

Record Date:8/17/2023 1:53 PM

King County, WA

**Return To:**

John Sherwood, Jr.

Peterson Russell Kelly Livengood PLLC

10900 NE 4<sup>th</sup> Street, Suite 1850

Bellevue, WA 98004

**E3250144**

EXCISE TAX AFFIDAVITS

8/17/2023 1:53 PM KING COUNTY, WA

Selling Price:\$2,226,230.00

Tax Amount:\$48,994.98



**20230817000495**

WARRANTY DEED

Rec: \$205.50

8/17/2023 1:53 PM

KING COUNTY, WA

**STATUTORY WARRANTY DEED**

**Grantor:** Anuradha Jain, a married woman as to her separate estate undivided 61.642808% interest

**Grantees:** Naveen K. Jain, Trustee of the Anu Irrevocable Trust

**Legal Description:**

Portion of Section 36/ Township 25 N/ Range 4 E/ WM, in King County,  
Washington.

Complete legal description on page 3 (Exhibit A)

**Assessor's Tax Parcel Number:**

201870-0240

STATUTORY WARRANTY DEED

THE GRANTOR, Anuradha Jain, a married woman as her separate property as to a 61.642808% undivided tenancy in common interest, conveys and warrants to Naveen K. Jain, Trustee of the Anu Irrevocable Trust, the following described real estate, situated in the County of King, State of Washington, together with all after acquired title of the Grantor therein:

Legal description contained in Exhibit A attached hereto and made a part hereof.

Dated July 10<sup>th</sup>, 2023

*Anuradha Jain*

Anuradha Jain

STATE OF WASHINGTON )

) ss.

COUNTY OF KING )

On this day personally appeared before me Anuradha Jain, to me known to be the individual that executed the foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the same instrument.

GIVEN under my hand and official seal this 10<sup>th</sup> day of JULY, 2023.

STEPHANIE FOX  
Notary Public  
State of Washington  
License Number 110006  
My Commission Expires  
May 04, 2025

*Stephanie Fox*  
Stephanie Fox

[print notary's name]

Notary Public in and for the State of Washington  
residing at Seattle, WA

My commission expires: May 4, 2025

EXHIBIT A

PARCEL A:

THAT PORTION OF SECTION 36, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY MARGINAL LINE OF COUNTY ROAD NO. 1014 WITH A LINE 1068.07 FEET SOUTH OF AND MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID SECTION;  
THENCE ALONG THE SAID SOUTHWESTERLY MARGINAL LINE OF SAID COUNTY ROAD, SOUTH 23°36' EAST 101.16 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 23°36' EAST ALONG SAID MARGINAL LINE 100 FEET;  
THENCE AT RIGHT ANGLES THERETO SOUTH 66°24' WEST 305 FEET, MORE OR LESS, TO THE SHORE OF LAKE WASHINGTON;  
THENCE NORTHWESTERLY ALONG THE SHORE OF SAID LAKE TO A POINT ON A LINE WHICH BEARS SOUTH 66°24' WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 66°24' EAST ALONG SAID LAST MENTIONED LINE 360 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;  
TOGETHER WITH ALL SHORE LANDS OF THE SECOND CLASS LYING IN FRONT OF ADJACENT TO OR ABUTTING THEREON;

(ALSO KNOWN AS LOT B OF DEBRIES LAKE WASHINGTON TRACTS, AN UNRECORDED PLAT).

PARCEL B:

THAT PORTION OF SECTION 36, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF COUNTY ROAD NO. 1014 WITH A LINE PARALLEL WITH AND 1,068.07 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION;  
THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 23°36'00" EAST 201.16 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE SOUTH 23°36'00" EAST 75.00 FEET;  
THENCE SOUTH 66°24'00" WEST TO THE SHORE OF LAKE WASHINGTON;  
THENCE NORTHWESTERLY ALONG SAID SHORE TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 66°24'00" EAST;  
THENCE NORTH 66°24'00" EAST 305 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;  
TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING;

(BEING KNOWN AS THE NORTHWESTERLY 75.00 FEET OF TRACT C OF DEVRIES LAKE WASHINGTON TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF; TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING);

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.