

When recorded return to:

David A. Hill
3619 Evergreen Point Rd
Medina, WA 98039

STATUTORY WARRANTY DEED

CW Title CK

CW Title and Escrow
Reference: 50018445-801

THE GRANTOR(S)

Lehua Song, a married person as his separate estate and Piboya Holdings Limited Inc., a British Virgin Island Corporation,

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys, and warrants to
David A. Hill, an unmarried person

the following described real estate, situated in the County King, 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.

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

PTN OF GOV LT 5, SECTION 24, TOWNSHIP 25 NORTH, RANGE 4 EAST, W M

Tax Parcel Number(s): 2425049155

Dated: May 4, 2022

Lehua Song

Piboya Holdings Unlimited Inc., a British Virgin Island Corporation

By: Ping Ping
Ping Ping, Director

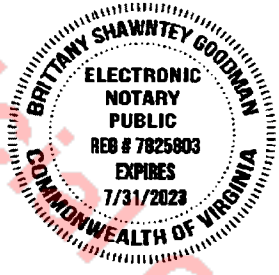
STATE OF ~~WASHINGTON~~ Virginia
COUNTY OF ~~KING~~ Richmond

This record was acknowledged before me on 5th day of May, 2022 by Lehua Song and Ping Ping, Director of Piboya Holdings Unlimited.

Brittany Shawntey Goodman
Signature

Notary Public #7825803
Title

My appointment expires: 07/31/2023



Copy

Dated: May 4, 2022

LS
Signed on 2022 05 05 08:44:55 -0800

Lehua Song

Piboya Holdings Unlimited Inc., a British Virgin Island Corporation

By: _____
Ping Ping, Director

STATE OF WASHINGTON
COUNTY OF KING
NOTHOLK

This record was acknowledged before me on 5 day of May, 2022 by Lehua
Song, ~~Director~~ Director of Piboya Holdings Unlimited.

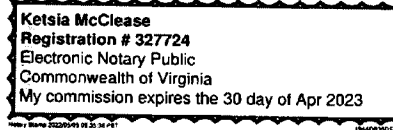
Ketsia McCleese
Signed on 2022 05 05 09:27:26 -0800

Signature

Notary Public

Title This notarial act was performed online by way of
two-way audio/video communication technology.

My appointment expires: 04/30/2023



Unofficial Copy

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3619 Evergreen Point Road, Medina, WA 98039
Tax Parcel Number(s): 2425049155

Property Description:

THE NORTH 60 FEET IN WIDTH OF THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PORTION OF GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 25 NORTH, RANGE 4 EAST, W M, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/16TH CORNER ON THE SCOUTH LINE OF SAID GOVERNMENT LOT 5;

THENCE NORTH 14°39'08", WEST 310.05 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 14°39'28" WEST 155.02 FEET,

THENCE NORTH 89°58'09" WEST PARALLEL WITH THE SAID SOUTH LINE OF GOVERNMENT LOT 5, 310 FEET, MORE OR LESS, TO THE SHORE LINE OF LAKE WASHINGTON;

THENCE SOUTHWESTERLY ALONG SAID SHORE LINE TO THE POINT WHICH BEARS NORTH 89°58'39" WEST FROM SAID POINT OF BEGINNING;

THENCE SOUTH 89°58'09" EAST 420 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING;

TOGETHER WITH THE SHORE LANDS OF THE SECOND CLASS LYING FRONT THEREOF;

EXCEPTING FROM SAID TRACT THE EASTERLY 20 FEET THEREOF HERETOFORE GRANTED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 1947987, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MEDINA, COUNTY OF KING, STATE OF WASHINGTON.