

202405100314

Electronically Recorded

Pierce County, WA LMACUMB  
05/10/2024 1:22 PM

Pages: 4 Fee: \$306.50

Ticor Title  
70216650

When recorded return to:

Brady Austin  
Austin Automotive Operations LLC  
2724 Meridian Ave E  
Edgewood, WA 98371

### STATUTORY WARRANTY DEED

THE GRANTOR(S) NWP 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, conveys and warrants to Austin Automotive Operations 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 AND MADE A PART HEREOF

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

PTN OF SW 1/4 OF SEC 10-20-4E

Tax Parcel Number(s): 042010-3-011, 042010-3-072

Subject to:

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

For reference only, not for re-sale.

<b>4645836</b>	EXTX
Electronically Recorded	
Pierce County, WA	LMACUMB
5/10/2024 1:22 PM	
Pages: 2	Excise Collected: \$41,637.50
Proc. Fee: \$0.00	Tech Fee: \$5.00

STATUTORY WARRANTY DEED  
(continued)

Dated: 5-10-24

NWP LLC

BY: [Signature]  
Josue O. Bardales  
Member.

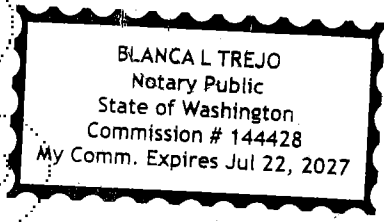
BY: Sandra Glez  
Sandra Gonzalez  
Member

State of Washington

County of King

This record was acknowledged before me on 5/10/2024 by Josue O. Bardales and Sandra Gonzalez as Member and Member, respectively, of NWP LLC.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 7-22-27



For reference only, not for re-sale.

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 042010-3-011 and 042010-3-072

PARCEL A:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON; THENCE EAST, ON THE SOUTH LINE, 288.76 FEET; THENCE NORTH 0°44'40" EAST, 150.74 FEET TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO CHARLES LAMARR HEIMBIGNER BY DEED RECORDED APRIL 13, 1966, RECORDED UNDER RECORDING NUMBER 2142332; THENCE SOUTH 89°47'24" WEST, ALONG THE SOUTH LINE OF SAID TRACT, 288.76 FEET TO THE WEST LINE OF SUBDIVISION; THENCE SOUTH 0°12'36" EAST, 150.74 FEET TO THE POINT OF BEGINNING;

EXCEPT 41ST AVENUE NORTHEAST ON THE SOUTH;

AND EXCEPT THE WEST 30 FEET FOR MERIDIAN STREET NORTH.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.; THENCE EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 288.76 FEET; THENCE NORTH 0°44'40" EAST, 150.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°44'40" EAST, 148.95 FEET; THENCE SOUTH 89°47'24" WEST, 23.86 FEET; THENCE NORTH 0°12'36" WEST, 46.05 FEET; THENCE SOUTH 89°47'24" WEST, 269.38 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 0°12'36" EAST, 195 FEET; THENCE EAST 288 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT MERIDIAN STREET ON THE WEST.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

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**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Bell telephone Company  
Purpose: Communication lines and telephone equipment  
Recording Date: May 14, 1992  
Recording No.: 9205140310  
Affects: Portion of Parcel A

2. Seismic Hazard Area Notice and the terms and conditions thereof:

Recording Date: October 5, 1995  
Recording No.: 9510050154  
Affects: Parcel A

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201103045002

4. Agreement and the terms and conditions thereof:

Executed by: Lakehaven Water and Sewer District and NWP LLC  
Recording Date: September 1, 2023  
Recording No.: 202309010299

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