

When recorded return to:

Shannon Sperry
Lasher Holzapfel Sperry & Ebberson
601 Union Street, Suite 2600
Seattle, Washington 98101-4000

STATUTORY WARRANTY DEED

THE GRANTOR, **ELIZABETH F. MILLER**, an unmarried woman, for and in consideration of a transfer to a limited liability company where gain is not recognized under the Internal Revenue Code, conveys and warrants to GRANTEE, **HANGARHIVE HOLDINGS II LLC**, a Washington limited liability company, the following described real estate, situated in the County of King, State of Washington:

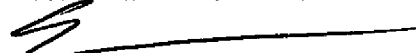
See Exhibit "A" attached hereto.

Abbreviated Legal

Description: PORTION OF LOT 4, ADAMS LAKE WASHINGTON TRACTS, PARCEL B,
VOLUME 11 OF PLATS, PAGE 80.
Quarter-Section-Township-Range - SE-18-24-5

SUBJECT TO covenants, conditions, restrictions, reservations and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Tax Parcel Numbers: 004610-0301

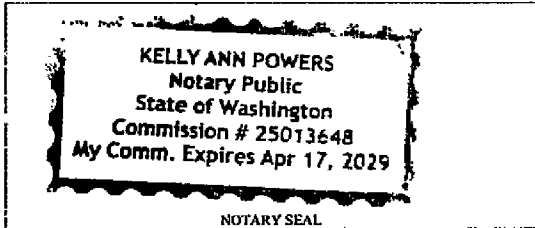

Elizabeth F. Miller

Date: 4/21/26

STATE OF WASHINGTON)
COUNTY OF KING) ss.

I certify that I know or have satisfactory evidence that **ELIZABETH F. MILLER** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/17/26



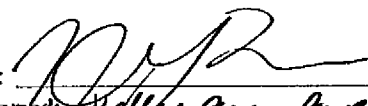
Notary Signature: 
Name printed or typed: Kelly Ann Powers
Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: 4/17/26

EXHIBIT "A"
Legal Description

Parcel No. 004610-0301

THAT PORTION OF TRACT 4, ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE(S) 80, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE NORTHERLY 75 FEET IN WIDTH OF THE SOUTHERLY 725 FEET IN WIDTH OF THAT PORTION OF TRACTS 4, 5, AND 6 OF SAID ADAMS LAKE WASHINGTON TRACTS, LYING BETWEEN THE CENTERLINE OF THE HEREINAFTER DESCRIBED EASEMENT FOR ROAD PURPOSES AND LAKE WASHINGTON;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS LYING IN FRONT OF, ADJACENT TO OR ABUTTING THEREON BETWEEN THE NORTHERLY AND SOUTHERLY LINES OF THE TRACT HEREIN DESCRIBED PRODUCED EASTERLY;

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THOSE PORTIONS OF TRACTS 4, 5 AND 6 OF SAID ADAMS LAKE WASHINGTON TRACTS, INCLUDED IN A STRIP OF LAND 30 FEET IN WIDTH, LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID TRACT 6 WHICH IS NORTH 89°16'30" EAST 1,125.17 FEET FROM THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 50°04'10" EAST 55.11 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150 FEET, A DISTANCE OF 73 FEET;
THENCE NORTH 77°57'10" EAST 33.94 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 35.63 FEET;
THENCE NORTH 57°32'10" EAST 118.74 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 70.67 FEET;
THENCE NORTH 17°02'40" EAST 61.99 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 59.06 FEET;
THENCE NORTH 50°53'10" EAST 221.61 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 59.86 FEET;
THENCE NORTH 16°35'10" EAST 138.59 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, A DISTANCE OF 24.09 FEET;
THENCE NORTH 2°47'10" EAST 148.95 FEET, TO A TERMINUS OF SAID EASEMENT AT THE INTERSECTION WITH A LINE WHICH IS 800 FEET NORTH FROM, MEASURED AT RIGHT ANGLES, THE SOUTHERLY LINE OF SAID TRACT 6;

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF THE SOUTH 30 FEET OF SAID TRACT 6 LYING BETWEEN THE EASTERLY MARGIN OF EAST MERCER WAY AND THE WESTERLY LINE OF THE FOREGOING DESCRIBED EASEMENT.