

Customer Reference: 50 year search / apn 273410-0270-00  
Our Reference No.: 01148-49435

Report Fee	\$250.00
Sales Tax:	\$23.75
Total Fee:	\$273.75

Effective Date of Report: October 08, 2015 at 8:00 A.M.

**Address of Land:**

730 Myrtle Street South, Seattle, WA 98108

Parcel A:

That portion of Tracts 14 and 15, Block B, Tracts of Julius Horton, according to the Plat recorded in Volume 3, of Plats, Page 171, in King County, Washington, lying Southeasterly of East Marginal Way as established by Ordinance No. 32881 of the City of Seattle.

Parcel B:

That portion of the L.M. Collins Donation Claim No. 46 in Section 29, Township 24 North, Range 4 East, W.M., in King County, Washington described as follows:

Beginning at the intersection of the centerlines of Corson Avenue and East Marginal Way in the City of Seattle;  
Thence South 12°15'54" West along the centerline of Corson Avenue 325.70 feet;  
Thence North 89°58'06" West 30.70 to the TRUE POINT OF BEGINNING of that Tract herein described;  
Thence continuing North 89°58'06" West 393.89 feet;  
Thence North 43°32' West 276.02 feet;  
Thence South 89°58'06" East 627.47 feet;  
Thence South 12°15'54" West 204.65 feet to the TRUE POINT OF BEGINNING.

(also known as Tracts 21, 22, and 23 of King County Industrial Tracts, according to the Unrecorded Plat)

Parcel C:

That portion of Corson Avenue South in Luther M. Collins Donation Land Claim No. 46, Section 29, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the Westerly line of Corson Avenue South as established by Ordinance No. 78819 of the City of Seattle, 69.79 feet Southerly Measured along said Westerly line of its intersection with the Southwesterly line of East Marginal South as established by Ordinance No. 32881 of City of Seattle;  
Thence South 12°15'54" West along said Westerly 204.65 feet to the North line of South Myrtle Street;  
Thence South 89°58'06" East along said North line 61.40 feet to the Easterly line of Corson Avenue South;  
Thence North 12°15'54" East along said Easterly line to the Southwesterly line of East Marginal Way South;  
Thence North 49°00'00" West along said Southwesterly line to the centerline of Corson Avenue South;  
Thence South 12°15'54" West along the centerline to a line bearing South 89°58'06" East from the point of beginning;  
Thence North 89°58'06" West to the point of beginning.

Situate in the County of King, State of Washington

1. Stewart Title Company has searched the following records with respect to the land:

Stewart Title Company title plant records for King County.

2. Based on the search described in paragraph 1 above Stewart Title Company reports that, beginning on January 17, 1957 and ending on the effective date of this report, the Leases, Contracts, and Conveyance documents affecting title to the land have been recorded in the Public Records. As used in this report, the term "Public Records" shall mean the records established under Washington law for the purpose of imparting constructive notice matters relating to real property to purchasers for value and without knowledge.

- a. Type of Document: Deed  
Recorded: January 17, 1957  
Recording No.: 4764795  
First Party: Will W. Boyce and Anne J. Boyce, hw  
Second Party: Tye Lumber & Manufacturing Co., a corp.  
Affects: Parcel A
  
- b. Type of Document: Deed  
Recorded: February 14, 1957  
Recording No.: 4772121  
First Party: Selma Masher and Helen Masher, the wives of Mo Masher and Marcus Masher, now and on June 25, 1953  
Second Party: Tye Lumber & Manufacturing Company  
Affects: Parcel B
  
- c. Type of Document: Quit Claim Deed  
Recorded: September 6, 1962  
Recording No.: 5476211  
First Party: Tye Lumber and Manufacturing Company and Marion Investment Company  
Second Party: Marguerite Hansen  
Affects: Parcel C
  
- d. Type of Document: Quit Claim Deed  
Recorded: September 10, 1962  
Recording No.: 5477304  
First Party: Tye Lumber & Manufacturing Company  
Second Party: Marguerite Hansen  
Affects: Parcel C
  
- e. Type of Document: Quit Claim Deed  
Recorded: September 11, 1962  
Recording No.: 5477894  
First Party: City of Seattle  
Second Party: Marion Investment Company and Marguerite Hansen  
Affects: Parcel C
  
- f. Type of Document: Quit Claim Deed  
Recorded: October 25, 1968  
Recording No.: 6425722  
First Party: W. L. Gibbon, executor of the Will of Marguerite Hansen, under King County Probate No. 183416  
Second Party: Tye Lumber & Manufacturing Company  
Affects: Parcel C

- g. Type of Document: Statutory Warranty Deed  
 Recorded: August 27, 1982  
 Recording No.: 8208270592  
 First Party: Tyee Industries, Inc., a Washington corporation which acquired title as Tyee Lumber & Manufacturing Company  
 Second Party: Paul Duncan  
 Affects: Parcels A, B and C
- h. Type of Document: Statutory Warranty Deed  
 Recorded: May 14, 1986  
 Recording No.: 8605140283  
 First Party: William Paul Duncan, who acquired title as W. Paul Duncan and Ann Duncan, husband and wife  
 Second Party: The Whitehead Company, Inc. a corporation, and Reliable Transfer & Storage Co., a corporation  
 Affects: Parcels A, B and C
- i. Type of Document: Memorandum of Lease  
 Recorded: May 20, 1997  
 Recording No.: 9705201588  
 First Party: The Whitehead Co./ Reliable Transfer  
 Second Party: Northland Services, Inc.  
 Affects: Parcels A, B and C

This report does not purport to report on easements, covenants, conditions and restrictions or other matters which may affect title to the land.

3. **This report is not title insurance.** The liability of Stewart Title Company shall be limited to the amount shown on page 1 of this report. This report only provides title information contained in the above stated records and does NOT reflect un-indexed or misindexed matters or any unrecorded or off record matters that may affect said land. Stewart Title Company, in issuing this report assumes no liability on account of any instrument or proceedings in the chain of title to the land which contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exception which would appear in a title policy.

Except as expressly stated herein, this report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

4. **This report was not prepared for, and may not be relied upon by third parties.**

Stewart Title Company

Chris Rollins, Title Manager