

TICOR TITLE
70207494 (3)
When recorded return to:
Paul Florence and Kimberly Florence
8818 SE 62nd Street
Mercer Island, WA 98040

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edmund Scott Miniat and Dominique Nicole Miniat, 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 Paul Florence and Kimberly Florence, a married couple

the following described real estate, situated in the County of King, State of Washington:
LOT 9, BLOCK 1, TIMBERLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 52 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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

Tax Parcel Number(s): 865050-0045-02

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2023

Edmund Scott Miniat
Edmund Scott Miniat

Dominique Nicole Miniat
Dominique Nicole Miniat

Miriam (HSB)
State of ~~Washington~~
County of *Pima*

This record was acknowledged before me on JUL 12 2023 by Edmund Scott Miniat and Dominique Nicole Miniat.

[Signature]
HORACIO JAVIER BAO, Notary Public
(Signature of notary public)
Notary Public in and for the State of *ARIZONA*
My appointment expires: *JAN 22 2026*

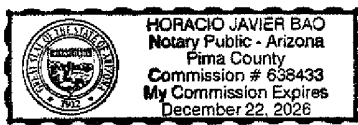


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Timberland:

Recording No: 4393606

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.