

202411150480

Electronically Recorded

Pierce County, WA ACLARK1
11/15/2024 2:10 PM

Pages: 6 Fee: \$308.50

When recorded return to:
Scott Morris
Affinity at Dupont, LLC, a Washington limited
liability company
Escrow No.: 230374-NCS

CHICAGO TITLE NCS: 230374-NCS

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Patriots Landing Investment II, 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 **Affinity at Dupont, 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.)

Lot 1, City of DuPont Short Plat No. PLNG2024-006 Rec. No. 202410185001

Tax Parcel Number(s): 011934-5008

Subject to:

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

4657680		EXTX	
Electronically Recorded			
Pierce County, WA		ACLARK1	
11/15/2024 2:10 PM			
Pages: 2	Excise Collected: \$97,000.00		
Proc. Fee: \$0.00	Tech Fee: \$5.00		

STATUTORY WARRANTY DEED
(continued)

Dated: 11/15/2024

Patriots Landing Investment II, LLC, a Washington limited liability company

By: TCO, LLC, a Washington limited liability company
Its Managing Member

By: Careage Healthcare of California, Inc., a Washington corporation,
Its Managing Member

By: [Signature]

Name: JOHN HOGAN

Its: President

State of Washington

County of King

This record was acknowledged before me on 13, November 2024 by John Hogan as President of Careage Healthcare of California, Inc., Managing Member of TCO, LLC, Managing Member of Patriots Landing Investment II, LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9.18.2027

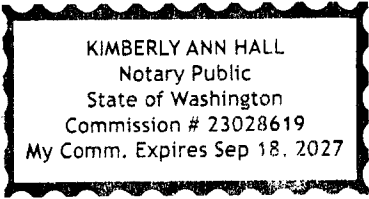


EXHIBIT "A"
Legal Description

Lot 1 City of Dupont Short Plat No. PLNG 2024-006, recorded under recording number 202410185001, records of Pierce County, Washington.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Weyerhaeuser Company
Recording Date: December 9, 1991
Recording No.: 9112090237

No determination has been made as to the current ownership or other matters affecting said reservations.

Said instrument has been modified by instrument recorded under recording number 9405130746.

2. Covenants, conditions, restrictions, liability for assessments and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 24, 1992
Recording No.: 9208240297

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 10, 1995
Recording No.: 9501100462

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 15, 1995
Recording No.: 9503150368

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 9, 1996
Recording No.: 9601090368

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 26, 1996
Recording No.: 9601260346

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 12, 1996
Recording No.: 9603120707

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 11, 1996
Recording No.: 9609110555

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 24, 1996
Recording No.: 9612240420

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 1997
Recording No.: 9710170646

EXHIBIT "B"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 17, 1998
Recording No.: 9803170310

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 1998
Recording No.: 9807070025

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 20, 1999
Recording No.: 9912200109

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 6, 2000
Recording No.: 200012060263

Said instrument is a re-recording of instrument recorded under recording number 200011080374.

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 18, 2002
Recording No.: 200209180938

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 4, 2003
Recording No.: 200304041434

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 5, 2005
Recording No.: 200512050081

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2007
Recording No.: 200712210490

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 15, 2008
Recording No.: 200808150280

In these connections we note:

Assignment of Declarant rights under Declaration of Covenants, Conditions and Restrictions for Northwest Landing Commercial Property, recorded January 8, 2002 under recording number 200201080843.

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
Purpose: Electric transmission and/or distribution line
Recording Date: April 19, 1990
Recording No.: 9004190543
Affects: As described therein

Note: Consent for use of Puget Sound Energy, Inc. Transmission Line Right of Way is recorded under recording number 9909090471.

EXHIBIT "B"
Exceptions
(continued)

4. Access Agreement and the terms and conditions thereof:

Recording Date: October 14, 2024
Recording No.: 202410140183

5. 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 City of Dupont Short Plat No PLNG2024-006:

Recording No: 202410185001