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Total Pages:5 Rec: \$207.50

eRecorded in Clark County, WA

8/29/2023 12:02 PM

Chicago Title Seattle Commercial Escrow-701 5th Ave Ste 2700 WA 98104

884244 - \$65042.50 - Chicago Title - Sam Steffensen - 08/29/2023

AFTER RECORDING RETURN TO:

LGI HOMES - WASHINGTON, LLC,
c/o LGI Homes, Inc.
Attn.: Jack Lipar
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

Title Order #622-164336
NCS-CTI 231334-NCS

Title of Document: Statutory Warranty Deed
Grantor: SUMMERPLACE HOMES, INC.,
a Washington corporation
Grantee: LGI HOMES – WASHINGTON, LLC,
a Washington limited liability company
Abbreviated
Legal Description: Portion of Lot 1, of the Perrott Short Plat, 3/905
Assessor's Property
Tax Parcel Nos.: 209062000

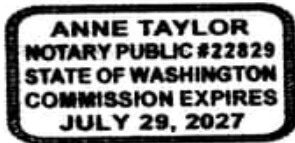
STATUTORY WARRANTY DEED

THE GRANTOR, SUMMERPLACE HOMES, INC., a Washington corporation, having an address of 12401 SE 2nd Circle, Suite A, Vancouver, WA 98684, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, conveys and warrants to LGI HOMES – WASHINGTON, LLC, a Washington limited liability company, having an address of c/o LGI Homes, Inc., 1450 Lake Robbins Drive, Suite 430, The Woodlands, TX 77380, the real estate legally described on Exhibit A attached hereto and by this reference made a part hereof.

SUBJECT TO those liens, charges and encumbrances described on Exhibit B attached hereto and incorporated herein by this reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 25th day of August, 2023.



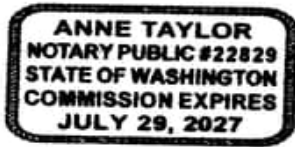
SUMMERPLACE HOMES, INC.,
a Washington corporation

By: *Shawn MacFarlane*
Name: SHAWN MACFARLANE
Its: PRESIDENT

STATE OF WASHINGTON)
) ss.
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that Shawn Macfarlane is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the President of SUMMERPLACE HOMES, INC., a Washington corporation, to be the free and voluntary act and deed of such corporation for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed on August 25, 2023.



Anne Taylor
Anne Taylor (Print Name)
NOTARY PUBLIC in and for the State of
Washington, Residing at Vancouver
My Appointment Expires: 7/29/27

Exhibit A
Legal Description of Property

A portion of Lot 1, of the Perrott Short Plat as recorded in Book 3 of Plats, Page 905, records of Clark County, being in a portion of Government Lot 2, in the Northwest Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington described as follows:

Beginning at the Northwest corner of the Northwest quarter of the Northeast quarter of Section 2, Township 4 North, Range 1 East; thence South $01^{\circ} 49' 22''$ West, 20.00 feet; thence South $01^{\circ} 12' 58''$ West, 10.00 feet to the South Right of way line of NE 339th Street; thence South $88^{\circ} 31' 46''$ East, along said South right of way line, parallel with the North line of said Northwest quarter of the Northeast quarter, 427.20 feet; thence continuing along said Right of way South $88^{\circ} 01' 48''$ East, 20.31 feet to the true point of beginning of the following described tract; thence continuing along said Right of way line, South $88^{\circ} 01' 48''$ East, 820.36 feet; thence South $43^{\circ} 06' 33''$ East, 25.00 feet to the West Right of way of NE 24th Avenue; thence South $01^{\circ} 48' 41''$ West along said Right of way and parallel with the East line of said Northwest quarter of the Northeast quarter 462.08 feet; thence North $88^{\circ} 11' 19''$ West, 548.00 feet; thence North $1^{\circ} 48' 38''$ East, 92.00 feet; thence North $88^{\circ} 11' 19''$ West, 290.00 feet; thence North $1^{\circ} 48' 38''$ East, 390.05 feet to the true point of beginning.

A-1

4883-5547-7872.1

Exhibit B
Permitted Exceptions

1. Liens for property taxes and assessments not yet due and payable.
2. Boundary Line Adjustment, and the terms and conditions thereof:
Recording Date: December 27, 2016
Recording No.: 5361207
3. Declaration of Developer Covenants to Clark County for Perrot Short Plat, and the terms and conditions thereof:
Recording Date: April 6, 2009
Recording No.: 4547536
4. Matters disclosed by ALTA Survey dated June 8, 2023 prepared by Minister & Glaeser Surveying, Inc. under Job No. 23-158.
5. 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 Short Plat:
Recording No.: Book 3, Page 905