayat Majlessi & Isabelle Ragueneau-Majlessi</i> Hedayat Majlessi & Isabelle Ragueneau-Majlessi
10.	7376300050	Brocade Investment Group LLC
11.	7376300055	Mark Whitney

AMENDMENT OF COVENANTS & RESTRICTIONS
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2.	7376300010	Maksim Terterov Maksim & Christina Terterov	13.	7376300065	Samuel Osheroff & Nicole Blythe
3.	7376300015	Jeremy & Will Bolstad	14.	7376300070	Karl & Virginia Skotte
4.	7376300020	H K Howeler	15.	7376300075	Henry & Beate Raschke
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8.	7376300040	Louise Clark	19.	7376300095	Wenkai Zhong & Jie Hu
9.	7376300045	Yu San Long	20.	7376300100	Kenneth A. Kremen
9b.	7376300047	Christopher P. Chelladurai & Nirmala G. Selvaraj	21.	7376300105	Hedayat Majlessi & Isabelle Ragueneau-Majlessi
10.	7376300050	Brocade Investment Group LLC			
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AMENDMENT OF COVENANTS & RESTRICTIONS
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1.	7376300005	Carl W. Gloor		12.	7376300060	Manu & Ashish Talwar
2.	7376300010	Maksim & Christina Terterov		13.	7376300065	Samuel Osheroff & Nicole Blythe
3.	7376300015	Jeremy & Will Bolstad		14.	7376300070	Karl & Virginia Skotte
4.	7376300020	H.K. Howeler		15.	7376300075	Henry & Beate Raschke
5.	7376300025	Kathy S. & Carl W. Krater Jr.		16.	7376300080	Teresa McMillan
6.	7376300030	Bruce & Gabrielle Pitts		17.	7376300085	Edwin Chang & Grace Lee
7.	7376300035	Ming Liang & Hsiu Huang Chen		18.	7376300090	Mark A. Spilde
8.	7376300040	Louise Clark		19.	7376300095	Wenkai Zhong & Jie Hu
9.	7376300045	Yu San Long		20.	7376300100	Kenneth A. Krenner
9b.	7376300047	Christopher P. Chelladurai & Nirmala G. Selvaraj		21.	7376300105	Hedayat Majlessi & Isabelle Ragueneau-Majlessi
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7.	7376300035	Ming Liang & Hsiu Huang-Chen
8.	7376300040	Thutse Clark
9.	7376300045	Yu Sun Long
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10.	7376300050	Brocade Investment Group LLC
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12.	7376300060	Manu & Ashish Talwar
13.	7376300065	Samuel Osheroff & Nicole Blythe
14.	7376300070	Karl & Virginia Skotte
15.	7376300075	Henry & Beate Raschke
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17.	7376300085	Edwin Chang & Grace Lee
18.	7376300090	Mark A. Spilde
19.	7376300095	Wenkai Zhong & Jie Hu
20.	7376300100	Kenneth A. Kremer
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Lot Parcel No. Owner (June 2018)

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2.	7376300010	Maksim & Christina Tertérov	13.	7376300065	Samuel Osheroff & Nicole Blythe
3.	7376300015	Jérémy & Willi Bolstad	14.	7376300070	Karl & Virginia Skotte
4.	7376300020	H K Howeler	15.	7376300075	Henry & Beate Raschke
5.	7376300025	Kathy S. & Carl W. Krater Jr.	16.	7376300080	Teresa McMillan
6.	7376300030	Bruce & Gabrielle Pitts	17.	7376300085	Edwin Chang & Grace Lee
7.	7376300035	Ming Liang & Hsiu Huang Chen	18.	7376300090	Mark A. Spilde
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3.	7376300015	<i>Will Bolstad</i> Jeremy & Will Bolstad	14.	7376300070	Karl & Virginia Skotte
4.	7376300020	H K Howeler	15.	7376300075	Henry & Beate Raschke
5.	7376300025	Kathy S. & Carl W. Krater Jr.	16.	7376300080	Teresa McMillan
1-31-19 6.	7376300030	<i>Bruce & Gabrielle Pitts</i> Bruce & Gabrielle Pitts	17.	7376300085	Edwin Chang & Grace Lee
7.	7376300035	<i>Ming Liang & Hsin Huang Chen</i> Ming Liang & Hsin Huang Chen	18.	7376300090	Mark A. Spilde
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17.	7376300085	Edwin Chang & Grace Lee
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