

Must Copy This



PIONEER NATIONAL
TITLE INSURANCE

Frederick A. Lillian
Vice President and
King County Manager

January 24, 1980

Mr. and Mrs. William R. Parfitt
19532 38th N.E.
Seattle, WA 98155

Escrow No. A-176743 DF
Re: PARFITT/HILL

Dear Mr. and Mrs. Parfitt:

With regard to the recent closing of the above captioned escrow transaction, please find enclosed the following:

Original recorded Easements under Auditor's File No. 7703110456.

Original recorded Access Easement under Auditor's File No. 7704120467.

Thank you for this opportunity to be of service to you and if we can be of any further assistance, in the future, please do not hesitate to contact this office.

Very truly yours,

PIONEER NATIONAL TITLE INSURANCE

Dee McComb
C.A. (Dee) McComb,
Manager Escrow Department

Enc.

Pioneer National Title Insurance Company 719 Second Avenue Seattle, Washington 98104 206 223 7878

ATICOR COMPANY

WESTERN WASHINGTON CORPORATION OF S.D.A.'S

By *G.H. Crumley* Vice-President Title

William E. Jones
William E. Jones, Secretary

1% EXCISE TAX NOT REQUIRED
King Co. Records Division

By *E. Springer*, Deputy

E A S E M E N T S

For a valuable consideration, receipt of which is hereby acknowledged, the Grantors, WESTERN WASHINGTON CORPORATION OF SEVENTH-DAY ADVENTISTS, WILLIAM R. PARFITT and BEVERLY A. PARFITT, husband and wife; and LARRY P. ANDERSON, and LOVA A. ANDERSON, husband and wife as their interest may appear, hereby grant and convey to the Grantee, LARRY P. ANDERSON and LOVA A. ANDERSON, husband and wife; FLOYD BARNES and PEARL BARNES, husband and wife; WILLIS E. CAMPBELL and DORA MAE CAMPBELL, husband and wife; DARYL D. WENTLAND and TRUDY MAE WENTLAND, husband and wife; and KARL W. CAMPBELL and E. MARILYN CAMPBELL, husband and wife, as their interest may appear dba ABC Enterprises, their successors and assigns, the right, privilege and authority to construct, improve, repair and maintain utilities across, over and upon the following land, located in King County, State of Washington, to wit:

The north 10 feet of Lot 5, Block 9, in Northend County Estates according to the plat thereof recorded in volume 28 of plats, page 37, records of King County, Washington; EXCEPT the east 168.64 feet thereof.

TOGETHER WITH the west 14 feet of the east 182.64 feet of the south 21 feet of Lot 6, said Block 9.

In exercising the rights herein granted, the Grantee, their successors and assigns, may pass and repass over said easement, may cut and remove brush, trees and other obstructions which in the opinion of the Grantee interfere with the construction, repair or maintenance of said utilities.

The Grantees grant and convey to William R. Parfitt and Beverly A. Parfitt, their successors and assigns, the right, privilege and authority to construct and connect to storm sewer constructed by Grantees across, over and upon the following land, located in King County, State of Washington, to wit: The North 20 feet of Lot 7 Block 9 Northend County Estates less the W 118 feet.

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

In Witness Whereof, the said Grantors have executed this instrument the 28th day of October, 19 76.

WESTERN WASHINGTON CORPORATION OF S.D.A.'S

By G.H. Crumley Vice-President Title

William E. Jones, Secretary

1% EXCISE TAX NOT REQUIRED
King Co. Records Division

By [Signature], Deputy

STATE OF WASHINGTON)
County of King

I, Arne Bergh Notary Public in and for the State of Washington,
residing at Seattle do hereby certify that on this 14 day of Dec
1976, personally appeared before me, WILLIAM R. PARFITT and
BEVERLY A. PARFITT, to me known to be the individuals described in and who executed
the within instrument and acknowledged that they signed and sealed the same as their
free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 14 day of Dec 19 76.

Arne Bergh
Notary Public in and for the State of
Washington residing at Seattle
in said County.



STATE OF WASHINGTON)
County of)
King)

I, Mary M. Knight Notary Public in and for the State of Washington,
residing at Fall City do hereby certify that on this 3rd
day of November 19 76, personally appeared before me, LARRY P. ANDERSON
and LOVA A. ANDERSON to me known to be the individuals described in and who executed
the within instrument and acknowledged that they signed and sealed the same as their
free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of November 19 76.

Mary M. Knight
Notary Public in and for the State
of Washington residing at Fall City
in said County.



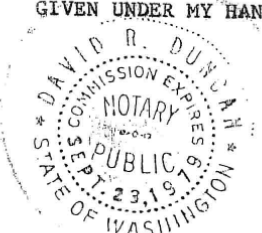
STATE OF WASHINGTON)
County of)
King)

I, David R. Duncan Notary Public in and for the State of Washington,
residing at Woodinville do hereby certify that on this 28th day of
October 19 76, personally appeared before me G. H. Crumley and
William E. Jones

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28th day of October 19 76.

David R. Duncan
Notary Public in and for the State of Washington
residing at Woodinville in said County



7703110456

7703110456

Larry P. Anderson
Larry P. Anderson

Lova A. Anderson
Lova A. Anderson

William R. Parfitt
William R. Parfitt

Beverly A. Parfitt
Beverly A. Parfitt

Larry P. Anderson
Larry P. Anderson

Lova A. Anderson
Lova A. Anderson

Floyd Barnes
Floyd Barnes

Pearl K. Barnes
Pearl Barnes

Willis E. Campbell
Willis E. Campbell

Dora Mae Campbell
Dora Mae Campbell

Daryl D. Wentland
Daryl D. Wentland

Trudy Mae Wentland
Trudy Mae Wentland

Karl W. Campbell
Karl W. Campbell

E. Marilyn Campbell
E. Marilyn Campbell

176743 DF

H-176743

U-10

7704120467

ACCESS
EASEMENT

1977 APR 12 AM 8 30

RECORDS & DEEDS
KING COUNTY

THIS INSTRUMENT made this 3rd day of April 1976, by and between William R. & Beverly A. Parfitt herein called "Grantor" and Willis E. and Dora Mae Campbell, Larry P. and Lova A. Anderson, and Floyd and Pearl K. Barnes, DBA, ABC Enterprises, a general partnership herein called "Grantee".

That said Grantor for and in consideration of the sum of \$10.00 in hand paid by said grantee, and other valuable consideration, receipt of which is hereby acknowledged, do by these presents grant bargain, sell, convey, and confirm unto the said grantee a non-exclusive access/^{easement} under the conditions of Deed of Trust recorded under Auditors File 7601 1303 62.

Legal Description; Easement Description:

That portion of Lots 8, 9 and 10, Block 9, Northend Country Estates, according to the plat thereof recorded in volume 28 of plats, page 37, records of King County, Washington, described as follows:

Beginning at the intersection of the east line of 12th Avenue northeast with a line parallel with and 40 feet southerly from the centerline of Northeast 175th Street; thence south 87°53'05" east along said parallel line 180 feet to the true point of beginning; thence continuing south 87°53'05" east 20 feet; thence south 02°06'55" west to the north line of Lot 7 thence west along the north line of Lot 7 to a point which bears south 02°06'55" west from the true point of beginning; thence north 02°06'55" east to the true point of beginning

STATE OF WASHINGTON }
COUNTY OF KING } SS

William R. Parfitt
Beverly A. Parfitt

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 5th day of April, 1976, personally appeared before me William R. and Beverly A. Parfitt, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

PIONEER NATIONAL TITLE INSURANCE CO.
719 SECOND AVE. SEATTLE, WASH.
ESCROW NO. 176743 DF

Ann Bird
Notary Public in and for the State of Washington
residing at Seattle

Bergh, Inc. (a new realtor, we think) had to give and take some and although I can't remember what they gave up, we had a cost of living increase every 10 years. So, thirty-five years later the rent just went to \$2,129.80. for 10 more years. Although two years ago they said they would like a new lease because they were having trouble borrowing money for up-grading, they have not done anything about it. The lease ends 14 yrs. and 10 months from now and at that time the buildings will belong to us.

The next was the Dairy Queen building, which we built and is now rented to Ichu Bento. They currently pay \$1,006.44 per month rent and taxes of \$240.25 per mo. The rent increases every year, with cost of living, and taxes are those from the statement, divided by 12 mos. On all the leases except the Nursing Home we pay the taxes and are reimbursed by them (except the rental house).

All of the leases started about the same time, from 1964-1965.

The Spray & Neuter Clinic was leased to Mr. Donut in 1964 for \$300 per month. They built their own building. The lease had no cost of living increases, the rent stayed at \$300 for 20-years, then \$600 for 10 years and an option for another 10 yrs. They paid the taxes on the building only. By the time the rent changed to \$600 they were already below the norm. When the option was due they did not pick it up, so we got the building. It was leased to the Vet years before. We don't know who was to blame on these two leases, I guess we thought the realtor knew more than we did, and in 1964 things were much different than today. Anyway, we do own the nice building.

The building next to the Vet was built by Gwinn Construction as a Dept. store, and changed hands a few times. Ken Mattson was the last owner and in 1991 he wanted to sell it, and as we owned the property, had right of first refusal. They were asking \$160,000 for the building and we purchased it from him, first leasing it to King County Library for a year, then did a \$90,000 remodel for Master Computer, which along with the \$160,000, were paid in full last year. The upper floor of 17229-15th Ave. NE is leased to Maid Brigade, who has been there for three years and just took it for another three years with an additional 3-year option. Their rent is \$4,761.00 per month, and they pay 75% of the taxes and insurance, with Tamer (below) paying 25%.

Tamer, Int. was a 5-year lease, when it ended last year they took another 5-years. They are now in their second year. They were doing okay until last Aug. they missed their rent and said they would pay it with September 2002 rent. They are always waiting for an investor, or something. They occasionally will pay some, \$1,000 or so, then last

The service station also started in 1964 or 1965 and when Union Oil moved out, sold us the building for \$10,000. The tenant is Bob Good, who is in the middle of a 5-year lease and pays \$2,040 per month, plus taxes and insurance.

You all know the story of the rental house, but so far Neal (of Evict-A-Quick) has kept it rented. Rent to us is \$990 (\$1,100 less Neal's \$110).

So you know the background on all of the buildings in North City, nothing is owed on any one of them. You will have to remember that this has been done by Bill, Sr., and myself, a late seventyish unpaid volunteer who has been doing this since the first lease was signed in 1964. I am doing my best, I think.

Now for the day-to-day stuff.

Sept. 5 Went to Post Office picked up checks, everyone but the service station paid. Deposited them in the bank. (Wash. Mutual)

Sept. 6 Wrote checks to Shoreline Wastewater Dist. For Maid Brigade and Ichi Bento. Made copies of bills to mail with invoices.

Group of Funds Wrote check for \$10,000 for deposit to Partnership account with WM

Worked on Tamer Invoice

Sept. 12 Talked to Don Russell regarding Tamer. They said they would pay \$5,000 per month until account was up to date. We received \$2,872.31 Sept. 1

Went to Post Office and got service station check and Maid Brigade check for increase in rent for August. Deposited them in the bank.. Entered Partnership checks written into QuickBooks.

Made copies of the tax statements to mail with invoices.

Sept. 20 Mailed invoices to Maid Brigade, Tamer, Spay & Neuter Clinic for tax reimb. And utility bills to Ichi bento, Maid Brigade & Tamer. Deposited checks from rental house and \$1,000 Tamer check. See ya, Mom