

GENERAL WARRANTY DEED

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209.

After Recording, Send To:

Boston National Title LLC
129 W Trade Street, 9th Floor
Charlotte NC, 28202

WAC 458-61A-211(1) This exemption is not limited to transfers involving corporations and partnerships, and includes transfers of trusts, estates, associations, limited liability companies and other entities. If the transfer of real property results in the grantor(s) having a different proportional interest in the property after the transfer, real estate excise tax applies.

Commitment Number: WA18100119

ASSESSOR PARCEL IDENTIFICATION NUMBER:
532010-0015

**ABBREVIATED LEGAL: PARCEL A OF CITY OF SEATTLE LOT BOUNDARY
ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9811239012**

MDR-LF, LLC, a Washington Limited Liability Company, hereinafter grantor, whose tax-mailing address is 1500 42nd Ave., E, Seattle, WA 98112, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to **Maven Rental Properties, LLC, a Colorado limited liability company, hereinafter grantee, whose tax mailing address is 1500 42nd Ave., E, Seattle, WA 98112, the following real property:**

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND THE EAST LINE OF 42ND AVENUE NORTH; THENCE NORTH 0°24'24" EAST 104.99 FEET; THENCE SOUTH 89°34'56" EAST, 235 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°25'04" EAST 147.50 FEET; THENCE SOUTH 89°34'56" EAST 57.97 FEET; THENCE NORTH 0°24'20" EAST 6.53 FEET; THENCE SOUTH 89°35'40" EAST 347.85 FEET TO THE EAST LINE OF BLOCK 27, LAKE WASHINGTON SHORE LANDS; THENCE SOUTH 2°55'54" WEST 154.255 FEET TO A POINT WHICH BEARS SOUTH 89°34'56" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89°34'56" WEST 399.06 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE SOUTH 18.5 FEET THEREOF; (BEING KNOWN AS PARCEL A OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 9805937, RECORDED UNDER RECORDING NUMBER 9811239012); TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES AND TO CONSTRUCT, OPERATE AND MAINTAIN UTILITIES OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED TRACT, WHICH EASEMENT SHALL BE DEEMED TO BE APPURTENANT TO THE ABOVE-DESCRIBED LANDS OR ANY PART THEREOF; BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, WITH THE EAST LINE OF 42ND AVENUE NORTH; THENCE NORTH 0°24'24" EAST ALONG SAID EAST LINE 104.99 FEET; THENCE SOUTH 89°34'56" EAST 75 FEET TO THE POINT OF BEGINNING; AND TOGETHER WITH AN EASEMENT FOR INSTALLING AND MAINTAINING UTILITIES AND FOR ROAD PURPOSES OVER AND ACROSS A STRIP OF LAND 16 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE LINE BETWEEN SECTIONS 22 AND 27, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND THE EAST LINE OF 42ND AVENUE NORTH; THENCE NORTH 0°24'24" EAST ALONG SAID EAST LINE A DISTANCE OF 9.53 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°55'29" EAST A DISTANCE OF 5.14 FEET; THENCE TO THE LEFT ON THE ARC OF A CURVE HAVING A RADIUS OF 28 FEET A DISTANCE OF 46.05 FEET; THENCE NORTH 4°09'44" WEST 42.02 FEET; THENCE TO THE LEFT ON THE ARC OF A CURVE HAVING A RADIUS OF 81.42 FEET A DISTANCE OF 29.34 FEET; THENCE TO THE RIGHT ON THE ARC OF A CURVE HAVING A RADIUS OF 100 FEET A DISTANCE OF 201.11 FEET; THENCE SOUTH 89°34'56" EAST A DISTANCE OF 180.47 FEET TO A POINT WHICH IS 240.82 FEET NORTH OF AND 294.72 FEET EAST OF THE POINT OF BEGINNING. Assessor's Parcel Number: 532010-0015

Property Address is: 1500 42nd Ave., E, Seattle, WA 98112.

Prior instrument reference: 20130904000864

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Unofficial Copy

Executed by the undersigned on Jan. 25, 2019;

MDR-LF, LLC, a Washington Limited Liability Company

By: Sharon Maffei

Its: manager

Sharon Maffei

STATE OF Colorado
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me on January 25, 2019 by Sharon Maffei its manager on behalf of **MDR-LF, LLC, a Washington Limited Liability Company**, who is personally known to me or has produced COLO DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Patricia J Rule
Notary Public

PATRICIA J RULE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124067056
MY COMMISSION EXPIRES 11/01/2020

Unofficial Copy