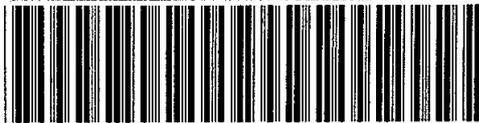


AFTER RECORDING MAIL TO:
Mr. Fabio & Mrs. Janaina Bueno
13515- 173rd Place Northeast
Redmond, WA 98052



20050921002080

STEWART TITLE WD 33.00
PAGE001 OF 002
09/21/2005 15:56
KING COUNTY, WA

E2156369

09/21/2005 15:43
KING COUNTY, WA
TAX \$8,549.00
SALE \$480,000.00

PAGE001 OF 001

Filed for Record at Request of
Alta Escrow, Inc.
Escrow Number: 50564-JM

Statutory Warranty Deed

Grantors: Young B Pyon and Heejung Hong
Grantees: Fabio Bueno and Janaina Bueno
Abbreviated Legal:

Assessor's Tax Parcel Number(s): 812120-0690-08

THE GRANTORS Young B Pyon and Heejung Hong, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fabio Bueno and Janaina Bueno, husband and wife the following described real estate, situated in the County of King, State of Washington.

SUBJECT TO EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Lot 69, Sunrise No. 1, according to the plat thereof, recorded in Volume 18 of Plats, Page(s) 66 Through 68, inclusive, in King County, Washington.

Dated September 19, 2005

Young B Pyon

Heejung Hong

② STEWART TITLE
205118278

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Young B Pyon and Heejung Hong is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/20/05

Jessica H. Marshall
Notary Public in and for the State of Washington
Residing at Woodinville
My appointment expires: 4/08/2007



EXHIBIT A

EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDED: JUNE 11, 1981
 RECORDING NO.: 8106110701
 IN FAVOR OF: PUGET SOUND POWER AND LIGHT
 COMPANY, A WASHINGTON CORPORATION
 FOR: ELECTRIC TRANSMISSION AND/OR
 DISTRIBUTION SYSTEM
 AFFECTS: THE EXTERIOR 7 FEET, PARALLEL WITH AND
 ADJOINING THE STREET FRONTAGE OF ALL LOTS
 AND TRACTS; AND, A 2.5 FOOT STRIP OF LAND,
 PARALLEL WITH AND ADJACENT TO ALL INTERIOR
 LOT LINES

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: UNION SERVICE CORPORATION
 AND: KING COUNTY WATER DISTRICT NO.104
 RECORDED: AUGUST 21, 1980
 RECORDING NUMBER: 8008210718
 PURPOSE: STREET LIGHTING

RESTRICTIONS, IMPOSED BY INSTRUMENT:

RECORDED: OCTOBER 7, 1981
 RECORDING NUMBER(S): 8110070668

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS THEREIN,
 INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS LEVIED BY SUNRISE
 HOMEOWNERS ASSOCIATION:

RECORDED: NOVEMBER 9, 1981
 RECORDING NUMBER(S): 8111090329

MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:

RECORDED: MARCH 4, 1982, OCTOBER 7, 1982, JUNE 16, 1983,
 DECEMBER 9, 1983 JANUARY 11, 1984 AND
 JANUARY 22, 1985,
 RECORDING NO.: 8203040430, 8210070242, 8306160857, 8312090490,
 8401110804, 8501220422 AND 8501220424

RESTRICTIONS, IMPOSED BY INSTRUMENT:

RECORDED: APRIL 6, 1982
 RECORDING NUMBER(S): 8204060601

RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND
 PROVISIONS DELINEATED AND/OR DESCRIBED ON THE PLAT RECORDED IN
 VOLUME 118 OF PLATS AT PAGE(S) 66 THROUGH 68 IN KING COUNTY,
 WASHINGTON.