When recorded return to:
Pointer Properties, Inc., a Washington corporation
234 West Hammond Street
Sequim, WA 98382

Filed for Record at Request of
Clallam Title Company
Escrow Number: **136968CS**

Statutory Warranty Deed

THE GRANTORS L.J.M Properties LLC, a Washington Limited Liability Company, as to an undivided 65% interest and Beverly June Hendrickson, as her separate estate, as to an undivided 35% interest for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Pointer Properties, Inc., a Washington corporation** the following described real estate, situated in the County of **Clallam**, State of **Washington**.

Abbreviated Legal: Pcl B2, Hendrickson Park 13/29

Tax Parcel Number(s): **033019 820570**

Parcel B-2 of the Revised Plat of Phase One of Hendrickson Park, a Planned Unit Development, as per Plat thereof recorded in Volume 13 of Plats, page 29, records of Clallam County, Washington.

Situate in the County of Clallam, State of Washington.

Subject to: As fully described on Exhibit "A" attached hereto and made a part hereof

Dated **July 19, 2021**

L.J.M Properties LLC, a Washington Limited Liability Company, as to an undivided 65% interest

By: Melvin Hendrickson, Member

Beverly June Hendrickson

STATE OF WASHINGTON }
COUNTY OF CLALLAM } SS:

I certify that I know or have satisfactory evidence that **Melvin Hendrickson** is the person(s) who appeared before me, and said person(s) acknowledge that He signed this instrument, on oath He is authorized to execute the instrument and acknowledge that as the **Member** of **L.J.M Properties LLC, a Washington Limited Liability** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 20, 2021

Notary Public in and for the State of WA
Residing at Sequim
My appointment expires: Feb 24, 2025

LUCAS WATKINS
NOTARY PUBLIC
STATE OF WASHINGTON
COMM # 21013377
APPOINTMENT EXPIRES February 24, 2025

STATE OF WASHINGTON }
COUNTY OF CLALLAM } SS:

I certify that I know or have satisfactory evidence that [illegible] **Beverly June Hendrickson** arethe persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 30 2021

LUCAS WATKINS
APPOINTMENT EXPIRES February 24, 2025
NOTARY PUBLIC
COMM # 21013377
STATE OF WASHINGTON

Notary Public in and for the State of WA
Residing at Sequim
My appointment expires: Feb 24, 2025

EXHIBIT A

1. Easement, including terms and provisions contained therein:
   Recorded: May 15, 1990
   Recording No.: 633459
   In Favor Of: Public Utility District No. 1, of Clallam County, a municipal corporation
   For: Electric transmission and/or distribution system

2. Restrictions, conditions, dedications, notes, easements and provisions contained and/or delineated on the face of the Plat recorded in Volume 13 of Plats at page(s) 29 in Clallam County, Washington.

3. Easement, including terms and provisions contained therein:
   Recorded: August 28, 2015
   Recording No.: 2015 1325100
   For: Ingress, Egress and Utilities

4. Conditions, notes, easements, provisions contained and/or delineated on the face of the Survey recorded in Volume 78 of Surveys at page(s) 13 in Clallam County, Washington.

5. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants and secured parties to remove trade fixtures at the expiration of the terms.

Initial MH Initial BJH