

STEWART TITLE Guaranty Company
508841

WHEN RECORDED RETURN TO:

Estes Development, LLC
PO Box 1150
Sumner, WA 98390

201910090363 RJOHNSO 5 PGS
10/09/2019 11:21:39 AM \$107.50
AUDITOR, Pierce County, WASHINGTON

Escrow Number: 19000200936

Filed for Record at Request of: Stewart Title Guaranty Company - Commercial Services

STATUTORY WARRANTY DEED

THE GRANTOR(S), Briggs Family, LLC, a Washington limited liability company for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to Estes Development, LLC, a Washington limited liability company the following described real estate, situated in the County of Pierce, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to:

- 1. Easement granted to Puget Sound Power & Light Company, as more fully set forth in the document recorded as Instrument No. 1852590.
- 2. Exceptions and Reservations contained in deed from Glacier Park Company, a Delaware corporation, whereby the Grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry, recorded under Recording No. 9003130495.
- 3. Survey and the terms and conditions thereof, recorded under Instrument Number 8012150275.

Abbreviated Legal:

Ptn J. B. Leach Donation Claim No. 45, N1/2, SE1/4, 27-20N-4E, Pierce County, Washington

Tax Parcel Number(s): 042027-4-115

Dated: October 03, 2019

Briggs Family, LLC, a Washington limited liability company

By: Thomas Briggs
Thomas Briggs
Manager

Signed in counterpart

By: Barbara Carlson
Barbara Carlson
Manager

For reference only, not for re-sale.

LPB 10-05(r)
Page 1 of 3

10/09/2019 11:19:15 AM RJOHNSO 4512608 3 PGS
EXCISE COLLECTED: \$44,500.00 PROC FEE: \$0.00
AUDITOR
Pierce County, WASHINGTON TECH FEE: \$5.00

WHEN RECORDED RETURN TO:

Estes Development, LLC
PO Box 1150
Sumner, WA 98390

Escrow Number: 19000200936

Filed for Record at Request of: *Stewart Title Guaranty Company - Commercial Services*

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Signed in counterpart

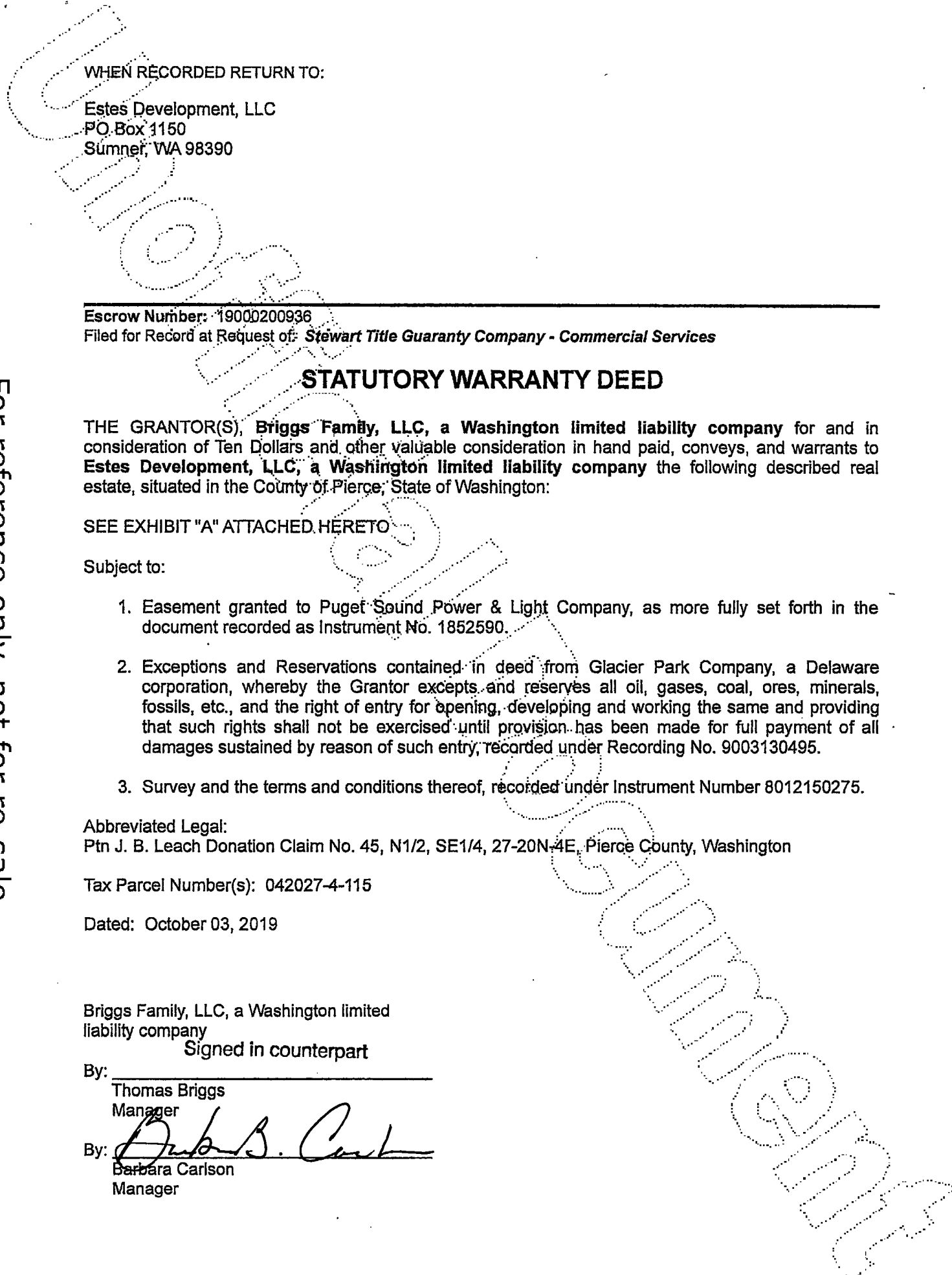
By: _____

Thomas Briggs
Manager

By: _____

Barbara Carlson
Manager

For reference only, not for re-sale.



State of Washington

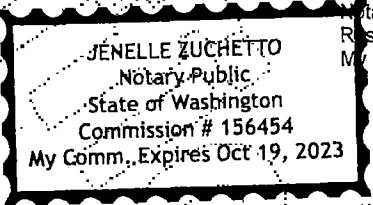
ss.

County of Spokane

I certify that I know or have satisfactory evidence that Thomas Briggs is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the Manager of Briggs Family, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4th day of October, 2019

Signature [Handwritten Signature]
Notary name printed or typed: Janelle Zuchetto
Notary Public in and for the State of WA
Residing at Spokane
My appointment expires: Oct 19, 2023



State of Washington

ss.

County of _____

I certify that I know or have satisfactory evidence that Barbara Carlson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as the Manager of Briggs Family, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: October _____, 2019

Notary name printed or typed: _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

For reference only, not for re-sale.

State of Washington

ss.

County of _____

I certify that I know or have satisfactory evidence that Thomas Briggs is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the Manager of Briggs Family, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____ day of October, 2019

Signature _____
Notary name printed or typed: _____
Notary Public in and for the State of WA
Residing at _____
My appointment expires: _____

For reference only, not for re-sale.

State of Washington Oregon

ss.

County of Multnomah

I certify that I know or have satisfactory evidence that Barbara Carlson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as the Manager of Briggs Family, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: October 7th, 2019

Anna D. Wells
Notary name printed or typed: Anna D. Wells
Notary Public in and for the State of Oregon
Residing at 422 NW 13th Ave - Portland, OR 97209
My appointment expires: 03/25/2023

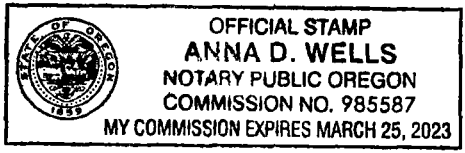


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of J. B. Leach Donation Claim No. 45, such portion being in the North Half of the Southeast Quarter of Section 27, Township 20 North, Range 4 East, W.M., in the City of Puyallup, described as follows:

Beginning at a point in a South production of the West line of Block 23, Replat of part of Frank R. Spinning's First Addition to the Town of Puyallup, according to plat recorded in Book 6 of Plats at page 91, in Pierce County, Washington, distant 51.13 feet Northerly, measured at right angles, from the center line of the Eastbound (Southerly) main tract of Burlington Northern Railway Company's main line as now constructed;

Thence Westerly parallel with said center line 100 feet;

Thence at right angles Northerly to the South line of Block 24 of said replat;

Thence East along said South line to a point distant 8 feet West, measured at right angles, from the East

line of said Block 24;

Thence North parallel with said East line to a point distant 300 feet Northerly, measured at right angles, from said center line;

Thence Easterly parallel with said center line to a point distant 30 feet East, measured at right angles, from a South production of the center line of 12th Street Southeast;

Thence South parallel with said production of street center line to a point distant 199 feet Northerly, measured at right angles from said track line;

Thence Easterly parallel with said tract center line to a point distant 92 feet West, measured at right angles, from a South production of the East line of Block 32 of said replat;

Thence South parallel with said production of East line to a point distant 51.13 feet Northerly, measured at right angles, from said track center line;

Thence Westerly parallel with said track center line to the Point of Beginning;

TOGETHER WITH that part of Pioneer Avenue as vacated by Ordinance No. 211 of the City of Puyallup, per map abutting Block 32 of Replat of a Part of Frank R. Spinning's 1st Addition to the Town of Puyallup, per map recorded in Book 6 of Plats, page 91, records of Pierce County, Washington;

EXCEPT any portion lying within 8.5 feet from any track center line, which may be located on the within described property.

AND EXCEPT any portion which may lie within the land described as Parcel 2 in deed recorded under Auditor's No. 8912290584.

Situate in the County of Pierce, State of Washington.

For reference only, not for re-sale.