

202201140763

Electronically Recorded

Pierce County, WA ACLARK1

01/14/2022 11:56 AM

Pages: 3 Fee: \$205.50

AFTER RECORDING MAIL TO:

20710 Spanaway LLC
20710 3rd Ave E
Spanaway, WA 98387

F.A.T.C.O
3673487

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

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4265-3673487 (AS)**

Date: **December 20, 2021**

Grantor(s): **FABTECK, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY**

Grantee(s): **20710 Spanaway LLC, a Washington limited liability company**

Abbreviated Legal: **PTN SEC 4 TWP 18N RGE 3E SW QTR SE QTR, PIERCE COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **0318044089**

THE GRANTOR(S) FABTECK, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **20710 Spanaway 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:

PARCEL A:

THE SOUTH 402 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;

EXCEPT THE EAST 460 FEET;

ALSO EXCEPT THAT PORTION IN 208TH STREET EAST;

(ALSO KNOWN AS REVISED PARCEL A OF DECLARATION OF BOUNDARY LINE REVISION RECORDED AUGUST 4, 1986 UNDER RECORDING NO. 8608040193, IN THE OFFICIAL RECORDS OF PIERCE COUNTY, WASHINGTON.)

PARCEL B:

4589407	EXTX
Electronically Recorded	
Pierce County, WA	ACLARK1
1/14/2022 11:56 AM	
Pages: 2	Excise Collected: \$28,887.50
Proc. Fee: \$0.00	Tech Fee: \$5.00

APN: 0318044089

Statutory Warranty Deed
- continued

File No.: 4265-3673487 (AS)

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS OVER THE WEST 60 FEET OF THE EAST 490 FEET OF THE SOUTH 402 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN;

EXCEPT FROM SAID EASEMENT THAT PORTION LYING WITHIN THE ABOVE DESCRIBED PARCEL;

EXCEPT FROM SAID EASEMENT MITCHELL COUNTY ROAD.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

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.

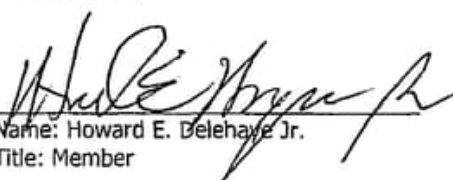
APN: 0318044089

Statutory Warranty Deed
- continued

File No.: 4265-3673487 (AS)

Fabteck, L.L.C., a Washington limited liability company

By: 
Name: Eric D. Zessin
Title: Member

By: 
Name: Howard E. Delehaye Jr.
Title: Member

STATE OF Washington)
COUNTY OF Pierce)-ss
)

I certify that I know or have satisfactory evidence that **Eric D. Zessin and Howard E. Delehaye Jr.**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/~~they~~ signed this instrument, on oath stated that he/she/~~they~~ is/are authorized to execute the instrument and acknowledged it as the **Members** of **Fabteck, L.L.C.** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 01/11/2022


GAIL E. BALCH
Notary Public in and for the State of Washington
Residing at: Tacoma
My appointment expires: 12/10/2027



Authentisign
Victoria Aftanas

07/10/26

Authentisign
NICU AFTANAS

07/10/26