

202309080366

Electronically Recorded

Pierce County, WA XTINOCO  
09/08/2023 3:13 PM

Pages: 4 Fee: \$206.50

AFTER RECORDING MAIL TO:

SReed Properties LLC  
2207 Inter Ave, Suite A  
Puyallup, WA 98372

Filed for Record at Request of:  
First American Title Insurance Company National Commercial  
Services

Space above this line for Recordors use only.

### STATUTORY WARRANTY DEED

File No: **NCS-1176163-WA1 (KK)**

First American Title Ins Co.  
NCS-1176163\_KK (4)

Grantor(s): **Frank C. Spataro and Corinne L. Wheat, Personal Representatives of the estate of Frank Spataro, also known as Francesco Spataro, as to Parcel A and Frank C. Spataro and Corinne L. Wheat, Personal Representatives of the estate of Frank Spataro, also known as Francesco Spataro, and David A. Triggs, Personal Representative of the estate of Julie A. Spataro also known as Julie A. Triggs-Spataro, as to Parcel B**

Grantee(s): **SREED Properties LLC, a Washington limited liability company**  
Abbreviated Legal: **Ptn Sec 11 Twp 19N Rge 3E, SW Qtr NW Qtr**  
Additional Legal on page: **Attached hereto in Exhibit A**  
Assessor's Tax Parcel No(s): **031911-206-0 and 031911-206-1**

**THE GRANTOR(S) Frank C. Spataro and Corinne L. Wheat, Personal Representatives of the estate of Frank Spataro, also known as Francesco Spataro, as to Parcel A and Frank C. Spataro and Corinne L. Wheat, Personal Representatives of the estate of Frank Spataro, also known as Francesco Spataro, and David A. Triggs, Personal Representative of the estate of Julie A. Spataro also known as Julie A. Triggs-Spataro, as to Parcel B** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **SREED Properties LLC, a Washington limited liability company**, the following described real estate, situated in the County of Pierce, State of Washington.

**LEGAL DESCRIPTION:** Real property in the County of Pierce, State of Washington, described as follows:

**Attached hereto in Exhibit A**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

For reference only, not for re-sale.

4632424 EXT  
Electronically Recorded  
Pierce County, WA XTINOCO  
9/8/2023 3:13 PM  
Pages: 3 Excise Collected: \$28,637.50  
Proc. Fee: \$0.00 Tech Fee: \$5.00

APN: 031911-206-0

Statutory Warranty Deed  
- continued

File No.: NCS-1176163-WA1 (KK)

Dated: 09/07/2023

The estate of Francesco Spataro also known as  
Frank Spataro

*Frank C. Spataro*  
Frank C. Spataro, Personal Representative.

*Corinne L. Wheat*  
Corinne L. Wheat, Personal Representative

The estate of Julie A. Triggs-Spataro also known  
as Julie A. Spataro

*David A. Triggs*  
David A. Triggs, Personal Representative

STATE OF Washington )  
 )-ss  
COUNTY OF Pierce )

This record was acknowledged before me on September 7, 2023 by Frank C. Spataro and Corinne L. Wheat as Personal Representatives of The estate of Francesco Spataro also known as Frank Spataro.

**ANITA M. RILEY  
NOTARY PUBLIC  
STATE OF WASHINGTON  
License Number 21016101  
My Commission Expires 03-17-2025**

*Anita M. Riley*  
Notary Public  
My commission expires: 03/17/2025

For reference only, not for re-sale.

APN: 031911-206-0

Statutory Warranty Deed  
- continued -

File No.: NCS-1176163-WA1 (KK)

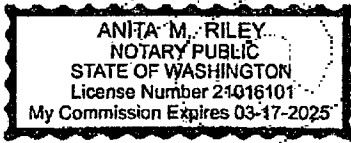
STATE OF Washington )  
 )-ss  
COUNTY OF Pierce )

This record was acknowledged before me on September 7, 2023 by **David A. Triggs** as **Personal Representative** of The estate of **Julie A. Spataro** also known as **Julie A. Triggs-Spataro**.

*Anita M. Riley*

Notary Public

My commission expires: 03/17/2025



For reference only, not for re-sale.

APN: 031911-206-0

Statutory Warranty Deed  
- continued

File No.: NCS-1176163-WA1 (KK)

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Pierce, State of Washington, described as follows:

**PARCEL A:**

**THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE W.M., IN PIERCE COUNTY WASHINGTON.**

**EXCEPT THE EAST 30 FEET THEREOF FOR 24TH AVENUE;**

**AND EXCEPT THE WEST 200 FEET OF THE ABOVE DESCRIBED PROPERTY.**

**PARCEL B:**

**THE WEST 200 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.**

**EXCEPT THE EAST 30 FEET THEREOF FOR THE STREET.**

For reference only, not for re-sale.