



CHICAGO TITLE[®]

OF WASHINGTON

Pierce County Parcel Information

Parcel: 0320231136
Site Address: 3422 E 53rd St
Tacoma WA 98443
Owner: Amoroso, Paul J
Bell, Nicole S
3422 53rd St E
Tacoma WA 98443
Twn/Range/Section: 20N / 03E / 23 / NE
Parcel Size: 1.50 Acres (65,149 SqFt)
Plat/Subdivision:
Lot: A
Block:
Census Tract/Block: 940004 / 4011
Waterfront:
Waterfront Access Rights: CntyInd1
Frontage Feet:
Levy Code: 195
Levy Rate: 9.3020 (2023)
Total Value: \$216,200.00 (2023)
Total Land Value:
Total Impr Value:
Taxable Value: \$216,200.00



Tax Information

| Tax Year | Annual Tax |
|----------|------------|
| 2023 | \$2,177.49 |
| 2022 | \$2,559.36 |
| 2021 | \$2,486.69 |

Legal

Section 23 Township 20 Range 03 Quarter 14 : PARCELA OF ROS FOR BLR 2021-04-29-5005 PER RCW 58.04.007 DESC AS COM AT NE COR OF NW OF SE OF NE TH S 01 DEG 59 MIN 13 SEC W 255 FT TH N 88 DEG 15 MIN 54 SEC W 20 FT TO WLY MAR OF 36TH AV E & TRUE POB TH CONT N 88 DEG 15 MIN 54 SEC W 408.47 FT TH S 01 DEG 57 MIN W 106.54 FT TH N 88 DEG 07 MIN 58 SEC W 27.2 FT TH S 01 DEG 59 MIN 13 SEC W 100 FT TH S 88 DEG 08 MIN 04 SEC E 215.18 FT TH N 03 DEG 07 MIN 24 SEC E 101.69 FT TH S 87 DEG 41 MIN 38 SEC E 218.18 FT TO WLY MAR OF 36TH AV E TH N 01 DEG 59 MIN 13 SEC E 107.48 FT TO TRUE POB EASE OF REC OUT OF 1-103 & 1-135 SEG 2007-0088 LW07/14/06LW 14899669DC 10/13/2021 BB

Land

| | | |
|--|--|------------------------------|
| Land Use: 9100 - VACANT LAND UNDEVELOPED | Zoning: County-RSep - Rural Separator | Map Grid: 804-D5 |
| Sewer: Sewer/Septic Avail | View: | Water: Water Available |
| Watershed: 1711001405 - Lower Puyallup River | Neighborhood: | Recreation: |
| School District: Puyallup | Primary School: Waller Road Elementary | Middle School: Aylen Jr High |
| High School: Puyallup High School | | |

Improvement

| | | |
|--------------|-----------------|----------------|
| Year Built: | Total Units: | Building Name: |
| Stories: | Bedrooms: | Bathrooms: |
| Full Baths: | 3/4 Baths: | Half Baths: |
| Fin SqFt: | Bsmt Fin/Unfin: | Basement Desc: |
| Buildings: | Condition: | Fireplace: |
| Garage SqFt: | Carport SqFt: | Heat: |
| Deck SqFt: | Porch SqFt: | Patio SqFt: |

Transfer Information

| | | | |
|-----------------------|----------------------------|-----------------------------------|-------------------------|
| Loan Date: 05/27/2021 | Loan Amt: \$179,000.00 | Doc Num: 202105270526 | Doc Type: Deed Of Trust |
| Loan Type: | Finance Type: Conventional | Lender: THIRD FED'L S&L | |
| Rec. Date: 05/10/2012 | Sale Price: \$350,000.00 | Doc Num: 201205100465 | Doc Type: Quit Claim |
| Buyer: S-V PULLIN INC | | Seller: PULLIN STEVEN R & VICKI L | |

Rec. Date: 04/26/2012

Sale Price: \$282,000.00

Doc Num: 4284122

Doc Type: Deed

Owner: Paul Amoroso

Grantor: S-V PULLIN INC

Orig. Loan Amt:

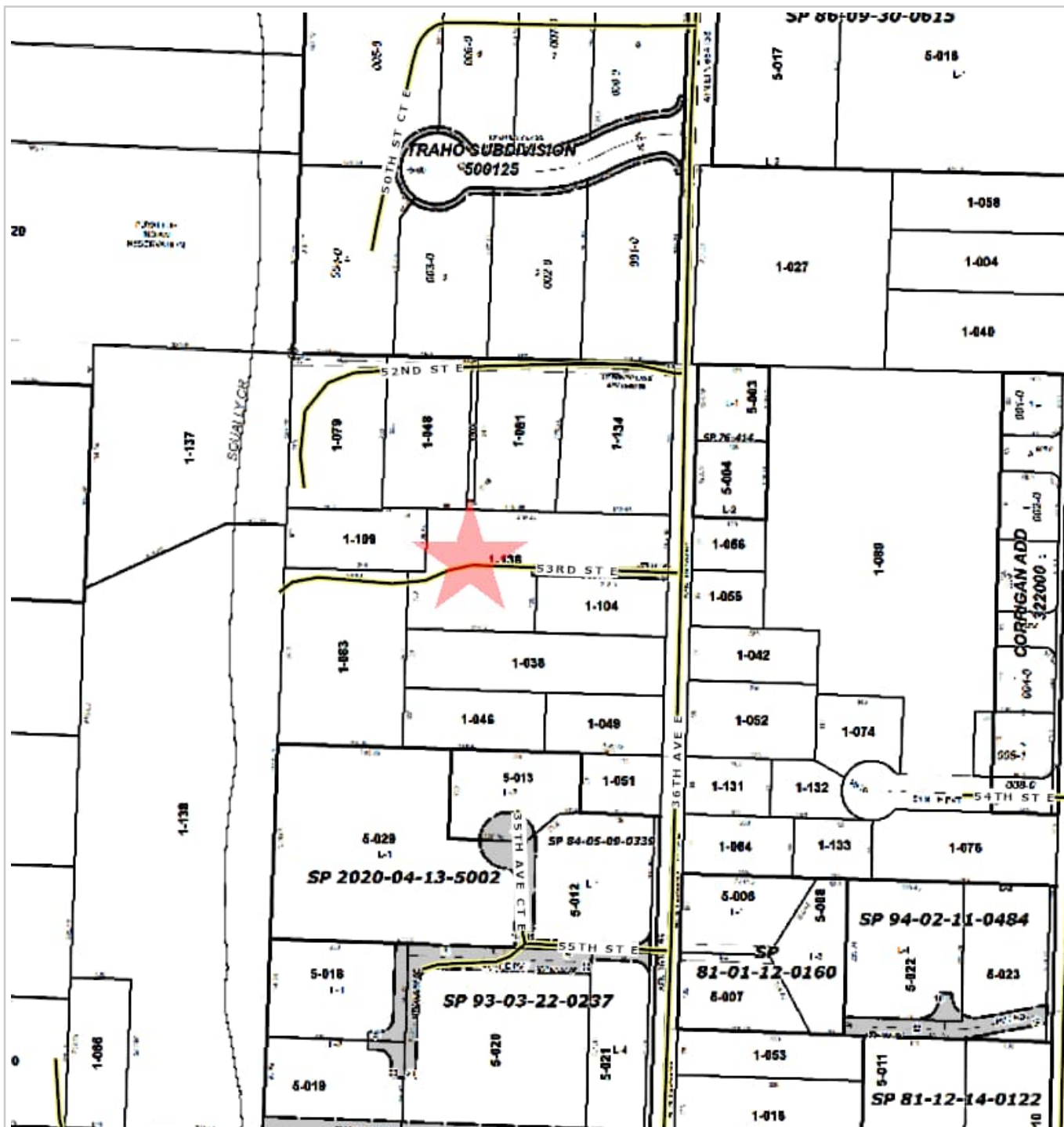
Title Co:

Finance Type:

Loan Type:

Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

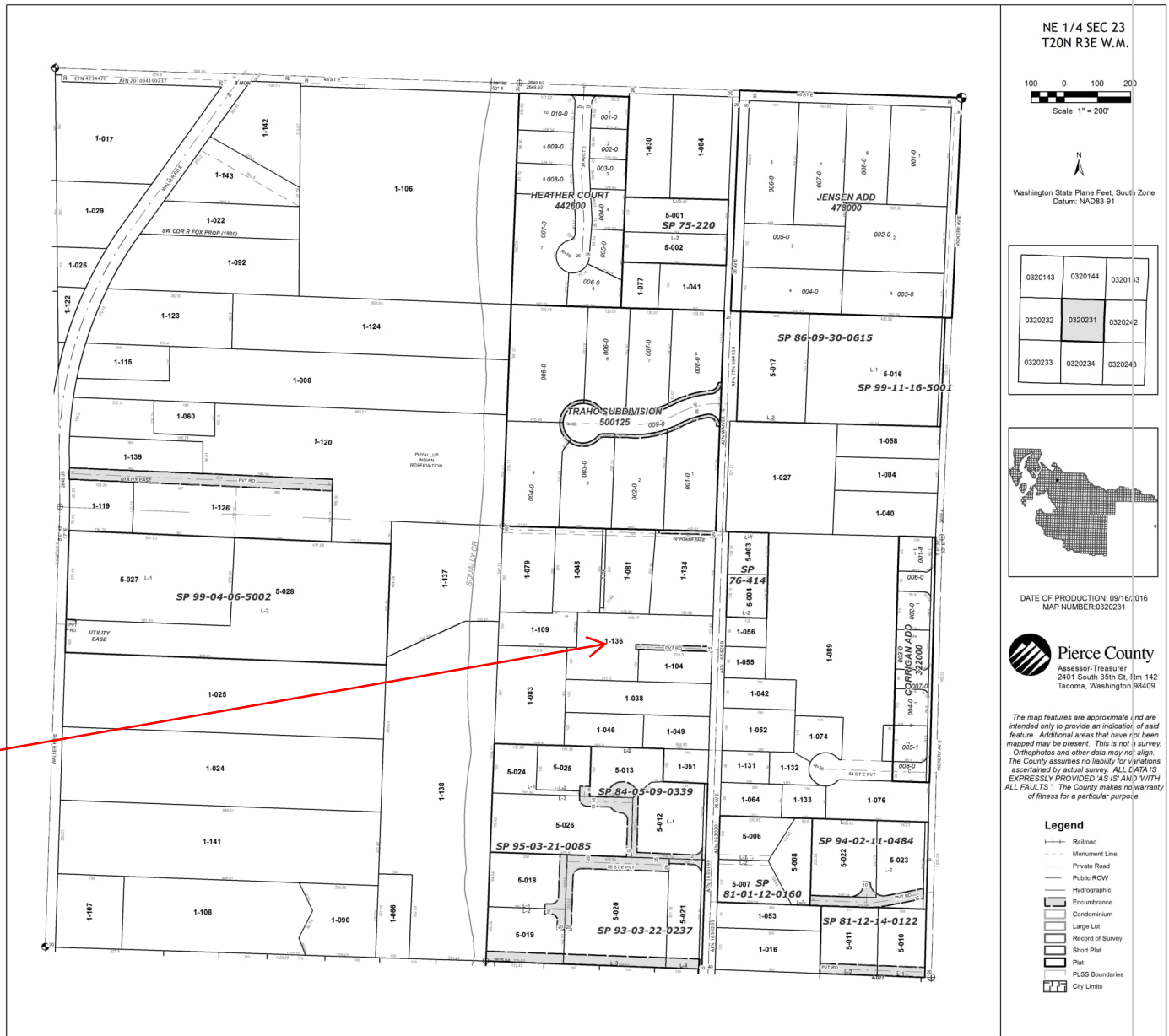


CHICAGO TITLE
OF WASHINGTON

Parcel ID: 0320231136

Site Address: 3422 E 53rd St

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

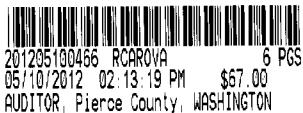




CHICAGO TITLE
OF WASHINGTON

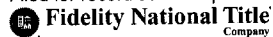
Parcel ID: 0320231136

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**When recorded return to:**

Paul J. Amoroso and Nicole S. Bell
12601 172nd Street East #JJ206
Puyallup, WA 98374

Filed for record at the request of:



5006 Center Street, Suite J
Tacoma, WA 98409

Escrow No.: 611021403

STATUTORY WARRANTY DEED

THE GRANTOR(S) S-V Pullin, Inc., a Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Paul J. Amoroso and Nicole S. Bell, husband and wife

the following described real estate, situated in the County of Pierce, State of Washington:

Parcel A:

Parcel A, Boundary Line Agreement recorded January 25, 2008 under Auditor's recording number 200801255008.

Parcel B:

Revised Parcels A and B of Boundary Line Adjustment recorded June 20, 2006 under Auditor's number 200606205003.

Tax Parcel Number(s): 032023 113 8, 032023 108 3, 032023 113 6

Subject to:

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

Dated: April 26, 2012

S-V Pullin, Inc.

BY: 

Steven R. Pullin
President

BY: 

Vicki L. Pullin
Vice-President/Treasurer

STATUTORY WARRANTY DEED
(continued)

State of WA

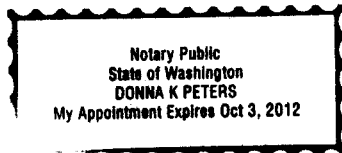
County of Pierce

I certify that I know or have satisfactory evidence that Steven R. Pullin

(S) are the person(s) who appeared before me, and said person acknowledged that (he) (she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of S-V Pullin, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/27/12

Donna K Peters
Name: Donna K Peters
Notary Public in and for the State of WA
Residing at: Shelton WA
My appointment expires: 10/3/12



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty DeedState of WACounty of PierceI certify that I know or have satisfactory evidence that Vicki L. Pullin

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Vice-President/Treasurer of S-V Pullin, Inc. A Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/27/2012

Donna K. Peters
Name: Donna K. Peters
Notary Public in and for the State of WA
Residing at: Shelton, WA
My appointment expires: 10/3/12

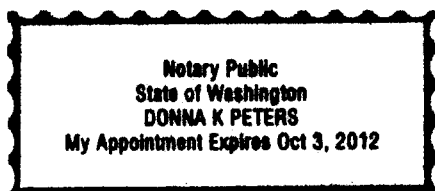


EXHIBIT "A"
Exceptions

1. Easement in favor of the City of Tacoma for Utilities, and the terms and conditions thereof:
Recording No.: 1152827
2. Easement in favor of the City of Tacoma for Utilities, and the terms and conditions thereof:
Recorded: March 17, 1953
Recording No.: 1648766
3. Easement in favor of the City of Tacoma for Utilities, and the terms and conditions thereof:
Recorded: March 27, 1953
Recording No.: 1648767
4. Easement as disclosed by Quit Claim Deed in favor of Gilbert A. Carlson and Helen D. Carlson,
husband and wife for Road, and the terms and conditions thereof:
Recorded: January 4, 1954
Recording No.: 1671396
5. Road Easement, and the terms and conditions thereof:
Recorded: July 13, 1971
Recording No.: 2400727
6. Easement for Ingress, Egress and Utilities, and the terms and conditions thereof:
Recorded: January 22, 1985
Recording No.: 8501220159
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

| | |
|-----------------|-------------------------------|
| Purpose: | Ingress, egress and utilities |
| Recording Date: | May 4, 1994 |
| Recording No.: | 9405040313 |
| Affects: | Portion |

Said instrument is a re-recording of instrument recorded under recording number 8501220159.
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 the Boundary Line Adjustment:

Recording No: 8501220156, a re-record of 8411270254
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 a survey:

Recording No: 8501220159
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 surveys:

Recording No: 8507230361, 8611120581, 9006210325 and 9203030227.
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or

EXHIBIT "A"
Exceptions

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 the Boundary Line Adjustment:

Recording No: 200606205003 and 200801250397

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 the Boundary Line Adjustment:

Recording No: 200801255008

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 the Boundary Line Adjustment:

Recording No: 200512055005

14. Easement for Ingress, Egress and Utilities, and the terms and conditions thereof:
 Recorded: August 1, 2006
 Recording No.: 200608010238

15. Ingress, Egress and Utilities Easement, and the terms and conditions thereof:
 Recorded: August 1, 2006
 Recording No.: 200608010239

16. Critical Area Buffer Notice Application

Recording Date: October 29, 2008
 Recording No.: 200810290315

17. Restrictive Covenant and Height Restriction recorded under Auditors file No. 201112270158.

18. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purpose of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing, and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this State. (Affects all of the premises subject to such submergence.)

Affects: Parcel A

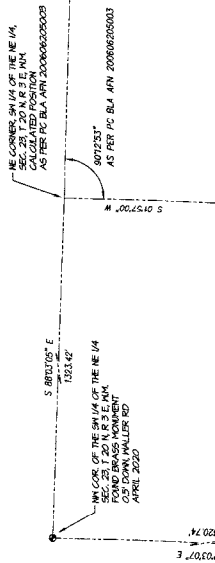
19. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or any part thereof.
20. Any question that may arise due to the shifting and changing in the course of Squally Creek.

EXHIBIT "A"
Exceptions

RECORD OF SURVEY PIERCE COUNTY, WASHINGTON

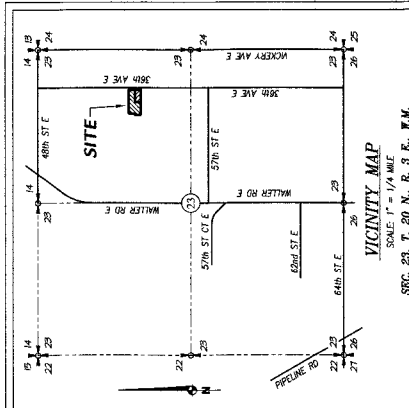
FOR BOUNDARY LINE RESOLUTION
PURSUANT TO RCW 56.04.007

SEE BOUNDARY LINE
AGREEMENT DEED APN 202104295005



| LEGEND | |
|--------|---------------------------------|
| ○ | FOUND MONUMENT |
| ○ | FOUND RE-BAR & CAP |
| ○ | SET 5/8" RE-BAR & CAP, SET 5-20 |
| ○ | SET MAG NAIL & WASHER |
| ○ | ASPHALT PAVEMENT |
| ○ | GRAVEL |

BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, WASHINGTON SOUTH ZONE USING
SURVEINING MILEAGE CS-14 OR SPECTRA PRECISION SP90 GPS RECEIVER.
REFERENCE SURVEYS: PIERCE COUNTY RECORD OF SURVEY APN 202005125001.
PIERCE COUNTY BOUNDARY LINE ADJUSTMENT, APN 200801250002.
PIERCE COUNTY BOUNDARY LINE ADJUSTMENT, APN 200806200001.



SCALE: 1" = 1/4" MILE

SEC. 23, T. 20 N., R. 3 E., W.M.

DRAWING NO. 866589 DRAWN BY: PART DATE: 1-12-2021

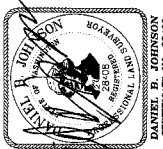
FIELD WORK PERFORMED BY: G. / RM / EM

A Portion of the
SE 1/4 of the NE 1/4
Sec 23, T 20 N, R 3 E, W.M.,
Pierce County, Washington

Aspen
Land Surveying
LLC
at The Landing in Key Center
P.O. Box 124, Vaughn, WA 98020
(360) 903-0270 FAX (253) 303-0273

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
ACCORDANCE WITH THE REQUIREMENTS OF THE
SURVEY RECORDING ACT AT THE REQUEST OF
Paul Amoroso & Nicole Bell
& **Mark Giovannini**
IN JANUARY, 2021



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF April, 2021 AT 9:13 a.m.
UNDER AUDITOR'S FILE NO. 202104295005
AT THE REQUEST OF **Aspen Land Surveying LLC** RECORDING FEE \$187.50
Daniel B. Johnson FOR **JULIE ANDERSON**
COUNTY AUDITOR

202104295005

NOTES

1. THIS SURVEY COMPLETES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT, CHAPTER 56.09 RCW AND 332-130-090 MAC.
2. THIS SURVEY WAS ACCOMPLISHED USING FIELD TRANSVERSE AND RTK GPS PROCEDURES.
3. A SPECTRA PRECISION FOCUS 35 TOTAL STATION AND/OR GPS RECEIVER WERE USED FOR THIS SURVEY.
4. THIS MAP IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, EASEMENTS.

LEGAL DESCRIPTIONS

PARCEL "A"
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 23, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN AS SHOWN ON PIERCE COUNTY BOUNDARY LINE ADJUSTMENT, APN 200806200001;
THENCE SOUTH 01°59'13" WEST ALONG THE WEST LINE OF SAID SUBDIVISION, 255.00 FEET;
THENCE NORTH 89°07'52" WEST, 20.00 FEET TO THE WESTERLY MARGIN OF 36TH AVENUE EAST AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°07'52" WEST, 220.32 FEET;
THENCE NORTH 03°07'24" EAST, 101.69 FEET TO THE WESTERLY MARGIN OF SAID 36TH AVENUE EAST;
THENCE SOUTH 01°59'13" WEST ALONG SAID MARGIN, 100.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B"
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 23, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN AS SHOWN ON PIERCE COUNTY BOUNDARY LINE ADJUSTMENT, APN 200806200001;
THENCE SOUTH 01°59'13" WEST ALONG THE WEST LINE OF SAID SUBDIVISION, 255.00 FEET;
THENCE NORTH 89°07'52" WEST, 20.00 FEET TO THE WESTERLY MARGIN OF 36TH AVENUE EAST AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°07'52" WEST, 408.47 FEET;
THENCE SOUTH 01°59'13" WEST, 106.54 FEET;
THENCE NORTH 89°07'52" WEST, 27.20 FEET;
THENCE SOUTH 01°59'13" WEST, 100.00 FEET;
THENCE NORTH 89°07'52" EAST, 215.98 FEET;
THENCE SOUTH 01°59'13" WEST, 101.69 FEET TO THE WESTERLY MARGIN OF SAID 36TH AVENUE EAST;
THENCE NORTH 01°59'13" EAST ALONG SAID MARGIN, 107.48 FEET TO THE TRUE POINT OF BEGINNING.

NOTES

1. THIS SURVEY COMPLETES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT, CHAPTER 56.09 RCW AND 332-130-090 MAC.
2. THIS SURVEY WAS ACCOMPLISHED USING FIELD TRANSVERSE AND RTK GPS PROCEDURES.
3. A SPECTRA PRECISION FOCUS 35 TOTAL STATION AND/OR GPS RECEIVER WERE USED FOR THIS SURVEY.
4. THIS MAP IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, EASEMENTS.

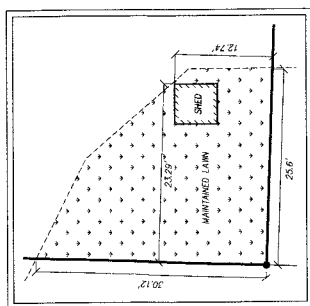
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

RECORD OF SURVEY PIERCE COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

- PARTIAL "A"**
PARCEL A, BOUNDARY LINE AGREEMENT RECORDED JANUARY 25, 2006 UNDER AUDITOR'S RECORDING NUMBER 200601255008.
- PARTIAL "B"**
REVISED PARCEL B OF BOUNDARY LINE AGREEMENT RECORDED JUNE 20, 2006 UNDER AUDITOR'S NUMBER 200606065003.
- PARTIAL "C"**
REVISED PARCEL C OF BOUNDARY LINE AGREEMENT RECORDED JUNE 20, 2006 UNDER AUDITOR'S NUMBER 200606065003.

DETAIL 2
SCALE 1" = 10'

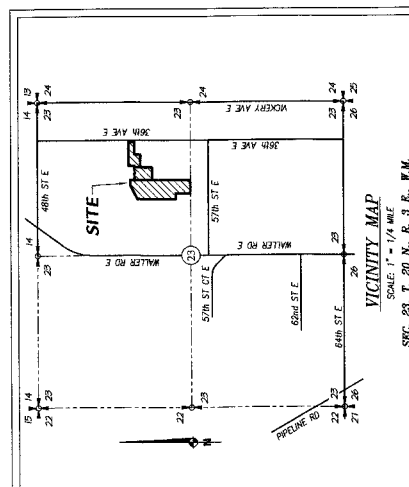


LEGEND

- FOUND MONUMENT
- FOUND RE-BAR & CAP
- SET 5/8" RE-BAR & CAP
- SET MAG NAIL & WASHER
- X— WOOD FENCE
- X— WIRE FENCE
- ▨ ASPHALT PAVEMENT
- ▨ GRAVEL

IN COR. OF THE SE 1/4 OF THE NE 1/4
SECTION 23, T. 20 N., R. 3 E., W.M.,
FOUND BRASS MONUMENT
ON 10" DIA. WALLER RD.
APRIL 2020

NOTE: IMPROVEMENTS NOT SHOWN



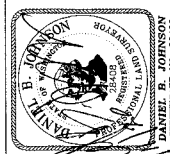
SCALE: 1" = 1/4 MILE
SEC. 23, T. 20 N., R. 3 E., W.M.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12th DAY OF May 2020 AT 8:12 PM.
UNDER AUDITOR'S FILE NO. 202006125003
AT THE REQUEST OF Aspen Land Surveying LLC, RECORDING FEE \$197.50
JULIE ANDERSON
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY
CONDUCTED IN ACCORDANCE WITH THE
CONFORMANCE WITH THE REQUIREMENTS OF THE
SURVEY RECORDING ACT AT THE REQUEST OF
Paul Amoroso & Nicole Bell
IN MAY, 2020.



Aspen
Land Surveying
LLC

At The Landing in Key Center
P.O. Box 124, Vaughn, WA 98384-0124
15610 - 92nd Street NW, Gig Harbor, WA 98328
(253) 303-0270 FAX (253) 303-0273

TRAINING NO. 68554 DRAWN BY: PWT DATE: 5-9-2020
FIELD WORK PERFORMED BY: CL / RM

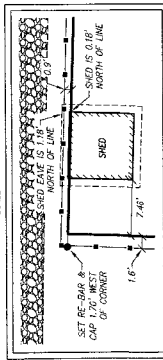
Portions of the
SW 1/4 and the SE 1/4
of the NE 1/4

Sec 23, T 20 N, R 3 E, W.M.,
Pierce County, Washington
202006125003

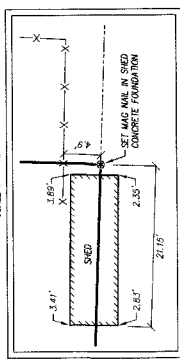
NOTE

1. THIS SURVEY CHANGES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332-150-000 MAC.
2. THIS SURVEY WAS ACCOMPLISHED USING FIELD TRAVERSE AND RTK GPS PROCEDURES.
3. A SPECTRA PRECISION FOCUS 35 TOTAL STATION AND/OR GPS RECEIVER WERE USED FOR THIS SURVEY.
4. THIS MAP IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO EASEMENTS.

DETAIL 1
SCALE 1" = 10'

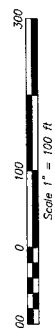


DETAIL 3
SCALE 1" = 10'



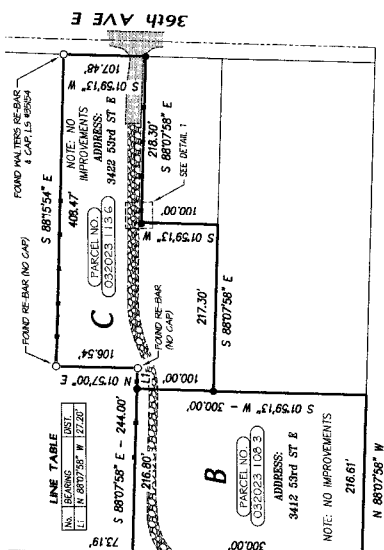
SEE DETAIL 3

BASES OF BEARING: STATE PLANE COORDINATE SYSTEM, WASHINGTON SOUTH ZONE USING
SMARTNETM AND LEICA GS-14 OR SPECTRA-PRECISION SP80 GPS RECEIVER.
REFERENCE SURVEY: PIERCE COUNTY BOUNDARY LINE ADJUSTMENT, APN 200801255008
REFERENCE SURVEY: PIERCE COUNTY BOUNDARY LINE ADJUSTMENT, APN 200606205003



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| 1 | N 88°07'58\" | 100.00' |
| 2 | S 01°57'00\" | 100.00' |
| 3 | N 88°07'58\" | 100.00' |
| 4 | S 01°57'00\" | 100.00' |





200608010239 4 PGS
08/01/2006 10:32am \$35.00
PIERCE COUNTY, WASHINGTON

AFTER RECORDING MAIL TO:

Walters & Associates, LLC

PO Box 757

Puyallup, WA 98371

GRANTOR: STEVEN R. PULLIN and VICKI L. PULLIN, husband and wife

GRANTEE: STEVEN R. PULLIN and VICKI L. PULLIN, husband and wife

ABBREVIATED LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

SECTION/TOWNSHIP/RANGE: PTNS OF SE1/4, NE1/4, SEC. 23, T20N, R03E

BURDENED TAX PARCEL NUMBER: 0320231136

BENEFITED TAX PARCEL NUMBER: 0320231083

INGRESS, EGRESS, and UTILITIES EASEMENT

The Grantors, STEVEN R. PULLIN and VICKI L. PULLIN, husband and wife, owners of Revised Parcel A of that Boundary Line Adjustment recorded under Auditor's Fee Number 200606205003, records of Pierce County, Washington, hereby grant and convey to the Grantee, STEVEN R. PULLIN and VICKI L. PULLIN, husband and wife, owners of Revised Parcel B of that Boundary Line Adjustment recorded under Auditor's Fee Number 200606205003, records of Pierce County, Washington, their successors and assigns, the right, privilege and authority to construct, improve, repair and maintain an improved traveled surface for ingress and egress, together with utilities, across, over, and upon the following described easement area:

UNDER

(EXHIBIT)
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION, AND ATTACHED EXHIBIT B FOR GRAPHICAL REPRESENTATION.

INGRESS, EGRESS, and UTILITIES EASEMENT - Page 1 of 4

EXCISE TAX EXEMPT DATE 8-1-06
Pierce County

By HC Auth. Sig

35

The Grantors shall make no use of the land contained within the above described easement area except for ingress, egress, and utilities, except as agreed upon in writing between the Grantors and Grantee, their successors and assigns.

In exercising the rights herein granted, the Grantee, their successors and assigns, may pass and repass over said easement area, and may cut and remove brush, trees, and other obstructions, which in the opinion of the Grantee interfere with the uses outlined above.

The covenants herein contained shall run with the land and are binding upon all subsequent owners thereof.

In Witness Whereof, the Grantors have executed this instrument on the date written below.

Steven R. Pullin
STEVEN R. PULLIN

7/31/06
DATED

Vicki L. Pullin
VICKI L. PULLIN

7/31/06
DATED

STATE OF WASHINGTON)
):SS
COUNTY OF PIERCE)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVEN R. PULLIN AND VICKI L. PULLIN ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

NOTARY SIGNATURE: *Matthew T. Walters* DATED: 7/31/06
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME: MATTHEW T. WALTERS

RESIDING AT: Puyallup, WA

MY APPOINTMENT EXPIRES: 4-13-10

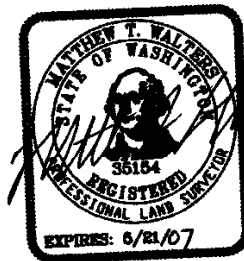


EXHIBIT A

INGRESS, EGRESS, & UTILITIES EASEMENT

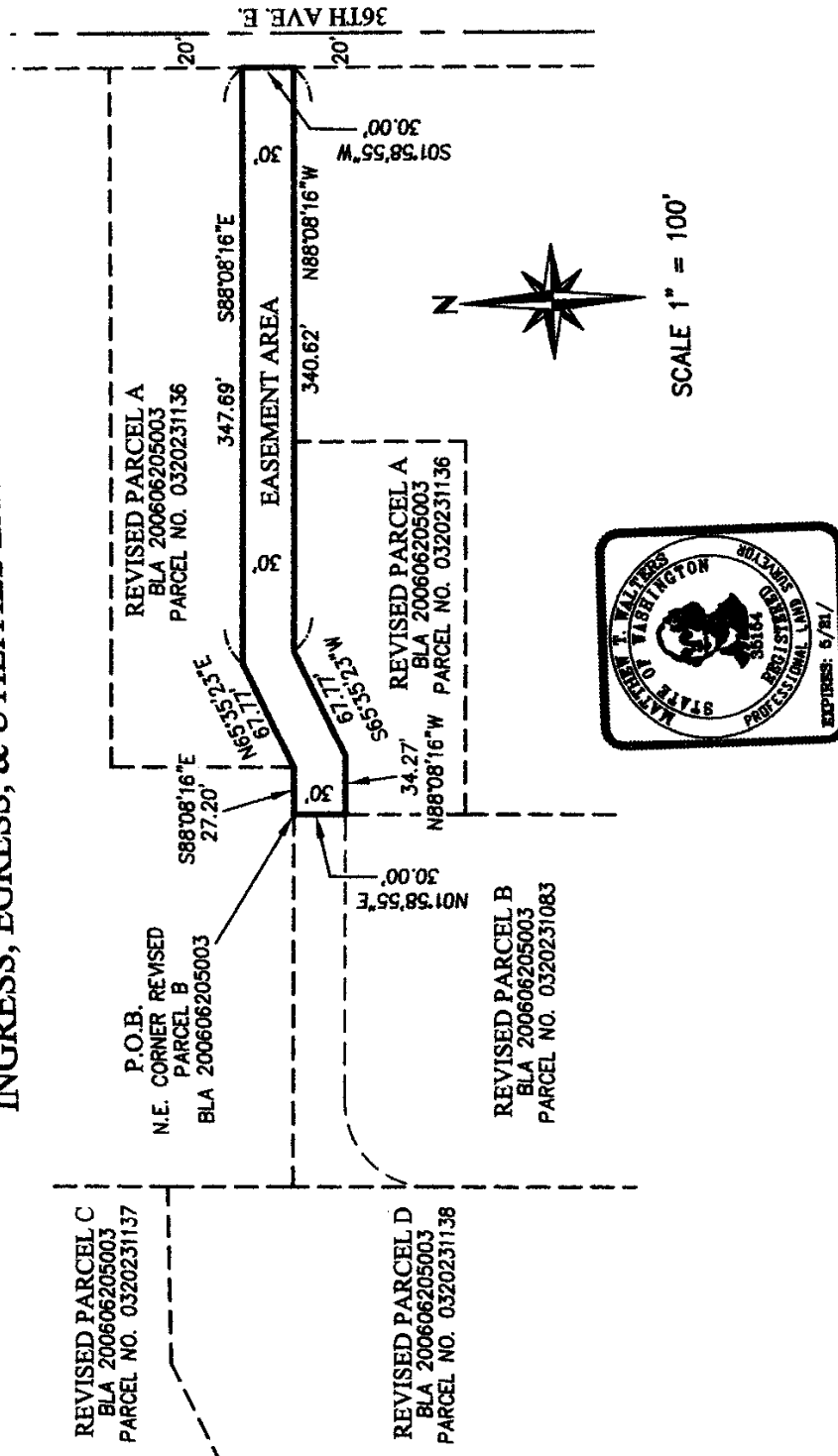
LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF REVISED PARCEL B OF THAT BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FEE NUMBER 200606205003, RECORDS OF PIERCE COUNTY, WASHINGTON; THENCE SOUTH 88°08'16" EAST ALONG THE BOUNDARY LINE OF REVISED PARCEL A OF SAID BOUNDARY LINE ADJUSTMENT, A DISTANCE OF 27.20 FEET TO AN ANGLE POINT OF THE WESTERLY BOUNDARY OF SAID PARCEL A; THENCE NORTH 65°35'23" EAST 67.77 FEET TO A LINE PARALLEL WITH AND 30 FEET NORTHERLY FROM THE NORTH LINE OF SAID PARCEL B EXTENDED EASTERLY; THENCE SOUTH 88°08'16" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 347.69 FEET TO THE WESTERLY MARGIN OF 36TH AVE. E; THENCE SOUTH 01°58'55" WEST ALONG SAID MARGIN, A DISTANCE OF 30.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED PARCEL B; THENCE NORTH 88°08'16" WEST ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 340.62 FEET; THENCE SOUTH 65°35'23" WEST 67.77 FEET TO A LINE PARALLEL WITH AND 30 FEET SOUTHERLY FROM THE NORTH LINE OF SAID PARCEL B EXTENDED EASTERLY; THENCE NORTH 88°08'16" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 34.27 FEET TO THE EAST LINE OF THE AFOREMENTIONED PARCEL B; THENCE NORTH 01°58'55" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.



7/27/06

EXHIBIT B **INGRESS, EGRESS, & UTILITIES EASEMENT**



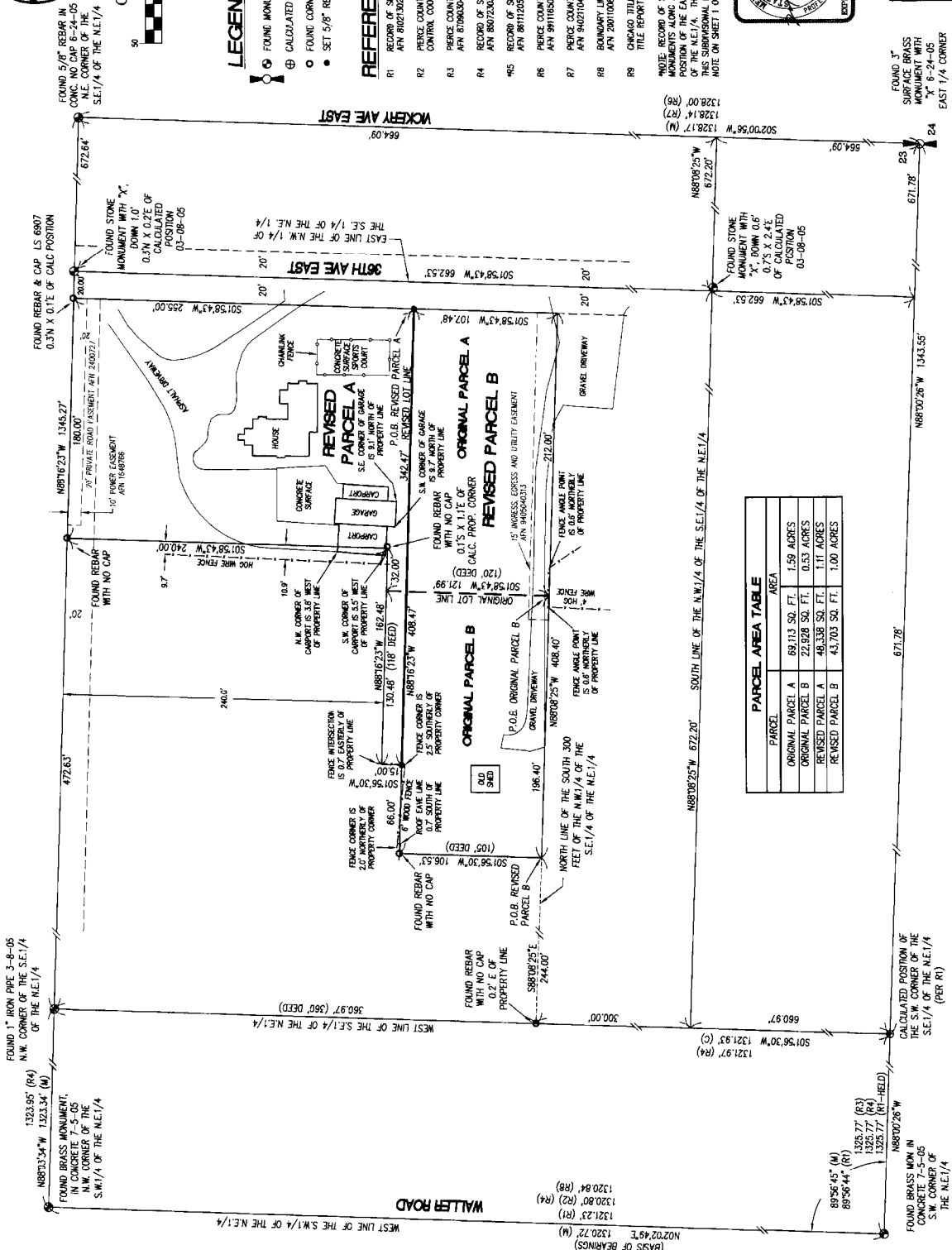
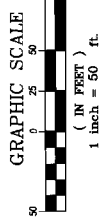
**A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 NORTH,
RANGE 3 EAST, W.M. PIERCE COUNTY, WASHINGTON**

2005/2055005

#531022

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M., PIERCE COUNTY, WASHINGTON



| PARCEL AREA TABLE | | |
|-------------------|----------------|------------|
| PARCEL | AREA | |
| ORIGINAL PARCEL A | 69.113 SQ. FT. | 1.59 ACRES |
| ORIGINAL PARCEL B | 22,920 SQ. FT. | 0.53 ACRES |
| REVISED PARCEL A | 48,338 SQ. FT. | 1.11 ACRES |
| REVISED PARCEL B | 43,703 SQ. FT. | 1.00 ACRES |

LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED MONUMENT POSITION AS NOTED
- FOUND CORNER AS NOTED
- SET 5/8\"/>

REFERENCES

- R1 RECORD OF SURVEY APN 8102130243 SODA
- R2 PIERCE COUNTY HORIZONTAL CONTROL COORDINATES
- R3 PIERCE COUNTY SHORT PLAT APN 810800100000
- R4 RECORD OF SURVEY APN 8607220081 FOX
- R5 RECORD OF SURVEY APN 861120081 FOX
- R6 PIERCE COUNTY SHORT PLAT APN 861120081 FOX
- R7 PIERCE COUNTY SHORT PLAT APN 861120081 FOX
- R8 BOUNDARY LINE ADJUSTMENT APN 20010005003 RIPPEN
- R9 CHICAGO TITLE INSURANCE CO. TITLE REPORT NO. 438488, DATED 02-03-05

NOTE: RECORD OF SURVEY (RS) HOLDS THE TWO-TIME MONUMENT POSITION. THESE MONUMENTS WERE NOT HELD FOR THIS SUBSTANTIAL LINE ON THIS SURVEY. SEE SURVEYOR'S NOTE ON SHEET 1 OF 2 FOR FURTHER EXPLANATION.



APEX JOB #29430



100510055005