

When recorded return to:

Paul DeVenzio , Manager
6230 Hollywood Blvd
Sarasota, FL 34231

Filed for Record at Request of
Jefferson Title Company, Inc.
Escrow Number: 87948CH

Statutory Warranty Deed

THE GRANTORS Jeremy Elgin Lala and Sarah Katherine McHugh, a married couple as to Parcel A and Jeremy Elgin Lala also shown of record as Jeremy E. Scott, as his separate estate, as to Parcels B and C for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Montebanc Management, LLC, a Florida limited liability company the following described real estate, situated in the County of Jefferson, State of Washington

Abbreviated Legal: Ptn NE & NW 9-30-1W

For Full Legal See Attached Exhibit "A"

SUBJECT TO: Covenants, Conditions, Restrictions, Easements, Plats and Surveys, if any, affecting title, which may appear in the public record

Tax Parcel Number(s): 001 092 005, 001 092 006, 001 091 002

Dated August 15, 2022

Jeremy Elgin Lala
Jeremy Lala

Sarah Katherine McHugh
Sarah McHugh

STATE OF Washington
COUNTY OF Jefferson SS:

I certify that I know or have satisfactory evidence that Jeremy Lala and Sarah McHugh are the 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: August 17, 2022 Sheri Marie Brazeeau

Notary Public in and for the State of Washington
Residing at Port Townsend
My appointment expires: 12/31/2024



prolongation of the North boundary of 16th Street as established per said plat of Motor Line Addition;
Thence South 88° 42' 33" East along said Westerly prolongation of 16th Street a distance of 585.01 feet to the West boundary of said Rainier Street;
Thence North 01° 40' 58" East along said Westerly boundary of Rainier Street, a distance of 104.90 feet;
Thence leaving said Westerly boundary, North 14° 23' 53" West a distance of 108.30 feet;
Thence North 01° 40' 58" East a distance of 73.98 feet;
Thence North 41° 36' 25" West a distance of 347.98 feet;
Thence North 88° 42' 53" West a distance of 316.40 feet to the True Point of Beginning.

Situate in the County of Jefferson, State of Washington.

ALSO TOGETHER WITH and subject to an access and utility easement over, under and across a 30-foot wide strip, situate in the Northwest ¼ of the Northeast ¼ of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, the centerline of which is described as follows:

Beginning at the Northwest corner of said Northeast ¼;
Thence along the West line of said Northeast ¼, South 02° 01' 52" West 552.03 feet;
Thence leaving said West line, South 88° 42' 10" East 775.82 feet;
Thence South 41° 36' 03" East 331.94 feet to the West margin of Rainier Street (Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, page 10, records of Jefferson County, Washington;
Thence South 01° 40' 46" West along said Westerly margin 167.46 feet to the True Point of Beginning;
Thence leaving said West margin North 87° 58' 49" West 731.34 feet and the terminus.

Parcel C:

That portion of the West ½ of the Northeast ¼ of Section 9, Township 30 North, Range 1 West, W.M., Jefferson County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Northeast ¼;
Thence South 02° 01' 49" West along the West line of said Northeast ¼ a distance of 551.99 feet;
Thence leaving said West line, South 88° 42' 53" East a distance of 418.27 feet;
Thence South 01° 40' 58" West parallel with Rainier Street (Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, page 10, records of Jefferson County, Washington, a distance of 538.05 feet to a point on the Westerly prolongation of the North boundary of 16th Street as established per said plat of Motor Line Addition and also being the True Point of Beginning;
Thence continuing South 01° 40' 58" West a distance of 549.85 feet to the North boundary of 15th Street (Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, page 62, records of Jefferson County, Washington;
Thence South 88° 30' 10" East along said Northerly boundary of 15th Street, a distance of 585.00 feet to the Westerly boundary of Rainier Street;
Thence North 01° 40' 58" East along said Westerly boundary of Rainier Street, a distance of 551.96 feet to said Westerly prolongation of the North boundary of 16th Street;
Thence North 88° 42' 33" West along said Westerly prolongation, a distance of 585.01 feet to the True Point of Beginning.

Situate in the County of Jefferson, State of Washington.