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CTI-3556-TC

201401150574 RJOHNSO 4 PGS
01/15/2014 02:44:11 PM \$75.00
AUDITOR: Pierce County, WASHINGTON

When recorded return to:
John LeRoy Hopkins and Jacqueline Eileen
Hopkins, husband and wife
805 15th St NW
Puyallup, WA 98371

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
701 5th Avenue, Suite 2300
Seattle, WA 98104

Escrow No.: 0003556-TC

**SPECIAL WARRANTY DEED
(Not Statutory)**

THE GRANTOR(S)

Pacific Receivers LLC, a Washington limited liability company as Receiver for Falling Sky LLC, a Washington limited liability company

for and in consideration of

Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, bargains, sells, and conveys to

John LeRoy Hopkins and Jacqueline Eileen Hopkins, husband and wife

the following described estate, situated in the County of Pierce, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

A portion of Block 24, Frank R. Spinning's First Addition to the Town of Puyallup

Tax Parcel Number(s): 784500-008-0

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

SPECIAL WARRANTY DEED
(continued)

Dated: January 13, 2014

Pacific Receivers LLC as Receiver for Falling Sky LLC

BY: *Scott M. Scher*
Scott Scher
Manager

State of Washington

County of King

I certify that I know or have satisfactory evidence that Scott Scher is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager of Pacific Receivers, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 14, 2014



Cindy Chambers
Name: *Cindy Chambers*
Notary Public in and for the State of *WA*
Residing at: *Seattle*, *WA*
My appointment expires: *5.29.15*

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 784500-008-0

Commencing on the South boundary line of Main Avenue East in the City of Puyallup, 58 feet East of the center of vacated Robinson Street on the North boundary of Tract 24 of FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, according to Plat recorded in Volume 4 of Plats at Page(s) 86, in Pierce County, Washington;
Thence running South parallel with the West boundary of said Tract, 334.73 feet;
Thence East 29 feet;
Thence North 279.73 feet;
Thence West 14 feet;
Thence North 55 feet to the South boundary of said Main Avenue;
Thence West 15 feet to the point of beginning;

AND the West 58 feet of the North 334.73 feet of Tract 24 of FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, according to Plat recorded in Volume 4 of Plats at Page(s) 86, in Pierce County, Washington;

EXCEPT therefrom Robinson Street.

TOGETHER with that portion of vacated Robinson Street adjoining or abutting thereon, which upon vacation, attached to said premises by operation of law;

EXCEPT all that portion of said premises being approximately the North 54.21 feet thereof, lying within Main Avenue East (now State Road #5), in the City of Puyallup.

Situate in the City of Puyallup, County of Pierce, State of Washington.

**EXHIBIT B
EXCEPTIONS**

Order No.: 0003556-TC

Unrecorded party wall easement between Vincent Westover and Bertha Westover and William F. Harris and Clara G. Harris, as disclosed by Statutory Warranty Deed recorded November 12, 1976 under recording number 2700319.