

CHICAGO TITLE NCS
REF# 83346-06



20171221001511

WARRANTY DEED Rec: \$78.00
12/21/2017 4:42 PM
KING COUNTY, WA

When recorded return to:

Blue Properties, LLC
21218 - 76th Ave South
Kent, Washington 98032
Attn: Legal Department

E2907561

EXCISE TAX AFFIDAVITS
12/21/2017 4:42 PM KING COUNTY, WA
Selling Price:\$14,114,885.00
Tax Amount:\$251,246.39

Filed for Record at Request of:

Blue Properties, LLC

SPECIAL WARRANTY DEED
(Not Statutory)

File No:

Date:

Grantor(s): BAR-GEM, LLC

Grantee(s): BLUE PROPERTIES, LLC

Abbreviated Legal: Portions of the Northeast quarter of the Southwest quarter of Section 12-22-4.

Assessor's Tax Parcel No(s): 122204-9018-07, 122204-9127-05, 122204-9019-06 and 122204-9128-04

The Grantor, BAR-GEM, LLC, a Washington limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00), in hand paid, does hereby grant, bargain, sell, convey, and confirm to BLUE PROPERTIES, LLC, a Washington limited liability company ("Grantee"), the real estate described on Exhibit A attached hereto and made a part hereof (the "Property"), situated in the County of King, State of Washington; **SUBJECT, HOWEVER, ONLY** to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof.

The Grantor, for itself and for its successors in interest does by these presents expressly limit the covenants of this Deed to those herein expressed by virtue of RCW 64.04.040, and excludes all covenants arising or to arise by other statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Tax Account Number: 122204-9018-07, 122204-9127-05, 122204-9019-06 and 122204-9128-04

[Remainder of page intentionally blank; Signature page follows]

Dated: December 20, 2017.

GRANTOR:

BAR-GEM, LLC,
a Washington limited liability company

By: Jean Barnier
Name: Jean Barnier
Title: Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 20th day of December, 2017, before me personally appeared Jean Barnier, the Manager of Bar-Gem LLC, who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Kelli R. Madden
Kelli R. Madden (Print Name)
Notary Public in and for the State of Washington, residing at Seattle
My Commission Expires: 06-18-2019

Exhibit A

The Property

Parcel A:

That portion of the North half of the Northeast quarter of the Southwest quarter of Section 12, Township 22 North, Range 4 East, Willamette Meridian, in King County, Washington, lying Easterly of the East margin of the Chicago, Milwaukee and St. Paul Railway Company right of way, as established by deed recorded under recording no. 453930;

Except the East 15 feet thereof conveyed to King County for road by deed recorded under recording no. 2295214; and

Except the East 15.00 feet of the North 445 feet of the remainder, condemned for road in King County Superior Court Cause No. 86-2-04578-3.

Parcel B:

That portion of the North half of the Northeast quarter of the Southwest quarter of Section 12, Township 22 North, Range 4 East, Willamette Meridian, in King County, Washington, lying Westerly of the West margin of the Puget Sound Power & Light Company right of way, as conveyed by deed recorded under recording no. 2644020;

Except the West 30 feet thereof conveyed to the City of Kent for street, utility and drainage purposes by deed recorded under recording no. 8210290067; and

Except the South 100 feet thereof condemned in King County Superior Court Cause No. 87-2-00268-3; and

Except that portion thereof lying within the drainage ditch, as condemned under King County Superior Court Cause No. 32912.

Parcel C:

The South half of the Northeast quarter of the Southwest quarter of Section 12, Township 22 North, Range 4 East, Willamette Meridian, in King County, Washington;

Except that portion conveyed to Chicago, Milwaukee and St. Paul Railway Company for right of way under recording no. 453930; and

Except that portion conveyed to Puget Sound Power & Light Company for right of way under recording number 2644020; and

Except the East 15 feet conveyed to King County for road purposes under recording no. 2295214; and

Except drainage ditch as condemned by King County Superior Court Cause No. 32912; and

Except the West 30 feet conveyed to the City of Kent under recording no. 8210290067; and

Except that portion thereof condemned by King County Superior Court Cause No. 87-2-00268-3.

EXHIBIT B

EXCEPTIONS

1. Rights or obligations to maintain suitable under-crossings and surface crossings on sides of the railroad right of way, as established by deed recorded under recording 453930

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

Granted to: Municipality of Metropolitan Seattle
Purpose: Sewer trunk line with all connections, manholes and appurtenances thereto, together with the right of ingress and egress
Recording Date: March 18, 1969
Recording No.: 6484169
Affects: The North 15 feet of Parcel B; and the North 24 feet of Parcel A

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution lines together with all necessary or convenient appurtenances
Recording Date: July 15, 1969
Recording No.: 6538572
Affects: The East 50 feet of Parcel B, and the East 50 feet of that portion of Parcel C lying West of the Puget Sound Power & Light Company right of way

4. Terms and conditions of easement for ingress and egress, as established over adjoining lands for the benefit of said premises by document

Recording Date: July 18, 1969
Recording No.: 6540343

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

Granted to: City of Kent, a municipal corporation
Purpose: Construction and maintenance of public utilities
Recording Date: February 6, 1974
Recording No.: 7402060034
Affects: An Easterly portion of Parcels A and C and other property

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

Granted to: City of Kent, a municipal corporation
Purpose: Constructing, repairing, maintaining, altering, reconstructing or extending utilities with necessary appurtenances
Recording Date: October 29, 1982
Recording No.: 8210290066
Affects: The West 10 feet of Parcels B and C

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

Granted to: Sprint Communications Company L.P.; and Level 3 Communications, LLC
Purpose: Permanent telecommunications cable system (right of way)
Recording Date: November 15, 2013
Recording No.: 20131115001267
Affects: Portions of said premises and other property as described in document

Said easement also appears of record under recording no. 20140416000165

8. Terms and conditions of notice of charges by water, sewer and/or storm and surface water utilities, recorded under recording no. 8812070159.

Affects: Parcel A and a portion of Parcel C

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