

After Filing Return To:
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Three60 Law Group, PLLC
915 118th Ave SE Suite 360
Bellevue, WA 98005

QUIT CLAIM DEED

Grantor(s):

1. LAM SON NGUYEN

Additional names on page _____ of document

Grantee(s):

1. LAM NGUYEN TRUST

Additional names on page _____ of document

Abbreviated Legal Description (lot, block and plat name, or section-township-range):

Portion of government Lot 1 Sec 15, Township 23 North, Range 4 E, King County

Additional legal description is on page 1 of document

Assessor's Property Tax Parcel Account Number(s): 322920-0065-07

Reference Numbers of Documents Assigned or Released (if applicable):

Additional reference numbers on page _____ of document

QUIT CLAIM DEED

The Grantor, LAM SON NGUYEN, for no monetary consideration and in order to fund his wholly-owned revocable trust, conveys and quit claims to LAM SON NGUYEN, as Trustee of the LAM NGUYEN TRUST U/A dated October 25, 2018, as amended, the Grantee, all of the Grantor's right, title and interest in the real estate, situated in the County of King, State of Washington and described as follows, together with all after acquired title of the Grantor therein:

BEGINNING AT THE SW CORNER OF GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 E. W.M., IN KING COUNTY WASHINGTON; THENCE SOUTH 89°56'42" EAST 270'; THENCE NORTH 57°41'12.5" EAST 362.11', MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE JAMES CLARK COUNTY ROAD; THENCE ALONG SAID SOUTHWESTERLY LINE OF ROAD NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 849.02', A DISTANCE OF 46.45'; THENCE NORTH 31 °08'30" WEST 132.93'; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 70' A DISTANCE OF 65.15'; THENCE NORTH 84°28'00" WEST 145.71'; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 148.31' A DISTANCE OF 126.58'; THENCE NORTH 35°34' WEST 32.57' TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHWESTERLY LINE OF ROAD N 35°34' WEST 90' TO THE NORTHEASTERLY CORNER OF TRACT DESCRIBED IN INSTRUMENT RECORDED OCTOBER 27, 1960, UNDER AUDITORS FILE NO. 5217281; THENCE SOUTH 54°26' WEST 100'; THENCE SOUTH 35°34' EAST 110'; THENCE NORTHEASTERLY TO A POINT OF BEGINNING; (ALSO KNOWN AS LOTS 12 AND 13, BLOCK 1, HELLWIG'S ADDITION TO FOSTER, ACCORDING TO THE UNRECORDED PLAT THEREOF).

Dated this 28 day of January, ~~2018.~~ 2019

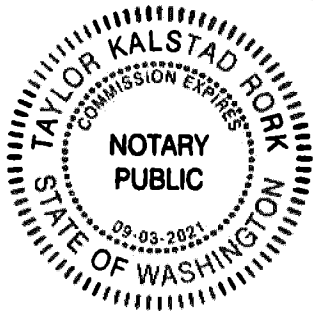


LAM SON NGUYEN

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 28th day of January, 2019, before me, a Notary Public in and for the State of Washington, personally appeared LAM SON NGUYEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

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



Taylor Rork
NOTARY PUBLIC in and for the State of
Washington, residing at Belleve
My appointment expires 9/3/21
Print Name Taylor RORK

Unofficial Copy