

OCT 7 '19 541554

When recorded return to:

CAPITAL DEVELOPMENT PROPERTIES LLC  
222 MAYES RD SE  
LACEY, WA 98503

Thurston County Treasurer

Real Estate Excise Tax Paid \$ 1246.00  
By Natalie Chamberlain Deputy

## STATUTORY WARRANTY DEED

TH19692

(8) THURSTON COUNTY TITLE CO

The Grantor, SO UK INVESTMENT, LLC, a Washington Limited Liability Company

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to CAPITAL DEVELOPMENT PROPERTIES LLC, a Washington Limited Liability Company

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

**LOT 68 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: LOT 68 DESCHUTES HEIGHTS PH 3

*a portion of :*  
Tax Parcel Numbers(s): 4414-06-00000 , 4414-08-00000 , 4414-10-00000 , 4414-11-00000 ,  
4414-14-00000

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: August 20, 2019

SO UK INVESTMENT, LLC

Min-Leung Lai  
By MIN-LEUNG LAI, MANAGER

Page 1 of 2  
LPB 10-05(r)

4711637  
10/07/2019 10:36 AM Deed  
Thurston County Washington  
THURSTON COUNTY TITLE

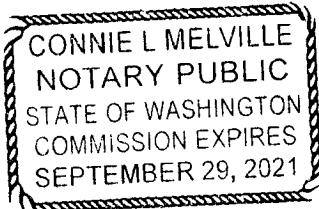
Pages: 2



STATE OF Washington } ss.  
                  Thurston Co. }  
COUNTY OF Thurston

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **MANAGER** of **SO UK INVESTMENT, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-5-19



Connie L Melville  
(SIGNATURE OF NOTARY)  
printed name of notary: Connie L. Melville  
Notary Public in and for the State of WA  
Residing at McIlvane  
My appointment expires: 9-29-21

When recorded return to:

**CAPITAL DEVELOPMENT PROPERTIES LLC  
222 MAYES RD SE  
LACEY, WA 98503**

Thurston County Treasurer

Real Estate Excise Tax Paid \$1246.00  
By Natalie Chamberlain Deputy

## STATUTORY WARRANTY DEED

TH19693



THURSTON COUNTY TITLE CO  
The Grantor, SO UK INVESTMENT, LLC, a Washington Limited Liability Company

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to CAPITAL DEVELOPMENT PROPERTIES LLC, a Washington Limited Liability Company

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

**LOT 69 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: LOT 69 DESCHUTES HEIGHTS PH 3

*DESCRIPTION:*

Tax Parcel Numbers(s): 4414-06-00000 , 4414-08-00000 , 4414-10-00000 , 4414-11-00000 ,  
**4414-14-00000**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: AUGUST 20, 2019

SO UK INVESTMENT, LLC

Min-Leung Lai  
By MIN-LEUNG LAI, MANAGER

Page 1  
LPB 10-05(r)

4711636  
10/07/2019 10:36 AM Deed  
Thurston County Washington  
THURSTON COUNTY TITLE

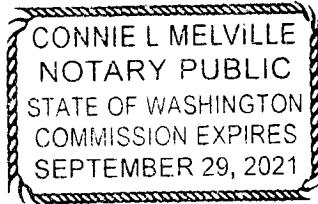
Pages: 2



STATE OF Washington } ss.  
COUNTY OF Thurston

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **MANAGER** of **SO UK INVESTMENT, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-5-19



(signature of notary)

printed name of notary: Connie L. Melville

Notary Public in and for the State of WA

Residing at McClary

My appointment expires: 9-29-21

NOV 26 '19 541884

When recorded return to:

ISAAC DERMANOSKI  
11948 DREAM ST SW  
OLYMPIA, WA 98512

Thurston County Treasurer

Real Estate Excise Tax Paid \$1,468.50  
By Natalie Chamberlain Deputy

## STATUTORY WARRANTY DEED

TH22671

 THURSTON COUNTY TITLE CO

The Grantor, SO UK INVESTMENTS, LLC, a Washington Limited Liability Company

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to ISAAC DERMANOSKI, an unmarried person

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

**LOT 78 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

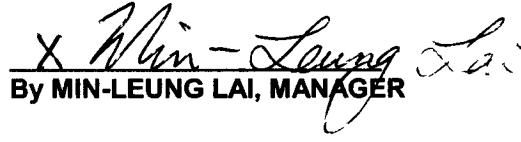
Abbreviated Legal: **LOT 78 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): 4414-000-7800

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: November 19, 2019

SO UK INVESTMENTS, LLC

  
By MIN-LEUNG LAI, MANAGER

Page 1 of 2  
LPB 10-05(r)

4721987  
11/26/2019 10:19 AM Deed  
Thurston County Washington  
THURSTON COUNTY TITLE

Pages: 2



STATE OF **New York**  
COUNTY OF NY

} ss.

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **MANAGER** of **SO UK INVESTMENTS, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/21/19

X   
Name: DUVAL LOWE  
Notary Public in and for the State of New York  
Residing at NYC  
My appointment expires: 06-06-2020



DEC 12 '19 744689

When recorded return to:

C & E DEVELOPMENT, LLC  
PO BOX 2983  
YELM, WA 98597

Thurston County Treasurer

Real Estate Excise Tax Paid 4529 -

By Official Precinct Deputy

## STATUTORY WARRANTY DEED

TH23202

① THURSTON COUNTY TITLE CO

The Grantor, SO UK INVESTMENT LLC, a Washington Limited Liability Company

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to C & E DEVELOPMENT, LLC, a Washington Limited Liability Company

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

LOTS 82, 88 AND 89 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019  
UNDER AUDITOR'S FILE NO. 4688565.

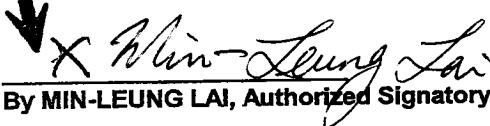
Abbreviated Legal: LOTS 82, 88 & 89 DESCHUTES HEIGHTS PHASE 3, and

Tax Parcel Numbers(s): 4414-00-08200 , 4414-00-08800 , 4414-00-08900

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: December 09, 2019

SO UK INVESTMENT LLC

  
By MIN-LEUNG LAI, Authorized Signatory

Page 1 of 2  
LPB 10-05(r)

Pages: 2

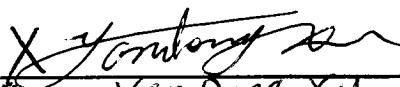
4725216  
12/12/2019 10:07 AM Deed  
Thurston County Washington  
THURSTON COUNTY TITLE

STATE OF **New York**

\* COUNTY OF New York } ss.

I certify that I know or have satisfactory evidence that MIN-LEUNG LAI (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **AUTHORIZED SIGNATORY** of SO UK INVESTMENT LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/10/2019



Name: Yan Dong Xu

Notary Public in and for the State of New York

\* Residing at New York

\* My appointment expires: 9/15/2020

NOTARY PUBLIC  
STATE OF NEW YORK  
QUALIFIED IN KINGS COUNTY  
NO. 01XUL193393

MY COMMISSION EXPIRES 9/15/2020

YAN DONG XU

Notary Public, State of New York

Qualified in Kings County

NO. 01XUL193393

My Commission Expires 9/15/2020

JAN 6 '20 744814

When recorded return to:

CAPITAL DEVELOPMENT PROPERTIES  
2344 SUMMIT LAKE SHORE DR NW  
OLYMPIA, WA 98502

Thurston County Treasurer

Real Estate Excise Tax Paid 29600<sup>00</sup>

By Christine Brewster Deputy

### STATUTORY WARRANTY DEED

TH23571

(1) THURSTON COUNTY TITLE CO

The Grantor, SO UK INVESTMENT LLC, a Washington Limited Liability Company

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to CAPITAL DEVELOPMENT PROPERTIES, a Washington Limited Liability Company

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

LOTS 72 AND 90 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019  
UNDER AUDITOR'S FILE NO. 4688565.

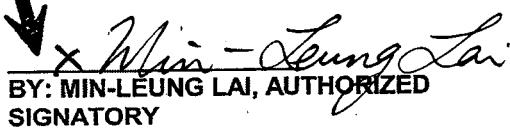
Abbreviated Legal: LOTS 72 & 90 DESCHUTES HEIGHTS PHASE 3

Tax Parcel Numbers(s): 4414-00-07200 , 4414-00-09000

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: January 2, 2020

SO UK INVESTMENT LLC

  
BY: MIN-LEUNG LAI, AUTHORIZED

SIGNATORY

Page 1 of 2  
LPB 10-05(r)

4729319  
01/06/2020 10:43 AM Deed  
Thurston County Washington  
THURSTON COUNTY TITLE

Pages: 2



STATE OF **New York** } ss.  
COUNTY OF **\* New York**

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **AUTHORIZED SIGNATORY** of **SO UK INVESTMENT LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

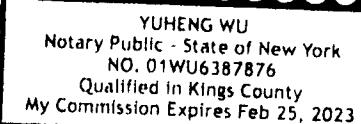
Dated: 01/02/2020

**\* Name:**

Notary Public in and for the State of New York

**\* Residing at** Brooklyn

**\* My appointment expires:** Feb 25, 2023



**4767631**

**Pages: 2**

07/17/2020 04:02 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**LOTUS HOUSE DEVELOPMENT CORP.**  
97-07 63rd Road #14E  
Rego Park, NY 11374

Thurston County Treasurer  
E007687 \$0.00  
07/17/2020 H Brewer

**QUIT CLAIM DEED**

TH26462

**THURSTON COUNTY TITLE CO**

THE GRANTOR(S)

**SO UK INVESTMENT, LLC, a Washington Limited Liability Company**

for and in consideration of

**Mere Change of Identity or Form**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORP, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

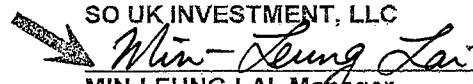
**LOT 77 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 77 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-07700**

Dated: July 15, 2020

**SO UK INVESTMENT, LLC**

  
**MIN-LEUNG LAI, Manager**

STATE OF New York

ss.

COUNTY OF New York

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the **MANAGER of SO UK INVESTMENT LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 07/16/2020

**RIAD ANAMUL KARIM**  
NOTARY PUBLIC, STATE OF NEW YORK  
01R16359859  
QUALIFIED IN QUEENS COUNTY  
COMMISSION EXPIRES JUNE 5, 2021

Name: Anamul Karim  
Notary Public in and for the State of New York  
Residing at 1992 Madison Ave NJ, NJ 07029  
My appointment expires: 07/16/2021

for clarity:

**RIAD ANAMUL KARIM**  
NOTARY PUBLIC, STATE OF NEW YORK  
01R16359859  
QUALIFIED IN QUEENS COUNTY  
COMMISSION EXPIRES JUNE 5, 2021

**4767632**

**Pages: 2**

07/17/2020 04:02 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**ANDREW J. GRAVES and LEILA G. GRAVES  
2414 79th Ave SE  
Tumwater, WA 98501**

**Thurston County Treasurer  
E007688 \$8,711.11  
07/17/2020 H Brewer**

**STATUTORY WARRANTY DEED  
THURSTON COUNTY TITLE CO**

TH26462  
The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION**, a Washington Corporation  
for and in consideration of Ten Dollars and other valuable consideration  
in hand paid, conveys, and warrants to **ANDREW J. GRAVES and LEILA G. GRAVES, a married couple**

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

**LOT 77 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

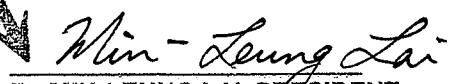
Abbreviated Legal: **LOT 77 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-07700**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: July 15, 2020

**LOTUS HOUSE DEVELOPMENT CORPORATION**

  
**By MIN-LEUNG LAI, PRESIDENT**

STATE OF **New York**

} ss.

COUNTY OF New York

I certify that I know or have satisfactory evidence that **Min-Leung Lai** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **President of LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated: 07/16/2020

**RIAD ANAMUL KARIM  
NOTARY PUBLIC, STATE OF NEW YORK  
01RI6359859  
QUALIFIED IN QUEENS COUNTY  
COMMISSION EXPIRES JUNE 5, 2021**

Name: Anamul Karim  
Notary Public in and for the State of New York  
Residing at 1992 Utopia Ave, Nd, Ny 10029  
My appointment expires: 06/05/2021

**4793502**

**Pages: 2**

10/21/2020 11:25 AM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

KIRK M. OLSON and TERESA OLSON  
7620 DESCHUTES WOODS CT SE  
TUMWATER, WA 98501

Thurston County Treasurer  
E010509 \$9,094.70  
10/21/2020 S Flores

**STATUTORY WARRANTY DEED**

TH28248

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION**, a Washington Corporation  
for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to **KIRK M. OLSON and TERESA OLSON**, husband and wife

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

**LOT 83 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

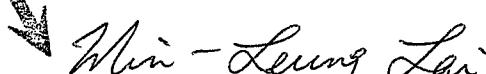
Abbreviated Legal: **LOT 83 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-08300**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **October 16, 2020**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

  
By **MIN-LUENG LAI, PRESIDENT**

STATE OF **New York**

} ss.

COUNTY OF New York

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **PRESIDENT** of **LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/12/20

  
Name:  
Notary Public in and for the State of New York  
Residing at New York  
My appointment expires: Jan 6, 2022



**4793501**

**Pages: 2**

10/21/2020 11:25 AM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

LOTUS HOUSE DEVELOPMENT  
CORPORATION  
97-07 63RD RD #14E  
REGO PARK, NY 11374

Thurston County Treasurer  
E010508 \$0.00  
10/21/2020 S Flores

### **QUIT CLAIM DEED**

TH28248

**THURSTON COUNTY TITLE CO**

THE GRANTOR(S)

**SO UK INVESTMENT, LLC., a Washington Limited Liability Company**

for and in consideration of

**Mere Change of Identity**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein;

**LOT 83 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 83 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-08300**

Dated: October 16, 2020



**MIN-LEUNG LAI, Manager**

STATE OF New York  
COUNTY OF New York ss.

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he authorized to execute the instrument and acknowledge it as the **MANAGER of SO UK INVESTMENT LLC.** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/17/20

  
Name:  
Notary Public in and for the State of New York  
Residing at New York  
My appointment expires: Jan. 6, 2022



**When recorded return to:**

Evan Seguirant and Alexis J Jackowski-Yurovchak  
7649 Deschutes Heights Ct SE  
Tumwater, WA 98501

Thurston County Treasurer  
E010902 \$8,338.20  
11/03/2020 E Sullivan

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

676 Woodland Square Loop SE, Suite 405  
Lacey, WA 98503

Escrow No.: 200039669

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Capital Development Properties, 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 Evan Seguirant and Alexis J Jackowski-Yurovchak, a married  
couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 68 Deschutes Heights Phase 3

Tax Parcel Number(s): 44140006800

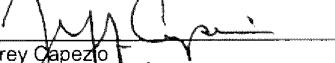
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 30, 2020

Capital Development Properties, LLC

BY:   
Jeffrey Capezio

Manager

BY:   
Gary Kreider

Manager

State of Washington

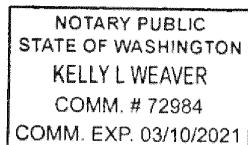
County of Tumwater

I certify that I know or have satisfactory evidence that Jeffrey Capezio and  
Gary Kreider 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 Managers of Capital Development Properties, LLC to be the free and voluntary  
act of such party for the uses and purposes mentioned in the instrument.

Dated: November 3 2020



Name: Kelly Weaver  
Notary Public in and for the State of Washington  
Residing at: Olympia  
My appointment expires: 03/10/21



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 44140006800**

**Lot 68 of Deschutes Heights Phase III, as recorded June 14, 2019 under Auditor's File No.  
4688565.**

**In Thurston County, Washington**

**EXHIBIT "B"**

## Exceptions

1. Voluntary School Mitigation Agreement with the Tumwater School District, and the costs, terms and conditions thereof:

Recording Date: January 10, 2011  
 Recording No.: 4191750

2. Covenants, conditions, restrictions, liability for future 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: March 9, 2011  
 Recording No.: 4201504

Amended by instrument recorded under Auditor's File No. 4327908

3. Special Power of Attorney in favor of the City of Tumwater, and the terms and conditions thereof:

Recording Date: March 4, 2011  
 Recording No.: 4201006

4. Agreement for Stormwater maintenance and Pollution Source Control Plan, and the terms and conditions thereof:

Recording Date: March 9, 2011  
 Recording No.: 4201503

Amended by instrument recorded under Auditor's File No. 4419349

5. 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 Plat of Deschutes Heights:

Recording No: 4223746

6. Provisions contained in the articles of incorporation and bylaws of Deschutes Heights Homeowners Association , including any liability to assessment lien.

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

Granted to: Puget Sound Energy, Inc.  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: April 24, 2014 and July 7, 2014  
 Recording Nos.: 4389025 and 4398908  
 Affects: Portion of said premises

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Deschutes Heights Phase III:

Recording No: 4688565

**EXHIBIT "B"**

Exceptions  
(continued)

9. In the event matters are discovered during the closing process which would otherwise be insured by the Covered Risks included in the policy, the Company may limit or delete insurance provided by the affected Covered Risk. In such event, a supplemental will be issued prior to closing. General Exceptions A through K will not appear in the ALTA Homeowner's Policy.

AFTER RECORDING MAIL TO:

Scott Paul Jungkuntz and Amanda Sue Jungkuntz  
7542 Deschutes Ridge Ct SE  
Tumwater, WA 98501

Thurston County Treasurer  
E011546 \$9,226.42  
11/25/2020 E Walker

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

**STATUTORY WARRANTY DEED**

FATCO

File No: 4291-3590394 (GR)

Date: November 24, 2020

Grantor(s): **C & E Developments, LLC**

Grantee(s): **Scott Paul Jungkuntz and Amanda Sue Jungkuntz**

Abbreviated Legal: **LOT 89, DESCHUTES HEIGHTS - PHASE III, REC. 4688565,**

**THURSTON COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **44140008900**

**THE GRANTOR(S) C & E DEVELOPMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, WHICH ACQUIRED TITLE AS C & E DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Scott Paul Jungkuntz and Amanda Sue Jungkuntz, a married couple, the following described real estate, situated in the County of Thurston, State of Washington.**

**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

**LOT 89 OF DESCHUTES HEIGHTS - PHASE III, ACCORDING TO PLAT RECORDED JUNE 14, 2019 UNDER RECORDING NO. 4688565, IN THURSTON COUNTY, WASHINGTON.**

**Subject To:** This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: 44140008900

Statutory Warranty Deed  
- continued

File No.: 4291-3590394 (GR)

C &amp; E Developments, LLC

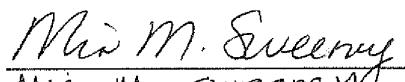
By:

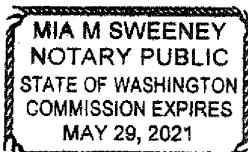
Name: Casey Peterson  
Title: Manager

STATE OF Washington )  
COUNTY OF Thurston )-ss  
)

I certify that I know or have satisfactory evidence that **Casey Peterson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Manager of C & E Developments, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-25-2020

  
Mia M. Sweeney  
 Notary Public in and for the State of Washington  
 Residing at: Olympia WA  
 My appointment expires: 5-29-2021



## AFTER RECORDING MAIL TO:

Christopher Chaney, Sr. and Trena Cutarelli Chaney  
7541 Deschutes Ridge Ct SE  
Tumwater, WA 98501

Thurston County Treasurer  
E011780 \$9,066.22  
12/08/2020 N Wiseman

---

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders Use only*

**F.A.T.C.O STATUTORY WARRANTY DEED**File No: **4291-3597126 (GR)**Date: **December 04, 2020**Grantor(s): **C & E Developments, LLC**Grantee(s): **Christopher Chaney, Sr. and Trena Cutarelli Chaney**Abbreviated Legal: **LOT 88, DESCHUTES HEIGHTS - PHASE III, REC. 4688565,****THURSTON COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **44140008800**

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**THE GRANTOR(S) C & E Developments, LLC, a Washington limited liability company, which acquired title as C & E Development, LLC for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Christopher Chaney, Sr. and Trena Cutarelli Chaney, a married couple, the following described real estate, situated in the County of Thurston, State of Washington.**

**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

**LOT 88 OF DESCHUTES HEIGHTS - PHASE III, ACCORDING TO PLAT RECORDED JUNE 14, 2019 UNDER RECORDING NO. 4688565, IN THURSTON COUNTY, WASHINGTON.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: 44140008800

Statutory Warranty Deed  
- continued

File No.: 4291-3597126 (GR)

C & E Developments, a Washington limited liability  
company

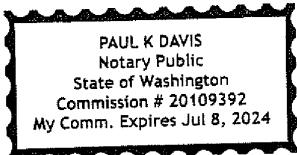
*Casey M. Peterson, Manager*

STATE OF Washington )  
COUNTY OF Thurston )-ss  
                       )

I certify that I know or have satisfactory evidence that **Casey M. Peterson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Manager** of **C & E Developments, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 07, 2020

*Paul K Davis*  
Notary Public in and for the State of Washington  
Residing at: Olympia  
My appointment expires: 07-08-2024



## AFTER RECORDING MAIL TO:

Daniel Young and Brenna Young  
7616 Deschutes Woods Ct. SE  
Tumwater, WA 98501

Thurston County Treasurer  
E011904 \$9,066.22  
12/11/2020 N Wiseman

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recorders use only

**F.A.T.C.O      STATUTORY WARRANTY DEED**

File No: **4291-3606619 (GR)**

Date: **December 10, 2020**

Grantor(s): **C & E Developments, LLC**

Grantee(s): **Daniel Young and Brenna Young**

Abbreviated Legal: **LOT 82 DESCHUTES HEIGHTS - PHASE III, REC. NO. 4688565,  
THURSTON CO., WA.**

Additional Legal on page:

Assessor's Tax Parcel No(s): **44140008200**

---

**THE GRANTOR(S) C & E Developments, LLC, a Washington limited liability company, which acquired title as C & E Development, LLC, a Washington limited liability company for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Daniel Young and Brenna Young, husband and wife, the following described real estate, situated in the County of Thurston, State of Washington.**

**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

**LOT 82 OF DESCHUTES HEIGHTS - PHASE III, ACCORDING TO PLAT RECORDED JUNE 14, 2019 UNDER RECORDING NO. 4688565, IN THURSTON COUNTY, WASHINGTON.**

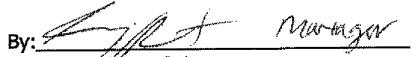
**Subject To:** This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: 44140008200

Statutory Warranty Deed  
- continued

File No.: 4291-3606619 (GR)

C & E Developments, LLC, a Washington limited  
liability company

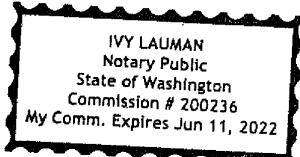
By:   
Name: Casey Peterson  
Title: Manager

STATE OF Washington )  
COUNTY OF Thurston )-ss  
                       )

I certify that I know or have satisfactory evidence that **Casey Peterson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Manager** of **C & E Developments, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 10<sup>th</sup> 2020 

Notary Public in and for the State of Washington  
Residing at: Olympia  
My appointment expires: 06-11-2022



**4810531**

**Pages: 2**

12/21/2020 02:07 PM D

Thurston County, Washington

THURSTON COUNTY TITLE CO.

When recorded return to:

**LEVI TATE and KAYLA TATE  
7617 DESCHUTES WOODS CT SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E012117 \$0.00  
12/21/2020 E Walker

## **QUIT CLAIM DEED**

TH28976

**THURSTON COUNTY TITLE CO**

THE GRANTOR(S)

**SO UK INVESTMENT LLC, a Washington Limited Liability**

for and in consideration of

**MERE CHANGE IN IDENTITY OR FORM**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

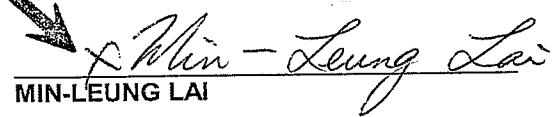
**LOT 81 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 81 DESCHUTES HEIGHTS PH III**

Tax Parcel Numbers(s): **4414-00-08100**

Dated: December 14, 2020

**SO UK INVESTMENT LLC**

  
MIN-LEUNG LAI

STATE OF NEW YORK  
ss.  
COUNTY OF New York

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath stated that HE IS authorized to execute the instrument and acknowledge it as the **MANAGER** of **SO UK INVESTMENT LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/15/2020

*Y. Chi*  
NAME: Yun Yan Chi  
Notary Public in and for the State of NEW  
YORK  
Residing at 8 Chatham Sq, New York NY 10038  
My appointment expires: 06/29/2023

CHI YUN YAN  
Notary Public – State of New York  
No. 01CH6327013  
Qualified in New York County  
My Commission Expires June 29, 2023

**4810532**

**Pages: 2**

12/21/2020 02:07 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

LEVI TATE and KAYLA TATE  
7617 DESCHUTES WOODS CT SE  
TUMWATER, WA 98501

Thurston County Treasurer  
E012118 \$8,747.60  
12/21/2020 E Walker

**STATUTORY WARRANTY DEED**  
**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION**, a Washington Corporation

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **LEVI TATE and KAYLA TATE, husband and wife**

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

**LOT 81 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 81 DESCHUTES HEIGHTS PH III**

Tax Parcel Numbers(s): **4414-00-08100**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **December 14, 2020**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

  
By MIN-LEUNG LAI, PRESIDENT

STATE OF **New York**

} ss.

COUNTY OF New York

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **PRESIDENT** of **LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/15/2020



Name: Chi Yun Yan

Notary Public in and for the State of New York

Residing at Cheltham Sq, New York NY 10028

My appointment expires: 06/29/2023

CHI YUN YAN  
Notary Public – State of New York  
No. 01CH6327013  
Qualified in New York County  
My Commission Expires June 29, 2023

**4812694**

**Pages: 2**

12/29/2020 01:36 PM D

Thurston County, Washington

THURSTON COUNTY TITLE CO.

When recorded return to:

EVAN M. LAURIE and ELISE M. LAURIE  
7547 DESCHUTES RIDGE CT SE  
TUMWATER, WA 98501

Thurston County Treasurer  
E012320 \$8,843.72  
12/29/2020 E Walker

### **STATUTORY WARRANTY DEED**

TH28582

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION**, a Washington Corporation

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **EVAN M. LAURIE and ELISE M. LAURIE, a married couple**

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

**LOT 87 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 87 DESCHUTES HEIGHTS DIV. III**

Tax Parcel Numbers(s): **4414-00-08700**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: December 23, 2020

**LOTUS HOUSE DEVELOPMENT CORPORATION**

  
By MIN-LEUNG LAI, PRESIDENT

STATE OF **NEW YORK**

COUNTY OF New York } ss.

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (s/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **PRESIDENT** of **LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/29/2020

RIAD ANAMUL KARIM  
NOTARY PUBLIC, STATE OF NEW YORK  
01R16359859  
QUALIFIED IN QUEENS COUNTY  
COMMISSION EXPIRES JUNE 5, 2021

Name:

Notary Public in and for the State of New York  
Residing at 1392 Madison Ave, NY 10029  
My appointment expires: 06/03/2021

For clarity: Riad Anamul Karim  
Notary Public, State of New York  
01R16359859  
Qualified in Queens County  
Comm Exp 6/5/2021

**4812693**

**Pages: 2**

12/29/2020 01:36 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**EVAN M. LAURIE and ELISE M. LAURIE**  
**7547 DESCHUTES RIDGE CT SE**  
**TUMWATER, WA 98501**

**Thurston County Treasurer**  
**E012319 \$0.00**  
**12/29/2020 E Walker**

## **QUIT CLAIM DEED**

TH28582

THE GRANTOR(S)

**THURSTON COUNTY TITLE CO**

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**MERE CHANGE IN IDENTITY OR FORM**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 87 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 87 DESCHUTES HEIGHTS DIV. III**

Tax Parcel Numbers(s): **4414-00-08700**

Dated: December 23, 2020

**SO UK INVESTMENT LLC.**

  
**MIN-LEUNG LAI, MANAGER**

STATE OF NEW YORK  
COUNTY OF New York ss.

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the **MANAGER of SO UK INVESTMENT LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/24/2020

**RIAD ANAMUL KARIM**  
NOTARY PUBLIC, STATE OF NEW YORK  
01R16359859  
QUALIFIED IN QUEENS COUNTY  
COMMISSION EXPIRES JUNE 5, 2021

NAME:  
Notary Public in and for the State of New York  
Residing at 1392 Madison Ave, N.Y., N.Y. 10029  
My appointment expires: 06/05/2021

For Clarity: Riad Anamul Karim  
Notary Public, State of NY  
01R16359859  
Qualified in Queens County  
Comm Exp. 6/5/2021

When recorded return to:

CHRISTOPHER R. BARNER and GINA D.  
BARNER  
7632 DESCHUTES HEIGHTS CT SE  
TUMWATER, WA 98501

Thurston County Treasurer  
E012436 \$8,692.42  
12/31/2020 S Flores

## STATUTORY WARRANTY DEED

TH29418

THURSTON COUNTY TITLE CO

The Grantor, LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to CHRISTOPHER R. BARNER and GINA D. BARNER, a married couple

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

**LOT 73 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 73 DESCHUTES HEIGHTS PH III**

Tax Parcel Numbers(s): **4414-00-07300**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **December 28, 2020**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

  
By MIN-LEUNG LAI, PRESIDENT

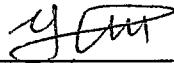
STATE OF New York

} ss.

COUNTY OF New York

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **PRESIDENT** of **LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/29/2020



Name: Yun Yan Chi  
Notary Public in and for the State of New York  
Residing at New York, NY  
My appointment expires: 06/29/2023

CHI YUN YAN  
Notary Public - State of New York  
No. 01CH6327013  
Qualified in New York County  
My Commission Expires June 29, 2023

**4813623**

**Pages: 2**

12/31/2020 03:44 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**CHRISTOPHER R. BARNER and GINA D.  
BARNER  
7632 DESCHUTES HEIGHTS CT SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E012435 \$0.00  
12/31/2020 S Flores

## **QUIT CLAIM DEED**

TH29418

THE GRANTOR(S) **THURSTON COUNTY TITLE CO**  
**SO UK INVESTMENT LLC., a Washington Limited Liability Company**

for and in consideration of

### **MERE CHANGE OF IDENTITY OR FORM**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 73 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 73 DESCHUTES HEIGHTS PH III**

Tax Parcel Numbers(s): **4414-00-07300**

Dated: December 28, 2020

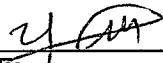
**SO UK INVESTMENT LLC.**

*Min-Leung Lai*  
**MIN-LEUNG LAI, MANAGER**

STATE OF NEW YORK  
COUNTY OF New York ss.

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath stated that HE IS authorized to execute the instrument and acknowledge it as the **MANAGER** \_\_\_\_\_ of **LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/29/2020

  
**NAME:**  
Notary Public in and for the State of NEW  
YORK  
Residing at New York, NY  
My appointment expires: 06/29/2023

CHI YUN YAN  
Notary Public – State of New York  
No. 01CH6327013  
Qualified in New York County  
My Commission Expires June 29, 2023

**When recorded return to:**

Todd Kelly, Jr  
7645 Deschutes Heights Ct SE  
Tumwater, WA 98501

Thurston County Treasurer  
E012557 \$8,480.60  
01/08/2021 E Walker

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

676 Woodland Square Loop SE, Suite 405  
Lacey, WA 98503

Escrow No.: 200039667

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Capital Development Properties, 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 Todd Kelly, Jr, an unmarried person

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 69 Deschutes Heights Phase 3

Tax Parcel Number(s): 44140006900

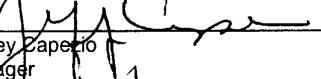
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 4, 2021

Capital Development Properties, LLC

BY:   
Jeffrey Capeno  
Manager

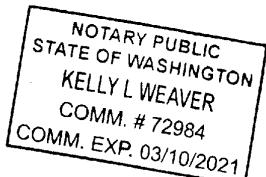
BY:   
Gary Kreider  
Manager

State of Washington  
County of Thurston

I certify that I know or have satisfactory evidence that Jeffrey Capeno and  
Gary Kreider 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 Managers of Capital Development Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 01.07.2021

Name: Kelly Weaver  
Notary Public in and for the State of Washington  
Residing at: Olympia  
My appointment expires: 3.10.21



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 44140006900**

**Lot 69 of Deschutes Heights Phase III, as recorded June 14, 2019 under Auditor's File No.  
4688565.**

**In Thurston County, Washington**

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, liability for future 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: March 9, 2011  
Recording No.: 4201504

Amended by instrument recorded under Auditor's File No. 4327908

2. Special Power of Attorney in favor of the City of Tumwater, and the terms and conditions thereof:

Recording Date: March 4, 2011  
Recording No.: 4201006

3. Agreement for Stormwater maintenance and Pollution Source Control Plan, and the terms and conditions thereof:

Recording Date: March 9, 2011  
Recording No.: 4201503

Amended by instrument recorded under Auditor's File No. 4419349

4. 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 Plat of Deschutes Heights:

Recording No: 4223746

5. Provisions contained in the articles of incorporation and bylaws of Deschutes Heights Homeowners Association , including any liability to assessment lien.

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: April 24, 2014 and July 7, 2014  
Recording Nos.: 4389025 and 4398908  
Affects: Portion of said premises

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Deschutes Heights Phase III:

Recording No: 4688565

**4826307**

**Pages: 2**

02/16/2021 03:32 PM D

Thurston County, Washington

THURSTON COUNTY TITLE CO.

When recorded return to:

**WILLIAM A. EDWARDS  
7640 DESCHUTES HEIGHTS CT SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E013355 \$8,959.42  
02/16/2021 N Wiseman

**STATUTORY WARRANTY DEED**

TH30120

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION**, a Washington Corporation

for and in consideration of **Ten Dollars** and other valuable consideration

in hand paid, conveys, and warrants to **WILLIAM A. EDWARDS**, unmarried man

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

**LOT 74 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 74 DESCHUTES HEIGHTS PH. III**

Tax Parcel Numbers(s): **4414-00-07400**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **February 08, 2021**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

  
**By MIN-LEUNG LAI, PRESIDENT**

STATE OF **NEW YORK**

COUNTY OF New York } ss.

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **PRESIDENT** of **LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 06 10, 2021



**NAME:**

Notary Public in and for the State of NEW YORK  
Residing at New York

My appointment expires: 11/19/2024

XIUSHAN LAI  
Notary Public, State of New York  
No. 01LA6272372  
Qualified in Queens County  
Certificate Filed in New York County  
Commission: Expires November 19, 2024

**4826306**

**Pages: 2**

02/16/2021 03:32 PM D

Thurston County, Washington

THURSTON COUNTY TITLE CO.

When recorded return to:

**WILLIAM A. EDWARDS  
7640 DESCHUTES HEIGHTS CT SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E013354 \$0.00  
02/16/2021 N Wiseman

### **QUIT CLAIM DEED**

TH30120

THE GRANTOR(S)      **THURSTON COUNTY TITLE CO**

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**MERE CHANGE IN IDENTITY OR FORM**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, A Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

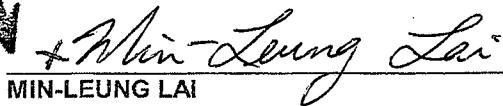
**LOT 74 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 74 DESCHUTES HEIGHTS PH. III**

Tax Parcel Numbers(s): **4414-00-07400**

Dated: February 08, 2021

**SO UK INVESTMENT LLC.**

  
**MIN-LEUNG LAI**

STATE OF NEW YORK  
COUNTY OF New York ss.

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **Manager of SO UK INVESTMENT LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Feb 10 2021

  
Notary Public in and for the State of NEW YORK  
Residing at NY  
My appointment expires: 11/19/2024  
XIUSHAN LAI  
Notary Public, State of New York  
No. 01LA6272372  
Qualified in Queens County  
Certificate Filed in New York County  
Commission: Expires November 19, 2024

03/11/2021 12:56 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

LOTUS HOUSE DEVELOPMENT  
CORPORATION  
97-07 63RD ROAD #14E  
REGO PARK, NY 11374

Thurston County Treasurer  
E013923 \$0.00  
03/11/2021 S Flores

## QUIT CLAIM DEED

TH29774

THE GRANTOR(S) THURSTON COUNTY TITLE CO

SO UK INVESTMENT LLC., a Washington Limited Liability Company

for and in consideration of

MERE CHANGE IN IDENTITY OR FORM

in hand paid, conveys, and quitclaims to

LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

LOT 70 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.

Abbreviated Legal: LOT 70 DESCHUTES HEIGHTS PH III

Tax Parcel Numbers(s): 4414-00-07000

Dated: February 16, 2021

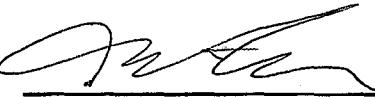
SO UK INVESTMENT LLC.

  
MIN-LEUNG LAI, MANAGER

STATE OF NEW YORK  
COUNTY OF New York ss.

I certify that I know or have satisfactory evidence that MIN-LEUNG LAI (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he authorized to execute the instrument and acknowledge it as the **MANAGER** of **SQ UK INVESTMENT LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 03/09/2021

  
**NAME:**  
Notary Public in and for the State of New York  
Residing at NY  
My appointment expires: 11/19/2024

XIUSHAN LAI  
Notary Public, State of New York  
No. 01LA6272372  
Qualified in Queens County  
Certificate Filed in New York County  
Commission: Expires November 19, 2024

For clarity:

XIUSHAN LAI

Notary Public, State of New York

No. 01LA6272372

Qualified in Queens County

Comm Exp 11/19/2024

Certificate Filed in New York County

**4832987**

**Pages: 2**

03/11/2021 12:56 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**SHERYL STAUDACHER  
7641 DESCHUTES HEIGHTS CT SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E013924 \$8,991.46  
03/11/2021 S Flores

**STATUTORY WARRANTY DEED**

TH29774

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION**, a Washington Limited Liability Company

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to **SHERYL STAUDACHER**, a single person

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

**LOT 70 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

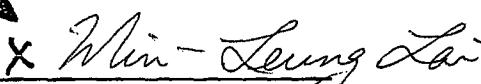
Abbreviated Legal: **LOT 70 DESCHUTES HEIGHTS PH III**

Tax Parcel Numbers(s): **4414-00-07000**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **February 16, 2021**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

  
By **MIN-LEUNG LAI, PRESIDENT**

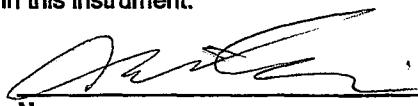
STATE OF **New York**

} ss.

COUNTY OF New York

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **PRESIDENT** of **LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 03/09/2021



Name:  
Notary Public in and for the State of New York  
Residing at NY  
My appointment expires: 11/19/2024

XIUSHAN LAI  
Notary Public, State of New York  
No. 01LA6272372  
Qualified in Queens County  
Certificate Filed in New York County  
Commission: Expires November 19, 2024

for clarity:

XIUSHAN LAI  
Notary Public, State of New York

No. 01LA6272372

Qualified in Queens County

Certificate Filed in New York County

Comm exp. 11/19/2024

**4837362**

**Pages: 2**

03/26/2021 02:43 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

LOTUS HOUSE DEVELOPMENT  
CORPORATION  
97-07 63RD RD #14E  
REGO PARK, NY 11374

Thurston County Treasurer  
E014319 \$0.00  
03/26/2021 E Walker

**QUIT CLAIM DEED**

TH30489

**THURSTON COUNTY TITLE CO**

THE GRANTOR(S)

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**MERE CHANGE IN IDENTITY OR FORM**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 79 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 79 DESCHUTES HEIGHTS PH III**

Tax Parcel Numbers(s): **4414-00-07900**

Dated: 3/22/2021

**SO UK INVESTMENT LLC.**

  
Min-Leung Lai  
MIN-LEUNG LAI, MANAGER

STATE OF NEW YORK

ss.

COUNTY OF New York

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he authorized to execute the instrument and acknowledge it as the **Manager of LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 03/23/2021

  
**NAME:**  
Notary Public in and for the State of New York  
Residing at NY NY  
My appointment expires: 11/19/2024

XIUSHAN LAI  
Notary Public, State of New York  
No. 01LA6272372  
Qualified in Queens County  
Certificate Filed in New York County  
Commission: Expires November 19, 2024

**4837363**

**Pages: 2**

03/26/2021 02:43 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**CRAIG A. PALMER and JENNIFER E. SAGERSER  
7625 DESCHUTES WOODS CT SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E014320 \$9,003.92  
03/26/2021 E Walker

### **STATUTORY WARRANTY DEED**

TH30489

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION**, a Washington Corporation

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to **CRAIG A. PALMER and JENNIFER E. SAGERSER, a married couple**

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

**LOT 79 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 79 DESCHUTES HEIGHTS PH III**

Tax Parcel Numbers(s): **4414-00-07900**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: 3/22/2021

**LOTUS HOUSE DEVELOPMENT CORPORATION**

  
By **MIN-LEUNG LAI, PRESIDENT**

STATE OF **NEW YORK**

} ss.

COUNTY OF New York

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **PRESIDENT** of **LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 03/23/2021

**NAME:**

Notary Public in and for the State of New York

Residing at NY NY

My appointment expires: 11/19/2024

XIUSHAN LAI  
Notary Public, State of New York  
No. 01LA6272372

Qualified in Queens County  
Certificate Filed in New York County  
Commission Expires November 19, 2024

for clarity:

xiushan lai

commission Expires

November 19, 2024

When recorded return to:

**LOTUS HOUSE DEVELOPMENT CORPORATION**  
**97-07 63RD RD #14E**  
**REGO PARK, NY 11374**

Thurston County Treasurer  
E015323 \$0.00  
04/30/2021 E Sullivan

## **QUIT CLAIM DEED**

TH31162

THE GRANTOR(S)

**THURSTON COUNTY TITLE CO**

**SO UK INVESTMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY**

for and in consideration of

**MERE CHANGE IN IDENTITY**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, A WASHINGTON CORPORATION**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 92 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 92 DESCHUTES HEIGHTS PH III**

Tax Parcel Numbers(s): **4414-00-09200**

Dated: April 27, 2021

**SO UK INVESTMENT LLC,**



---

**MIN-LEUNG LAI, MANAGER**

---

STATE OF Texas

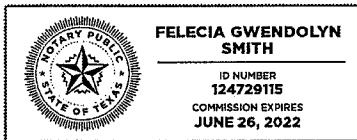
ss.

COUNTY OF Collin

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **MANAGER of SO UK INVESTMENT LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

*Felecia Gwendolyn Smith*

Dated: 04/28/2021



Notary Public in and for the State of Texas

Residing at County of Collin

My appointment expires: 06/26/2022

Notarized online using audio-video communication

**4847366**

**Pages: 2**

04/30/2021 03:12 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**TANA MARIE DENNERY  
2518 79TH AVE SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E015324 \$9,157.00  
04/30/2021 E Sullivan

## **STATUTORY WARRANTY DEED**

TH31162

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **TANA MARIE DENNERY, a married woman as her separate estate**

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

**LOT 92 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 92 DESCHUTES HEIGHTS PH III**

Tax Parcel Numbers(s): **4414-00-09200**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **April 27, 2021**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

*Min-Leung Lai*

By **MIN-LEUNG LAI, PRESIDENT**

STATE OF Texas

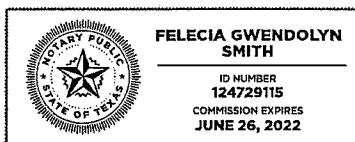
} ss.

COUNTY OF Collin

I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **MANAGER** of **LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 04/28/2021

*Felecia Gwendolyn Smith*



Notary Public in and for the State of Texas  
Residing at County of Collin  
My appointment expires: 06/26/2022

Notarized online using audio-video communication

**4850052**

**Pages: 2**

05/11/2021 02:34 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**MICHAEL D. MATLOCK and NANCY M.  
MATLOCK  
2440 79TH AVE SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E015597 \$0.00  
05/11/2021 E Walker

**THURSTON COUNTY TITLE CO**

**QUIT CLAIM DEED**

TH30469

THE GRANTOR(S)

**SO UK INVESTMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY**

for and in consideration of

**MERE CHANGE IN IDENTITY OR FORM**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, A WASHINGTON CORPORATION**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 85 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 85 DESCHUTES HEIGHTS PH III**

Tax Parcel Numbers(s): **4414-00-08500**

Dated: May 06, 2021

MIN-LEUNG LAI  
MIN-LEUNG LAI, MANAGER

STATE OF Florida  
ss.  
COUNTY OF Duval

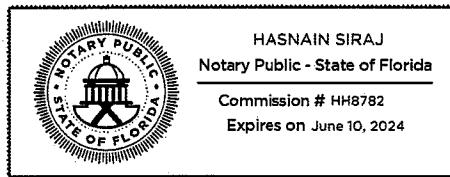
I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath stated that HE IS authorized to execute the instrument and acknowledge it as the **MANAGER** of **LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument. ID presented is driver's license.

Dated: 05/07/2021

*Hasnain Siraj*

Notary Public in and for the State of Florida  
Residing at Duval County  
My appointment expires: 06/10/2024

Notarized online using audio-video communication



**4850053**

**Pages: 2**

05/11/2021 02:34 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**MICHAEL D. MATLOCK and NANCY M.  
MATLOCK  
2440 79TH AVE SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E015598 \$8,870.42  
05/11/2021 E Walker

## **STATUTORY WARRANTY DEED**

TH30469

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **MICHAEL D. MATLOCK and NANCY M. MATLOCK, a married couple**

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

**LOT 85 OF DESCHUTES HEIGHTS, PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 85 DESCHUTES HEIGHTS PH III**

Tax Parcel Numbers(s): **4414-00-08500**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **May 06, 2021**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

**MIN-LEUNG LAI**

**By MIN-LEUNG LAI, PRESIDENT**

STATE OF Florida

} ss.

COUNTY OF Duval

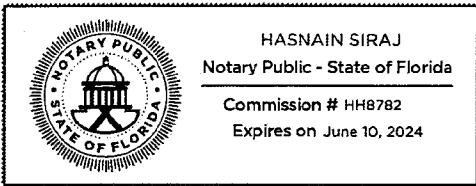
I certify that I know or have satisfactory evidence that **MIN-LEUNG LAI** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the **PRESIDENT** of **LOTUS HOUSE DEVELOPMENT CORPORATION** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument. ID presented is driver's license.

Dated: 05/07/2021

 Hasnain Siraj

Notary Public in and for the State of Florida  
Residing at Duval County  
My appointment expires: 06/10/2024

Notarized online using audio-video communication



**When recorded return to:**

Andrew Van Gerpen and Phuc Thi Hong Van  
Gerpen  
7633 Deschutes Heights Ct SE  
Tumwater, WA 98501

Thurston County Treasurer  
E016887 \$9,584.20  
06/24/2021 E Walker

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

676 Woodland Square Loop SE, Suite 405  
Lacey, WA 98503

Escrow No.: 210045684

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Capital Development Properties 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 Andrew Van Gerpen and Phuc Van Gerpen, husband and wife

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 72 Deschutes Heights Ph 3

Tax Parcel Number(s): 44140007200,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 21, 2021

Capital Development Properties LLC

BY:   
Jeff Capezio  
Manager

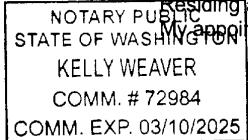
BY:   
Gary Kreider  
Manager

State of WASHINGTON  
County of Thurston

I certify that I know or have satisfactory evidence that Jeff Capezio + Gary Kreider  
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 Managers of Capital Development Properties LLC, a Washington Limited  
Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned  
in the instrument.

Dated: 06/22/2021

Name: Kelly Weaver  
Notary Public in and for the State of Washington  
Residing at: Olympia



For clarification purposes  
Notary seal covers words:  
residing my appointment

For clarification purposes  
Notary seal:public washington

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 44140007200**

Lot 72 of Deschutes Heights Phase III, as recorded June 14, 2019 under Auditor's File No. 4688565;

In Thurston County, Washington.

## **EXHIBIT "B"**

### Exceptions

1. Covenants, conditions, restrictions 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: March 9, 2011  
Recording No.: 4201504

Amendments recorded under Recording Nos. 4327908 and 4826135

2. Special Power of Attorney in favor of the City of Tumwater, and the terms and conditions thereof:

Recording Date: March 4, 2011  
Recording No.: 4201006

3. Agreement for Stormwater maintenance and Pollution Source Control Plan, and the terms and conditions thereof:

Recording Date: March 9, 2011  
Recording No.: 4201503

Amended by instrument recorded under Auditor's File Nos. 4419349 and 4685635 (a re-record of 4685354)

4. 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 Plat of Deschutes Heights:

Recording No: 4223746

5. Provisions contained in the articles of incorporation and bylaws of **Deschutes Heights Homeowners Association**, including any liability to assessment lien.

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: April 24, 2014 and July 7, 2014  
Recording Nos.: 4389025 and 4398908  
Affects: Portion of said premises

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 the Plat of Deschutes Heights Ph 3:

Recording No: 4688565

**When recorded return to:**  
Stefanie Olar and George Olar  
7548 Deschutes Ridge Ct SE  
Tumwater, WA 98512

Thurston County Treasurer  
E019456 \$9,762.20  
09/08/2021 S Flores

Filed for record at the request of:



676 Woodland Square Loop SE, Suite 405  
Lacey, WA 98503

Escrow No.: 210045498

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Capital Development Properties, 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 Stefanie Olar and George Olar, a married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 90 Deschutes Heights Phase 3

Tax Parcel Number(s): 44140009000

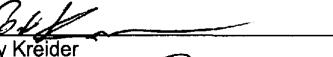
Subject to:

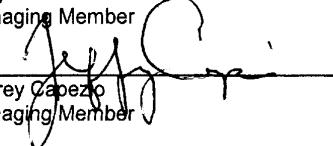
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 3, 2021

Capital Development Properties, LLC

BY:   
Gary Kreider  
Managing Member

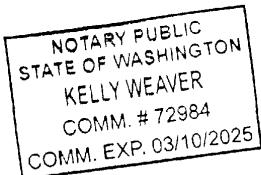
BY:   
Jeffrey Capezio  
Managing Member

State of WASHINGTON  
County of POLKATON

I certify that I know or have satisfactory evidence that Gary Kreider and Jeff  
Capezio 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 Managers of Capital Development Properties LLC to be the free and voluntary  
act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/12/2021

Name: KELLY WEAVER  
Notary Public in and for the State of WASHINGTON  
Residing at: Olympia  
My appointment expires: 3-10-2025



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 44140009000**

**Lot 90 of Deschutes Heights Phase III, as recorded June 14, 2019 under Auditor's File No. 4688565.**

**In Thurston County, Washington**

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, liability for future 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: March 9, 2011  
Recording No.: 4201504

Amended by instrument recorded under Auditor's File No. 4327908

2. Special Power of Attorney in favor of the City of Tumwater, and the terms and conditions thereof:

Recording Date: March 4, 2011  
Recording No.: 4201006

3. Agreement for Stormwater maintenance and Pollution Source Control Plan, and the terms and conditions thereof:

Recording Date: March 9, 2011  
Recording No.: 4201503

Amended by instrument recorded under Auditor's File No. 4419349

4. 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 Plat of Deschutes Heights:

Recording No: 4223746

5. Provisions contained in the articles of incorporation and bylaws of Deschutes Heights Homeowners Association , including any liability to assessment lien.

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: April 24, 2014 and July 7, 2014  
Recording Nos.: 4389025 and 4398908  
Affects: Portion of said premises

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Deschutes Heights Phase III:

Recording No: 4688565

8. In the event matters are discovered during the closing process which would otherwise be insured by the Covered Risks included in the policy, the Company may limit or delete insurance provided by the affected Covered Risk. In such event, a supplemental will be issued prior to closing. General Exceptions A through K will not appear in the ALTA Homeowner's Policy.

**4923649**

**Pages: 2**

03/30/2022 02:42 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**KEVIN CHRISTIE and LIBBY CHRISTIE  
7551 DESCHUTES RIDGE CT SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E024810 \$11,024.22  
03/30/2022 E Walker

**THURSTON COUNTY TITLE CO**

**STATUTORY WARRANTY DEED**

TH36214

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **KEVIN CHRISTIE and LIBBY CHRISTIE, a married couple**

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

**LOT 86 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 86 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-08600**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **March 25, 2022**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

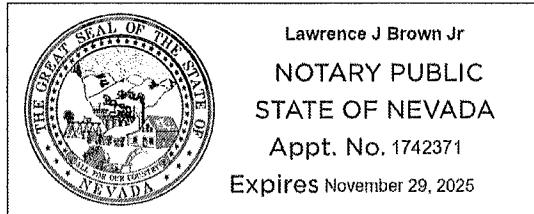
**MIN-LEUNG LAI** President  
By MIN-LEUNG LAI, PRESIDENT

STATE OF Nevada

} ss.

COUNTY OF Clark

This record was acknowledged before me on 03/29/2022 by **MIN-LEUNG LAI** as  
**PRESIDENT of LOTUS HOUSE DEVELOPMENT CORPORATION.**



Notary Public  
My commission expires: 11/29/2025

Notarized online using audio-video communication

**4923648**

**Pages: 2**

03/30/2022 02:42 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**LOTUS HOUSE DEVELOPMENT CORPORATION  
97-07 63RD RD #14E  
REGO PARK, NY 11374**

Thurston County Treasurer  
E024809 \$0.00  
03/30/2022 E Walker

**QUIT CLAIM DEED**

TH36214

**THURSTON COUNTY TITLE  
TH36214**

THE GRANTOR(S)

**SO UK INVESTMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY**

for and in consideration of

**MERE CHANGE IN IDENTITY OR FORM**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, A WASHINGTON CORPORATION**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 86 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 86 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-08600**

Dated: March 25, 2022

**SO UK INVESTMENT LLC**

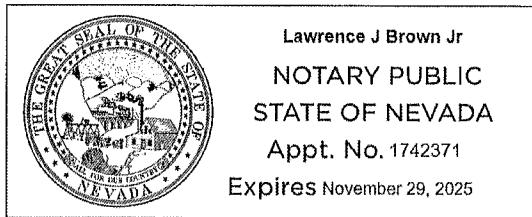
MIN-LEUNG LAI Manager  
**MIN-LEUNG LAI, MANAGER**

STATE OF Nevada

} ss.

COUNTY OF Clark

This record was acknowledged before me on 03/29/2022 by **MIN-LEUNG LAI** as  
**MANAGER of SO UK INVESTMENT LLC**



Notary Public  
My commission expires: 11/29/2025

Notarized online using audio-video communication

**For Clarity: Lawrence J Brown Jr  
Notary Public State of Nevada  
Appt. No. 1742371  
Expires November 29, 2025**

When recorded return to:

**LOTUS HOUSE DEVELOPMENT CORPORATION  
97-07 63RD RD #14E  
REGO PARK, NY 11374**

Thurston County Treasurer  
E024871 \$0.00  
03/31/2022 A Geagon

## **QUIT CLAIM DEED**

TH36235

**THURSTON COUNTY TITLE CO**

THE GRANTOR(S)

**SO UK INVESTMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY**

for and in consideration of

**MERE CHANGE IN IDENTITY OR FORM**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, A WASHINGTON CORPORATION**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 84 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 84 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-08400**

Dated: March 29, 2022

**SO UK INVESTMENT LLC**

*MIN-LEUNG LAI*

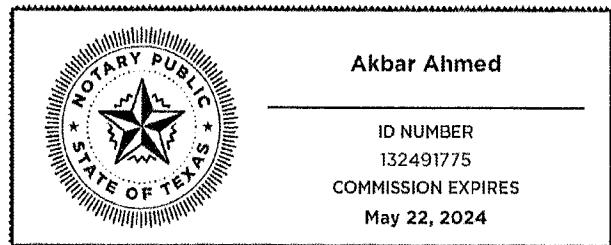
By MIN-LEUNG LAI, MANAGER

STATE OF Texas

} ss.

COUNTY OF Collin

This record was acknowledged before me on 03/30/2022 by **MIN-LEUNG LAI** as  
**MANAGER of SO UK INVESTMENT LLC**



Akbar Ahmed

ID NUMBER  
132491775

COMMISSION EXPIRES  
May 22, 2024

Notary Public Texas Akbar Ahmed  
My commission expires: 05/22/2024

Notarized online using audio-video communication

When recorded return to:

**EMILY NICHOLSON  
7624 DESCHUTES WOODS CT SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E024872 \$11,186.20  
03/31/2022 A Geagon

## STATUTORY WARRANTY DEED

TH36235

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **EMILY NICHOLSON, an unmarried person**

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

**LOT 84 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 84 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-08400**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **March 29, 2022**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

**MIN-LEUNG LAI**

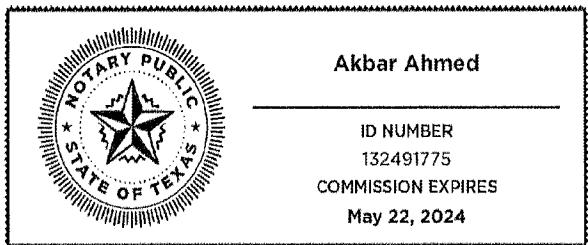
**By MIN-LEUNG LAI, PRESIDENT**

STATE OF Texas

} ss.

COUNTY OF Collin

This record was acknowledged before me on 03/30/2022 by **MIN-LEUNG LAI** as  
**PRESIDENT of LOTUS HOUSE DEVELOPMENT CORPORATION.**



  
Notary Public Texas, Akbar Ahmed  
My commission expires: 05/22/2024

Notarized online using audio-video communication

**4929391**

**Pages: 2**

05/02/2022 02:56 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**LOTUS HOUSE DEVELOPMENT CORPORATION  
97-07 63RD RD #14E  
REGO PARK, NY 11374**

Thurston County Treasurer  
E025701 \$0.00  
05/02/2022 E Sullivan

## **QUIT CLAIM DEED**

TH36776

THE GRANTOR(S)

**THURSTON COUNTY TITLE CO**

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**MERE CHANGE IN IDENTITY OR FORM**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 49 OF DESCHUTES HEIGHTS, PHASE II, AS RECORDED MARCH 20, 2015 UNDER  
AUDITOR'S FILE NO. 4435673.**

Abbreviated Legal: **LOT 49 DESCHUTES HEIGHTS PHASE II**

Tax Parcel Numbers(s): **4414-00-04900**

Dated: April 29, 2022

**SO UK INVESTMENT LLC**

*Min Leung Lai, President*

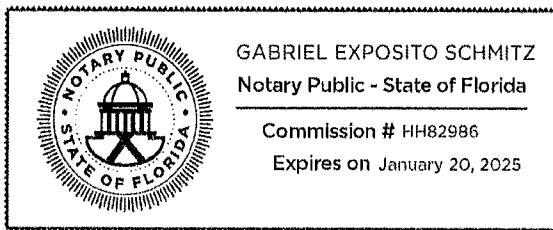
**MIN LEUNG LAI, President**

STATE OF Florida

COUNTY OF Broward

} ss.

This record was acknowledged before me on 05/02/2022 by **MIN LEUNG LAI** as  
**PRESIDENT of SO UK INVESTMENT LLC** Produced ID of driver license.



Notary Public Gabriel Exposito Schmitz  
My commission expires: 01/20/2025

Notarized online using audio-video communication

**4932916**

**Pages: 2**

05/23/2022 03:33 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**LOTUS HOUSE DEVELOPMENT CORPORATION  
1601 3RD AVE, APT 27A  
NEW YORK, NY 10128**

Thurston County Treasurer  
E026229 \$0.00  
05/23/2022 E Walker

## **QUIT CLAIM DEED**

TH37047

**THURSTON COUNTY TITLE CO**

THE GRANTOR(S)

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**mere change in identity or form**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 75 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 75 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-07500**

05/18/2022  
Dated: ~~May 17 2022~~

**SO UK INVESTMENT LLC**

*Min Leung Lai, Member*

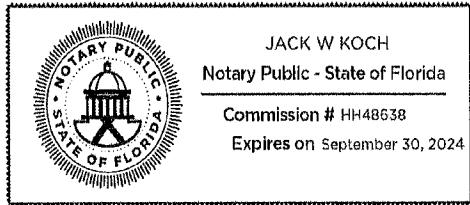
**MIN LEUNG LAI, Member**

STATE OF Florida

} ss.

COUNTY OF Pasco

This record was acknowledged before me on 05/18/2022 by **MIN LEUNG LAI** as  
**Member of SO UK INVESTMENT LLC.** identified by New York driver's license.



JACK W KOCH  
Notary Public - State of Florida  
Commission # HH48638  
Expires on September 30, 2024

*Jack Koch*  
\_\_\_\_\_  
Notary Public Jack W Koch  
My commission expires: 09/30/2024  
Notarized online using audio-video communication

**4932917**

**Pages: 2**

05/23/2022 03:33 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**DANIEL MICHAEL WALSH and AMANDA WALSH  
7644 DESCHUTES HEIGHTS CT SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E026230 \$11,469.22  
05/23/2022 E Walker

**STATUTORY WARRANTY DEED  
THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION**, a Washington Corporation

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **DANIEL MICHAEL WALSH and AMANDA WALSH, a married couple**

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

**LOT 75 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 75 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-07500**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: ~~May 17, 2022~~ 05/18/2022

**LOTUS HOUSE DEVELOPMENT CORPORATION**

*Min Leung Lai, President*

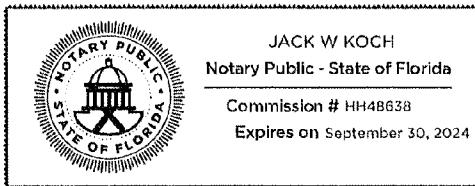
**By MIN LEUNG LAI, President**

STATE OF Florida

} ss.

COUNTY OF Pasco

This record was acknowledged before me on 05/18/2022 by **MIN LEUNG LAI** as  
**President of LOTUS HOUSE DEVELOPMENT CORPORATION**, identified by New York driver's license.



JACK W KOCH  
Notary Public - State of Florida  
Commission # HH48638  
Expires on September 30, 2024

\_\_\_\_\_  
Notary Public Jack W Koch  
My commission expires: 09/30/2024  
Notarized online using audio-video communication

**4939146**

**Pages: 2**

06/30/2022 03:18 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**PATRICK KELLEY and LISA KELLEY  
PO BOX 14913  
TUMWATER, WA 98511**

Thurston County Treasurer  
E027260 \$11,693.50  
06/30/2022 *Elizabeth A Walker*

## **STATUTORY WARRANTY DEED**

TH37064

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **PATRICK KELLEY and LISA KELLEY, a married couple**

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

**LOT 93 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 93 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-09300**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **June 24, 2022**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

*Min Leung Lai*  
By MIN LEUNG LAI, President

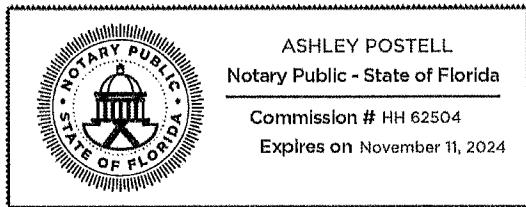
STATE OF Florida

} ss.

COUNTY OF Duval

This record was acknowledged before me on 06/27/2022 by **MIN LEUNG LAI** as  
**President of LOTUS HOUSE DEVELOPMENT CORPORATION.**

Signer(s) produced Driver License for verification.



A handwritten signature of "Ashley Postell" is written over a horizontal line.  
Notary Public Ashley Postell HH 62504  
My commission expires: 11/11/2024

Notarized online using audio-video communication

**4939145**

**Pages: 2**

06/30/2022 03:18 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**LOTUS HOUSE DEVELOPMENT CORPORATION  
97-07 63<sup>rd</sup> RD #14E  
REGO PARK, NY 11374**

Thurston County Treasurer  
E027259 \$0.00  
06/30/2022 *Elizabeth A Walker*

## **QUIT CLAIM DEED**

TH37064

THE GRANTOR(S)

**THURSTON COUNTY TITLE CO**

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**Mere change in identity or form - family corporation and partnerships**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 93 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 93 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-09300**

Dated: June 24, 2022

**SO UK INVESTMENT LLC**

*Min Leung Lai*  
**MIN LEUNG LAI, President**

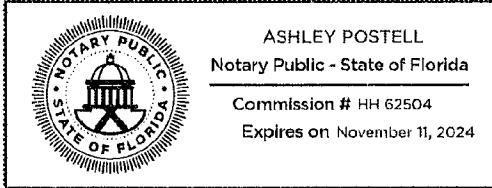
STATE OF Florida

} ss.

COUNTY OF Duval

This record was acknowledged before me on 06/27/2022 by **MIN LEUNG LAI** as  
**President of SO UK INVESTMENT LLC.**

Signer(s) produced Driver License for verification.



ASHLEY POSTELL  
Notary Public - State of Florida  
Commission # HH 62504  
Expires on November 11, 2024

Notary Public Ashley Postell HH 62504  
My commission expires: 11/11/2024

Notarized online using audio-video communication

**4939942**

**Pages: 2**

07/06/2022 03:09 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**BRET R. JENSEN and JOCELYN W. JENSEN  
2421 79TH AVE SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E027369 \$11,113.22  
07/06/2022 *Suzie Jones*

## **STATUTORY WARRANTY DEED**

TH36655

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **BRET R. JENSEN and JOCELYN W. JENSEN, a married couple**

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

**LOT 107 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 107 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-10700**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **July 01, 2022**

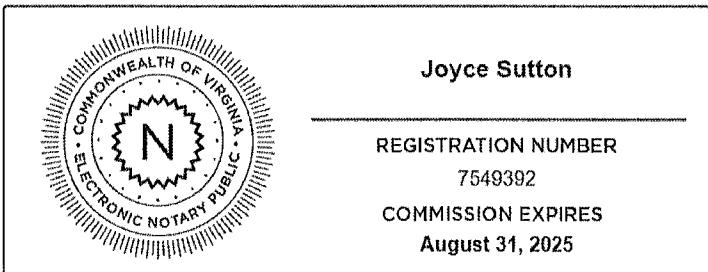
**LOTUS HOUSE DEVELOPMENT CORPORATION**

*Min Leung Lai, President*  
By MIN LEUNG LAI, President

STATE OF Virginia } ss.  
COUNTY OF Chesapeake City

This record was acknowledged before me on 07/02/2022 by **MIN LEUNG LAI** as  
**President of LOTUS HOUSE DEVELOPMENT CORPORATION.**

*Joyce Sutton*  
\_\_\_\_\_  
Notary Public  
My commission expires: 08/31/2025



Electronic Notary Public

Notarized online using audio-video communication

**4939941**

**Pages: 2**

07/06/2022 03:09 PM D

Thurston County, Washington

THURSTON COUNTY TITLE CO.

When recorded return to:

**LOTUS HOUSE DEVELOPMENT CORPORATION  
97-07 63rd Rd #14E  
Rego Park, NY 11374**

Thurston County Treasurer

E027368 \$0.00

07/06/2022 *Suzie Jones*

## **QUIT CLAIM DEED**

TH36655

THE GRANTOR(S)

**THURSTON COUNTY TITLE CO**

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**mere change in identity or form - family corporation and partnerships**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 107 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 107 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-10700**

Dated: July 01, 2022

**SO UK INVESTMENT LLC**

*Min Leung Lai, Managing Member*  

---

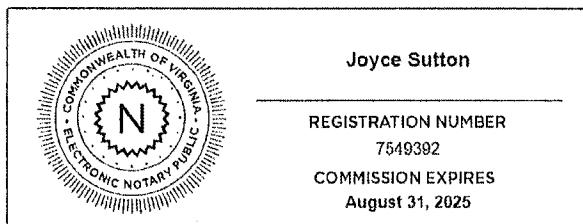
MIN LEUNG LAI, Managing Member

STATE OF Virginia

} ss.

COUNTY OF Chesapeake City

This record was acknowledged before me on 07/02/2022 by **MIN LEUNG LAI** as  
**Managing Member of SO UK INVESTMENT LLC**



*Joyce Sutton*

Notary Public

My commission expires: 08/31/2025

Electronic Notary Public

Notarized online using audio-video communication

Return to:

BUDD BAY LAW, P.S.  
324 West Bay Drive NW, Ste. 201  
Olympia, WA 98502

NOV 9 '22 395077

**Thurston County Treasurer**

Real Estate Excise Tax Paid None

By Suzie Olson Deputy

**Document Title:** **Quit Claim Deed**

**Reference No:** **4223746; 4688565; 4435673**

**Grantor:** **SO UK INVESTMENT LLC**

**Grantee:** **DESCHUTES HEIGHTS HOMEOWNERS' ASSOCIATION**

**Abbreviated Legal:** **Section 12 Township 17 Range 2W Quarter SE NE Plat DESCHUTES HEIGHTS PH 3 TR N Document 4688565 TOT LOT / RECREATIONAL; Section 12 Township 17 Range 2W Quarter SE, NE Plat DESCHUTES HEIGHTS PH II TR L Document 4435673 RECREATION; Section 12 Township 17 Range 2W Quarter SE, NE Plat DESCHUTES HEIGHTS PH II TR M Document 4435673 RECREATION**

**Assessor's Parcel Nos:** **44140000001; 44141700000; and 44141800000**

---

**QUIT CLAIM DEED**

The Grantor, **SO UK INVESTMENT LLC, a Washington Limited Liability Company**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, conveys and quit claims to **DESCHUTES HEIGHTS HOMEOWNERS' ASSOCIATION**, a Washington nonprofit corporation, Grantee, the following described real estate, located at Deschutes Heights Development, situated in the County of Thurston, State of Washington, including any interest therein which Grantor may hereafter acquire:

**SEE ATTACHED EXHIBIT A.**

*Signature on page 2.*

**4958342**  
11/10/2022 09:11 AM Deed  
Thurston County Washington  
BUDD BAY LAW, PS

**Pages: 3**



DATED this 07<sup>th</sup> day of NOV, 2022.

Min - Leung Lai  
SO UK INVESTMENT LLC, Grantor  
By: MIN LEUNG LAI, Managing Member

STATE OF New York )  
COUNTY OF New York ) ss:  
                            )

On this day personally appeared before me Min Leung Lai to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he had the authority described herein and that he signed the same as his free and voluntary act and deed, for the purposes therein mentioned.

GIVEN under my hand and official seal this 07<sup>th</sup> day of NOV, 2022.

MEI X140  
Notary Public, State of New York  
No. 01X18312853  
Qualified in Queens County  
Certificate filed in New York County  
Commission Expires Oct. 6, 2026  
26

Notary Public in and for the State of New York  
residing at 11 chatham SQ. NEW YORK NY.  
My commission expires 10/06/2026.

For clarity, notary stamp reads:

MEI X140  
Notary Public, State of New York  
No. 01X18312853  
Qualified in Queens County  
Certificate filed in New York County  
Commission expires Oct. 6, 2026

## **EXHIBIT A**

Tract L of Deschutes Heights Phase II, as recorded under Auditors File Number 4435673 recorded on the 20th day of March 2015, Thurston County, Washington. Subject to easements, covenants and restriction as referenced on said Plat.

Tract M of Deschutes Heights Phase II, as recorded under Auditors File Number 4435673 recorded on the 20th day of March 2015, Thurston County, Washington. Subject to easements, covenants and restriction as referenced on said Plat.

Tract N of Deschutes Heights Phase III, as recorded under Auditors File Number 4688565 recorded on the 14th day of June 2019, Thurston County, Washington. Subject to easements, covenants and restriction as referenced on said Plat.

In Thurston County, Washington.

**4971792**

**Pages: 2**

03/31/2023 10:18 AM D

Thurston County, Washington

THURSTON COUNTY TITLE CO.

When recorded return to:

LOTUS HOUSE DEVELOPMENT CORPORATION  
2433 79TH AVE SE  
TUMWATER, WA 98501

Thurston County Treasurer

E032007 \$0.00

03/31/2023 *Elizabeth Walker*

## **QUIT CLAIM DEED**

TH39903

THE GRANTOR(S)

**THURSTON COUNTY TITLE CO**

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**MERE CHANGE IN IDENTITY OR FORM**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 106 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 106 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-10600**

Dated: March 07, 2023

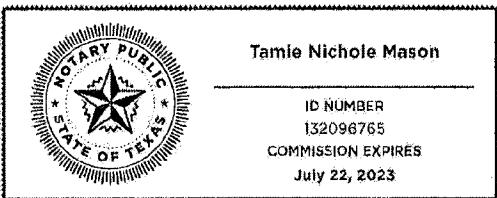
*Min Leung Lai*

STATE OF Texas

} ss.

COUNTY OF Brazoria

This record was acknowledged before me on 03/30/2023 by **MIN LEUNG LAI** as  
**Member of LOTUS HOUSE DEVELOPMENT CORPORATION.**



Tamie Nichole Mason

Notary Public  
My commission expires: 07/22/2023

Notarized online using audio-video communication

When recorded return to:

**STEPHANIE HARRIS and ROBERT W. HARRIS**  
**2433 79TH AVE SE**  
**TUMWATER, WA 98501**

Thurston County Treasurer  
E032008 \$12,743.20  
03/31/2023 *Elizabeth L. Walker*

## **STATUTORY WARRANTY DEED**

TH39903

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION**, a Washington Corporation

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to **STEPHANIE HARRIS and ROBERT W. HARRIS, a married couple**

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

**LOT 106 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 106 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-10600**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **March 07, 2023**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

*Min Leung Lai*

By **MIN LEUNG LAI, President**

STATE OF Texas  
COUNTY OF Brazoria } ss.

This record was acknowledged before me on 03/30/2023 by **MIN LEUNG LAI** as  
**President of LOTUS HOUSE DEVELOPMENT CORPORATION.**



*Tamie Nichole Mason*

Notary Public  
My commission expires: 07/22/2023

Notarized online using audio-video communication

**4972406**

**Pages: 2**

04/06/2023 11:02 AM D

Thurston County, Washington

THURSTON COUNTY TITLE CO.

When recorded return to:

**MARIE ANN MCDANIEL  
7552 DESCHUTES RIDGE CT SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E032110 \$12,115.75  
04/06/2023 *Anne Posner*

## **STATUTORY WARRANTY DEED**

TH39987

**THURSTON COUNTY TITLE CO**

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **MARIE ANN MCDANIEL, an unmarried person**

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

**LOT 91 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 91 DESCHUTES HEIGHTS PAHSE III**

Tax Parcel Numbers(s): **4414-00-09100**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **March 31, 2023**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

*Min Leung Lai*

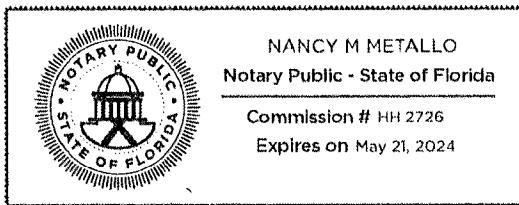
By **MIN LEUNG LAI, President**

STATE OF Florida

} ss.

COUNTY OF Orange

This record was acknowledged before me on 04/05/2023 by **MIN LEUNG LAI** as  
**President of LOTUS HOUSE DEVELOPMENT CORPORATION.**



*Nancy M Metallo*

Nancy M Metallo

Notary Public

My commission expires: 05/21/2024

Produced Identification: DRIVER LICENSE

Notarized online using audio-video communication

**4972405**

**Pages: 2**

04/06/2023 11:02 AM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**LOTUS HOUSE DEVELOPMENT  
CORPORATION  
2433 79TH AVE SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E032109 \$0.00  
04/06/2023 *Annie Pollen*

## **QUIT CLAIM DEED**

TH39987

**THURSTON COUNTY TITLE CO**

THE GRANTOR(S)

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**MERE CHANGE IN IDENTITY OR FORM**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 91 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 91 DESCHUTES HEIGHTS PAHSE III**

Tax Parcel Numbers(s): **4414-00-09100**

Dated: March 31, 2023

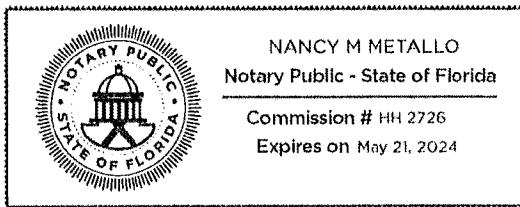
*Min Leung Lai*

**MIN LEUNG LAI**

STATE OF Florida

COUNTY OF Orange } ss.

This record was acknowledged before me on 04/05/2023 by **MIN LEUNG LAI** as  
**MEMBER of LOTUS HOUSE DEVELOPMENT CORPORATION.**



Notarized online using audio-video communication

Nancy M Metallo

Nancy M Metallo  
Notary Public  
My commission expires: 05/21/2024

Produced Identification: DRIVER LICENSE

**4974183**

**Pages: 4**

04/24/2023 12:48 PM D  
Thurston County, Washington  
AEGIS LAND TITLE GROUP

When recorded return to:  
Shamsher Singh and Anita Rani  
2424 79th Avenue Southeast  
Tumwater, WA 98501

Thurston County Treasurer  
E032406 \$13,295.00  
04/24/2023 *Anita Rani*

---

**Escrow Number: 2023-47399-TH**

Filed for Record at the request of: Aegis Land Title Group

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S), Isaac Dermanoski, an unmarried person, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Shamsher Singh and Anita Rani, a married couple, the following described real estate, situated in the County of Thurston, State of Washington:

FOR PROPERTY DESCRIPTION SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey, and including the attached **Exhibit "B"**

Abbreviated Legal: Lot 78, Deschutes Heights, Ph. 3

Tax Parcel Number(s): 44140007800

Dated: **April 21, 2023**

Isaac Dermanoski

STATE OF WASHINGTON  
COUNTY OF THURSTON

Signed and sworn to (or affirmed) before me on this 21 day of April,  
2023 by Isaac Dermanoski.

Lane Wilmot

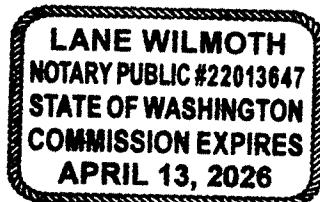
Signature

Notary Public

Title

My appointment expires: Apr 13, 2026

This notarial act involved the use of communication technology (check box if applicable).



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Property Description:**

**Property 1:**

Lot 78 of Deschutes Heights Phase III, as recorded June 14, 2019 under Auditor's File No. 4688565  
records of Thurston County, Washington

## EXHIBIT B

1. Power of Attorney and the terms and conditions thereof:

Recorded on March 4, 2011 as Instrument #4201006 in the official records of Thurston County  
Regarding: Power of Attorney to City of Tumwater regarding annexation, et. al.

2. Agreement and the terms and conditions thereof:

Recorded on March 9, 2011 as Instrument #4201503 in the official records of Thurston County  
Regarding: Stormwater Maintenance and Pollution Source Control Plan

Amendment and/or modification recorded on December 1, 2014 as Instrument #4419349 in the  
official records of Thurston County

3. Covenants, conditions, restrictions, easements and/or assessments, in instrument recorded on  
March 9, 2011 as Instrument #4201504 in the official records of Thurston County.

Amendment and/or modification recorded on April 3, 2013 as Instrument #4327908 in the official  
records of Thurston County, on February 16, 2021 as Instrument #7826135 in the official records of  
Thurston County

4. Restrictions, easements, dedications, and delineated matters contained on the face of the Plat of  
Deschutes Heights, as recorded on August 12, 2011 as Instrument #4223746 in the official records of  
Thurston County, and any amendments thereto.

5. Easement and the terms and conditions thereof:

Grantee: Puget Sound Energy

Purpose: Electric and/or gas transmission lines

Recorded on April 24, 2014 as Instrument #4389025 in the official records of Thurston County

6. Easement and the terms and conditions thereof:

Grantee: Puget Sound Energy

Purpose: Electric and/or gas transmission lines

Recorded on July 7, 2014 as Instrument #4398908 in the official records of Thurston County

7. Restrictions, easements, dedications, and delineated matters contained on the face of the Plat of  
Deschutes Height, Phase III, as recorded on June 14, 2019 as Instrument #4688565 in the official  
records of Thurston County, and any amendments thereto.

8. Unpaid assessments or charges, if any, and liability for further assessments or charges by the  
Deschutes Heights Homeowners Association.

**4989206**

**Pages: 2**

08/30/2023 11:47 AM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**MIN LEUNG LAI  
1601 3RD AVE, APT 27A  
NEW YORK, NY 10128**

Thurston County Treasurer  
E034748 \$0.00  
08/30/2023 *Suzie Flores*

## **QUIT CLAIM DEED**

TH41193

THE GRANTOR(S)

**THURSTON COUNTY TITLE CO**

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**mere change in identity or form - family corporation and partnerships**

in hand paid, conveys, and quitclaims to

**MIN LEUNG LAI, a married man as his separate estate**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 110 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 110 DESCHUTES HEIGHTS PH 3**

Tax Parcel Numbers(s): **4414-00-11000**

Dated: July 24, 2023

*Min - Leung Lai*  
By: MIN LEUNG LAI, Manager of  
SO UK INVESTMENT LLC

STATE OF NEW YORK

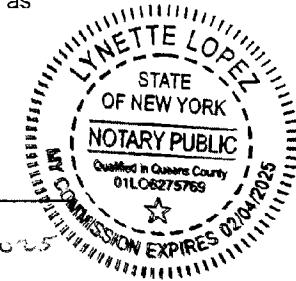
COUNTY OF QUEENS } ss.

This record was acknowledged before me on 8/23/2023 by MIN LEUNG LAI as  
Manager of SO UK INVESTMENT LLC



Notary Public

My commission expires:



**FOR CLARITY:  
MY COMMISSION EXPIRES  
02/04/2025  
QUALIFIED IN QUEENS COUNTY  
01LO6275769**

FEB 9 '24 395946

RETURN ADDRESS

Levi G Tate  
7617 Deschutes Woods CT SE  
Tumwater, WA

**Thurston County Treasurer**

Real Estate Excise Tax Paid None

By Suzie Stiles Deputy

**Document Title(s)**

Quitclaim Deed - Tate

**Reference Number(s) of Related Documents**

[Redacted]

Additional Reference #'s on page: [Redacted]

**Grantor(s) (Last, First and Middle Initial)**

Tate, Levi G	[Redacted]
Tate, Kayla A	[Redacted]
	[Redacted]

Additional Grantors on page: [Redacted]

**Grantee(s) (Last, First and Middle Initial)**

Tate, Levi G	[Redacted]
	[Redacted]
	[Redacted]

Additional Grantees on page: [Redacted]

**Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)**

SECTION 12 TOWNSHIP 17 RANGE 2W QUARTER SE NE PLAT DESCHUTES  
HEIGHTS PH 3 LT 81 DOCUMENT 4688565

Additional legal is on page : [Redacted]

**Assessor's Property Tax Parcel/Account Number**

44-000-000 44140008100

Additional parcel #'s on page : [Redacted]

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

5005263  
02/09/2024 10:46 AM Deed  
Thurston County Washington  
LEVI TATE

Pages : 3



AFTER RECORDING MAIL TO:

Name: Levi Tate

Address: 7617 Deschutes Woods CT SE, Tumwater, WA

Filed for Record at Request of: LEVI TATE

**Quitclaim Deed**

IN WITNESS WHEREOF, Levi Tate, not married, of 7617 Deschutes Woods CT SE, Tumwater, WA 98501, USA, and Kayla Tate, not married, of 7617 Deschutes Woods CT SE, Tumwater, WA 98501, USA, (collectively the "Grantor"), for and in consideration of \$ 0.00, conveys, as well as quitclaims, unto Levi Tate, not married, of 7617 Deschutes Woods CT SE, Tumwater, WA, (the "Grantee") as the sole tenant, the following described real estate, situated in the county of Thurston, State of Washington, together with all after acquired title of the Grantor therein:

---

---

---

And the said Grantor, does attest for the Grantee and Grantee's heirs and assigns, that at and until the ensealing of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has a good right to convey the same in the manner and forms above written.

Assessor's Property Tax Parcel/Account Number: 44140008100

Dated: February 7<sup>th</sup>, 2024

Signed in the presence of:



Witness signature



Levi Tate

2/7/2024  
Witness name

  
Kayla Tate

**Grantor Acknowledgement**

STATE OF WASHINGTON

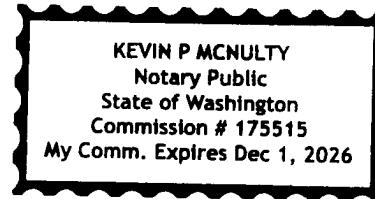
COUNTY OF King

I certify that I know or have satisfactory evidence that Levi Tate, and Kayla Tate, are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 7<sup>th</sup> day of Feb, 2024

Kevin P McNulty  
Notary Public in and for the State of Washington

My commission expires: 12-1-2026



**5009770**

**Pages: 2**

03/27/2024 11:56 AM D

Thurston County, Washington

THURSTON COUNTY TITLE CO.

When recorded return to:

JORDAN J. DOWERS and LEAH M. DOWERS  
7616 DESCHUTES WOODS CT SE  
TUMWATER, WA 98501

Thurston County Treasurer  
E037759 \$11,390.40  
03/27/2024 *Audia Prender*

**THURSTON COUNTY TITLE CO  
STATUTORY WARRANTY DEED**

TH42633

The Grantor, **DANIEL YOUNG and BRENNNA YOUNG, husband and wife**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **JORDAN J. DOWERS and LEAH M. DOWERS, a married couple**

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

**LOT 82 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Tax Parcel Numbers(s): **4414-00-08200**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated: **3/25/2024**



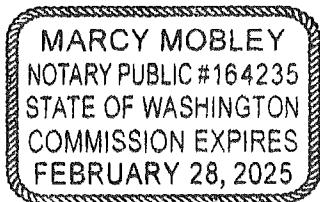
**DANIEL YOUNG**



**BRENNNA YOUNG**

STATE OF *Washington* }  
COUNTY OF *Muskrat* } ss.

This record was acknowledged before me on 3-26-2024 by DANIEL YOUNG and BRENNA YOUNG.



  
Notary Public  
My commission expires: 2-28-25

**5009797**

**Pages: 2**

03/27/2024 02:20 PM D

Thurston County, Washington

THURSTON COUNTY TITLE CO.

When recorded return to:

**PETER CHAFFEY & CORINNE L. FISHER  
2415 79TH AVENUE SE  
TUMWATER, WA 98501**

Thurston County Treasurer

E037762 \$10,623.22

03/27/2024 *Min Leung Lai*

**THURSTON COUNTY TITLE CO  
STATUTORY WARRANTY DEED**

TH42698

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **PETER CHAFFEY, an unmarried man and CORINNE L. FISHER, an unmarried woman**

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

**LOT 108 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 108 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-10800**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **March 21, 2024**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

*Min Leung Lai*

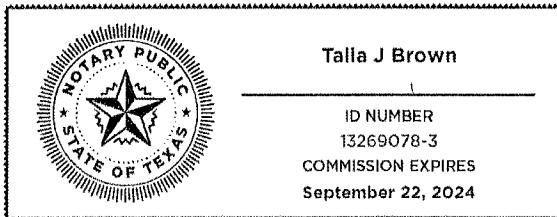
By **MIN LEUNG LAI, President**

STATE OF Texas

*TJB*  
} ss. Document: Statutory Warranty Deed

COUNTY OF Collin

This record was acknowledged before me on 03/25/2024 by **MIN LEUNG LAI** as  
**President of LOTUS HOUSE DEVELOPMENT CORPORATION.**



*Talia J. Brown*

Notary Public

My commission expires: 09/22/2024

Electronically signed and notarized online using the Proof platform.

**5009796**

**Pages: 2**

03/27/2024 02:20 PM D

Thurston County, Washington

THURSTON COUNTY TITLE CO.

When recorded return to:

**LOTUS HOUSE DEVELOPMENT CORPORATION  
97-07 63rd RD #14E  
REGO PARK, NY 11374**

Thurston County Treasurer

E037761 \$0.00

03/27/2024 *Alison Browne*

**THURSTON COUNTY TITLE CO  
QUIT CLAIM DEED**

TH42698

THE GRANTOR(S)

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**MERE CHANGE IN IDENTITY OR FORM - FAMILY CORPORATION AND PARTNERSHIP**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 108 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 108 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-10800**

Dated: March 21, 2024

**SO UK INVESTMENT LLC**

*Min Leung Lai*

**MIN LEUNG LAI, Member**

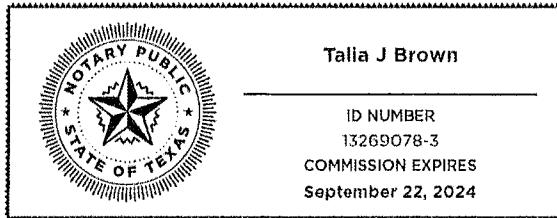
STATE OF Texas

} ss.

Document: Quit Claim Deed *TJB*

COUNTY OF Collin

This record was acknowledged before me on 03/25/2024 by **MIN LEUNG LAI** as  
**Member of SO UK INVESTMENT LLC**



Talia J Brown

ID NUMBER

13269078-3

COMMISSION EXPIRES

September 22, 2024

*Talia J. Brown*

Notary Public

My commission expires: 09/22/2024

Electronically signed and notarized online using the Proof platform.

When recorded return to:  
Levi Tate

Thurston County Treasurer  
E039149 \$0.00  
06/14/2024 *Mark Knobell*

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON®

676 Woodland Square Loop SE, Suite 405  
Lacey, WA 98503

Escrow No.: CTTC230060871

### QUIT CLAIM DEED

#### THE GRANTOR(S)

Kayla Tate, an unmarried person (former Spouse of Grantee)

for and in consideration of To establish Separate property Per Divorce Decree filed 3/17/2022 in hand paid, conveys and quit claims to

Levi Tate, an unmarried person

the following described real estate, situated in the County of Thurston, State of Washington, together with all after acquired title of the grantor(s) herein:

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot: 81 Deschutes Heights Ph 3

Tax Parcel Number(s): 44140008100

Dated: June 5, 2024

Kayla Tate  
Kayla Tate

State of Washington  
County of Thurston

This record was acknowledged before me on 6/17/24 by Kayla Tate.

(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 2/13/26

NOTARY PUBLIC STATE OF WASHINGTON JILLIAN HAHN COMM. # 22004926 COMM. EXP. 2/13/2026
--

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 44140008100**

Lot 81 of Deschutes Heights, Phase III, as recorded June 14, 2019 under Auditor's File No. 4688565;  
In Thurston County, Washington.

**When recorded return to:**

Kevin D Randich and Claire R Randich  
7617 Deschutes Woods CT SE  
Tumwater, WA 98501

Thurston County Treasurer  
E039148 \$10,402.50  
06/14/2024 *Mark Knobbe*

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

676 Woodland Square Loop SE, Suite 405  
Lacey, WA 98503

Escrow No.: CTTC230060871

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Levi Tate, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Kevin D Randich and Claire R Randich, a married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot: 81 Deschutes Heights Ph 3

Tax Parcel Number(s): 44140008100

Subject to:

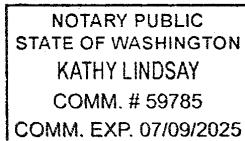
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

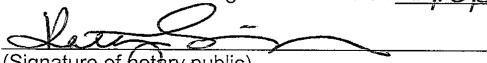
Dated: June 5, 2024



Levi Tate



State of WA  
County of Thurston  
This record was acknowledged before me on 6/10/24 by Levi Tate.

  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 7/15/25

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 44140008100

Lot 81 of Deschutes Heights, Phase III, as recorded June 14, 2019 under Auditor's File No. 4688565;  
In Thurston County, Washington.

**EXHIBIT "B"**

Exceptions

1. Covenants, conditions, restrictions 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: March 9, 2011  
Recording No.: 4201504

Amendments recorded under Recording Nos. 4327908 and 4826135 (included in first link).

2. Special Power of Attorney in favor of the City of Tumwater, and the terms and conditions thereof:

Recording Date: March 4, 2011  
Recording No.: 4201006

3. Agreement for Stormwater maintenance and Pollution Source Control Plan, and the terms and conditions thereof:

Recording Date: March 9, 2011  
Recording No.: 4201503

Amended by instrument:

Recording No.: 4419349  
Recording No.: 4685635  
(a re-record of 4685354)

4. 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 Plat of Deschutes Heights:

Recording No: 4223746

5. Provisions contained in the articles of incorporation and bylaws of **Deschutes Heights Homeowners Association**, including any liability to assessment lien.

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: April 24, 2014 and July 7, 2014  
Recording No.: 4389025  
Recording No.: 4398908  
Affects: Portion of said premises

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 the Plat of Deschutes Heights Ph 3:

Recording No: 4688565

8. In the event matters are discovered during the closing process which would otherwise be insured by the Covered Risks included in the policy, the Company may limit or delete insurance provided by the affected Covered Risk. In such event, a supplemental will be issued

**EXHIBIT "B"**

Exceptions  
(continued)

prior to closing. General Exceptions A through K will not appear in the ALTA Homeowner's Policy.

When recorded return to:  
Alicia DiFolco and Dan DiFolco  
7620 Deschutes Woods Ct SE  
Tumwater, WA 98501

Thurston County Treasurer  
E039328 \$11,070.00  
06/21/2024 *Suzie Olson*

Filed for record at the request of:



8730 Tallon Lane NE  
Lacey, WA 98516

Escrow No.: CTTC240062578

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirk M. Olson and Teri Ward who acquired title as Teresa Olson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys and warrants to Alicia DiFolco and Dan DiFolco, a married couple

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

Lot 83 of Deschutes Heights Phase III, as recorded June 14, 2019 under Auditor's File No.  
4688565;

In Thurston County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 44140008300

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 7, 2024

Kirk M. Olson

Kirk M. Olson

Teri Lynn Ward

Teri Ward

State of Washington  
County of Snohomish

This record was acknowledged before me on 06/18/2024 by Kirk M. Olson and Teri Ward.

*Colleen T Blake*

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 10/19/2027

COLLEEN T BLAKE  
NOTARY PUBLIC STATE OF WASHINGTON  
Commission # 210372  
My Commission Expires Oct 19, 2027

Notarial act performed by audio-visual communication

**EXHIBIT "A"**

## Exceptions

1. Covenants, conditions, restrictions 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: March 9, 2011  
 Recording No.: 4201504

Amendments recorded under Recording Nos. 4327908 and 4826135

2. Special Power of Attorney in favor of the City of Tumwater, and the terms and conditions thereof:

Recording Date: March 4, 2011  
 Recording No.: 4201006

3. Agreement for Stormwater maintenance and Pollution Source Control Plan, and the terms and conditions thereof:

Recording Date: March 9, 2011  
 Recording No.: 4201503

Amended by instrument recorded under Auditor's File Nos. 4419349 and 4685635 (a re-record of 4685354)

4. 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 Plat of Deschutes Heights:

Recording No: 4223746

5. Provisions contained in the articles of incorporation and bylaws of **Deschutes Heights Homeowners Association**, including any liability to assessment lien.

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

Granted to: Puget Sound Energy, Inc.  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: April 24, 2014 and July 7, 2014  
 Recording Nos.: 4389025 and 4398908  
 Affects: Portion of said premises

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 the Plat of Deschutes Heights Ph 3:

Recording No: 4688565

When recorded return to:

Thurston County Treasurer  
E039474 \$10,534.22  
06/28/2024 *Mark Kneale*

JACLYN FRASER  
2421 79TH AVE SE  
TUMWATER, WA 98501

**THURSTON COUNTY TITLE CO**  
**STATUTORY WARRANTY DEED**

TH43436

The Grantor, **BRET R. JENSEN**, an unmarried individual

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to **JACLYN FRASER**, an unmarried person, and **MATTHEW MAZUR-HART**, an unmarried person as joint tenants with rights of survivorship and not as tenants in common

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

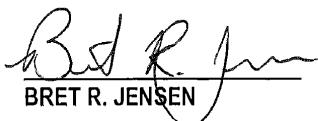
**LOT 107 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 107 DESCHUTES HEIGHTS PHASE III**Tax Parcel Numbers(s): **4414-00-10700**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated: **6/14/2024**

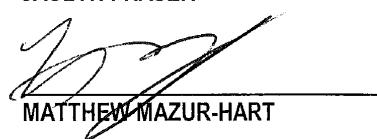
The grantees herein acknowledge that they are taking title as joint tenants with rights of survivorship and not as tenants in common



BRET R. JENSEN



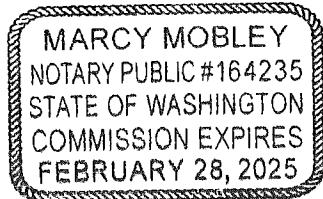
JACLYN FRASER



MATTHEW MAZUR-HART

STATE OF Washington  
COUNTY OF Thurston } ss.

This record was acknowledged before me on 6-24-2024 by **BRET R. JENSEN**.



Notary Public  
My commission expires: 2-28-25

**5021185**

**Pages: 2**

07/10/2024 11:10 AM D

Thurston County, Washington

THURSTON COUNTY TITLE CO.

When recorded return to:

**ANDRIANA JEON and ABRAHAM JEON  
2525 79TH AVE SE  
TUMWATER, WA 98501**

Thurston County Treasurer  
E039682 \$11,260.46  
07/10/2024 *Mark K. Stoll*

## **THURSTON COUNTY TITLE CO**

### **STATUTORY WARRANTY DEED**

TH43232

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION**, a Washington Corporation

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **ANDRIANA JEON and ABRAHAM JEON, a married couple**

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

**LOT 98 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 98 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-09800**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Dated: **July 05, 2024**

**LOTUS HOUSE DEVELOPMENT CORPORATION**

*Min Leung Lai*  
By MIN LEUNG LAI, President

STATE OF Florida

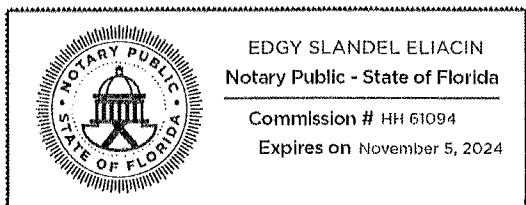
} ss.

COUNTY OF

Miami-Dade

This record was acknowledged before me on 07/07/2024 by **MIN LEUNG LAI** as  
**President of LOTUS HOUSE DEVELOPMENT CORPORATION.**

prodced New York State drivers license



Edgy Slandel Eliacin

Notary Public  
My commission expires: 11/05/2024

Notarized remotely online using communication technology via Proof.

**5021184**

**Pages: 2**

07/10/2024 11:10 AM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

**LOTUS HOUSE DEVELOPMENT CORPORATION**  
**97-07 63RD RD #14E**  
**REGO PARK, NY 11374**

Thurston County Treasurer  
E039681 \$0.00  
07/10/2024 *Mark Knobbe*

**THURSTON COUNTY TITLE CO**

**QUIT CLAIM DEED**

TH43232

THE GRANTOR(S)

**SO UK INVESTMENT LLC, a Washington Limited Liability Company**

for and in consideration of

**Mere change in identity or form - family corporation and partnerships**

in hand paid, conveys, and quitclaims to

**LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**

the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

**LOT 98 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 98 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-09800**

Dated: June 27, 2024

**SO UK INVESTMENT LLC**

*Min Leung Lai*

---

**MIN LEUNG LAI, Managing Member**

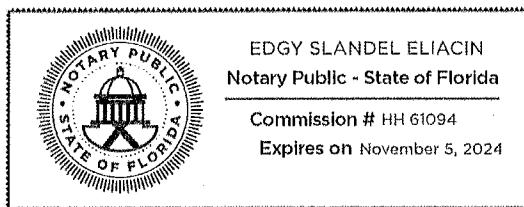
---

STATE OF Florida

} ss.

COUNTY OF Miami-Dade

This record was acknowledged before me on 07/07/2024 by **MIN LEUNG LAI**  
as **Managing Member of SO UK INVESTMENT LLC.** procded New York State drivers license



Edgy Slandel Eliacin

Notary Public

My commission expires: 11/05/2024

Notarized remotely online using communication technology via Proof.

**5038410**

**Pages: 2**

11/27/2024 02:29 PM D  
Thurston County, Washington  
THURSTON COUNTY TITLE CO.

When recorded return to:

SO UK INVESTMENT LLC  
9707 63RD RD APT 14E  
REGO PARK, NY 11374

Thurston County Treasurer  
E042142 \$0.00  
11/27/2024 *Suzie Loura*

**THURSTON COUNTY TITLE CO  
QUIT CLAIM DEED**

TH44561

THE GRANTOR(S)

SO UK INVESTMENT LLC, a washington limited liability company  
for and in consideration of  
a mere change in identity

in hand paid, conveys, and quitclaims to

LOTUS HOUSE DEVELOPMENT CORPORATION, a washington corporation  
the following described real estate, situated in the County of Thurston, State of Washington  
together with all after acquired title of the grantor(s) herein:

LOTS 97 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.

Abbreviated Legal: **LOT 97 DESCHUTES HEIGHTS PHASE III**

Tax Parcel Numbers(s): **4414-00-09700**  
Dated: November 26, 2024

Min-Leung Lai

Min-Leung Lai

STATE OF New York  
COUNTY OF New York } ss.

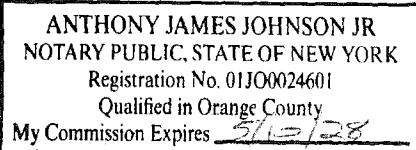
26/2/2024

This record was acknowledged before me on November by **MIN LEUNG LAI** as  
Managing Member of .

S. James Johnson

Notary Public

My commission expires: 5/10/28



**NOTARY CLARITY STATEMENT:**  
**ANTHONY JAMES JOHNSON JR**  
**NOTARY PUBLIC STATE OF NEW YORK**  
**REGISTRATION NO. 01J00024601**  
**QUALIFIED IN ORANGE COUNTY**  
**MY COMMISSION EXPIRES 5/10/28**

Thurston County Treasurer  
E043085 \$10,534.22  
02/13/2025 *Suzie Jones*

When recorded return to:

JENNIFER S. MAGNUSON and DAVID J. MAGNUSON  
2531 79TH AVE SE  
TUMWATER, WA 98501

**THURSTON COUNTY TITLE CO  
STATUTORY WARRANTY DEED**

TH45043

The Grantor, **LOTUS HOUSE DEVELOPMENT CORPORATION, a Washington Corporation**for and in consideration of **Ten Dollars and other valuable consideration**in hand paid, conveys, and warrants to **JENNIFER S. MAGNUSON and DAVID J. MAGNUSON, wife and husband, and ADRIENNE R. GREEN, an unmarried woman**

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

**LOTS 97 OF DESCHUTES HEIGHTS PHASE III, AS RECORDED JUNE 14, 2019 UNDER  
AUDITOR'S FILE NO. 4688565.**

Abbreviated Legal: **LOT 97 DESCHUTES HEIGHTS PHASE III**Tax Parcel Numbers(s): **4414-00-09700**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

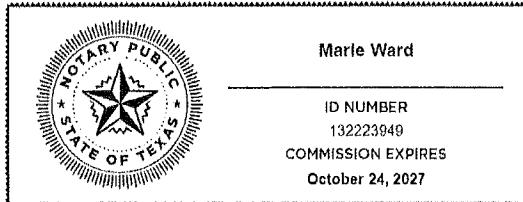
Dated: **February 10, 2025****LOTUS HOUSE DEVELOPMENT CORPORATION***Min Leung Lai*By **MIN LEUNG LAI, President**

STATE OF Texas

} ss.

COUNTY OF Brazoria

This record was acknowledged before me on 02/11/2025 by **MIN LEUNG LAI** as  
**President of LOTUS HOUSE DEVELOPMENT CORPORATION.**



*Marie Ward*

Notary Public  
My commission expires: 10/24/2027

Electronically signed and notarized online using the Proof platform.

**When recorded return to:**

Joshua J Creekpaum  
7632 Deschutes Heights Court SE  
Tumwater, WA 98501

Thurston County Treasurer  
E044434 \$10,623.22  
05/07/2025 *Mark Knobell*

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

676 Woodland Square Loop SE, Suite 405  
Lacey, WA 98503

Escrow No.: CTTC250067086

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Christopher R Barner and Gina D Barner, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys and warrants to Joshua J Creekpaum, an unmarried man and Tara Morey, an  
unmarried woman

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 73 Deschutes Heights Phase 3

Tax Parcel Number(s): 44140007300

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 5, 2025

Christopher R Barner  
Christopher R Barner  
Gina D Barner  
Gina D Barner

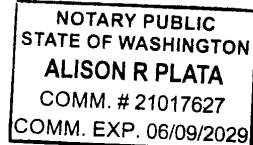
State of WA  
County of Thurston

This record was acknowledged before me on 5/5/2025 by Christopher R Barner and Gina D Barner.

Alison R Plata

(Signature of notary public)

Notary Public in and for the State of WA  
My commission expires: 09/09/2029



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 44140007300**

**Lot 73 of Deschutes Heights, Phase III, as recorded June 14, 2019 under Auditor's File No.  
4688565;**

**In Thurston County, Washington**

## EXHIBIT "B"

### Exceptions

1. Covenants, conditions, restrictions 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: March 9, 2011  
Recording No.: 4201504

Amendments recorded under Recording Nos. 4327908 and 4826135

2. Special Power of Attorney in favor of the City of Tumwater, and the terms and conditions thereof:

Recording Date: March 4, 2011  
Recording No.: 4201006

3. Agreement for Stormwater maintenance and Pollution Source Control Plan, and the terms and conditions thereof:

Recording Date: March 9, 2011  
Recording No.: 4201503

Amended by instrument recorded under Auditor's File Nos. 4419349 and 4685635 (a re-record of 4685354)

4. 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 Plat of Deschutes Heights:

Recording No: 4223746

5. Provisions contained in the articles of incorporation and bylaws of **Deschutes Heights Homeowners Association**, including any liability to assessment lien.

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: April 24, 2014 and July 7, 2014  
Recording Nos.: 4389025 and 4398908  
Affects: Portion of said premises

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 the Plat of Deschutes Heights Ph 3:

Recording No: 4688565

8. In the event matters are discovered during the closing process which would otherwise be insured by the Covered Risks included in the policy, the Company may limit or delete insurance provided by the affected Covered Risk. In such event, a supplemental will be issued prior to closing. General Exceptions A through K will not appear in the ALTA Homeowner's Policy.

**5078949**

**Pages: 2**

11/13/2025 11:22 AM D

Thurston County, Washington

FIRST AMERICAN TITLE KING COUNTY

AFTER RECORDING MAIL TO:

Abraham Jeon  
2525 79th Avenue SE  
Tumwater, WA 98501

Thurston County Treasurer  
E047879 \$0.00  
11/13/2025 *Suzie Sloane*

---

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

**F.A.T.C.O.**

**QUIT CLAIM DEED**

File No: **4291-4320638 (DT)**

Grantor(s): **Andriana Jeon, Spouse of Abraham Jeon**

Grantee(s): **Abraham Jeon, a married man as his sole and separate property**

Abbreviated Legal: **LOT 98, DESCHUTES HEIGHTS PHASE III, REC. 4688565, THURSTON COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **44140009800**

**THE GRANTOR(S) Andriana Jeon, Spouse of Abraham Jeon** for and in consideration of **to separate community property** in hand paid, conveys and quit claims to **Abraham Jeon, a married man as his sole and separate property**, the following described real estate, situated in the County of **Thurston**, State of **Washington**, together with all after acquired title of the grantor(s) herein:

**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

**Lot 98 of DESCHUTES HEIGHTS PHASE III, as recorded June 14, 2019 under auditor's File No. 4688565.**

**Situate in the County of Thurston, State of Washington.**

APN: 44140009800

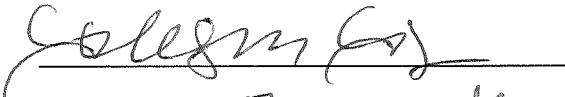
Quitclaim Deed - continued

File No.: 4291-4320638 (DT)

Date: 11/05/2025

Dated: Nov. 7, 2025

Andriana Jeon

STATE OF WA )  
COUNTY OF Thurston )-ss.  
                        )This record was acknowledged before me on Nov. 7, 2025 by Andriana Jeon.  
Notary Public T M Weller

My commission expires:

11/29/2027