

*When Recorded, Return to:*

McCullough Hill Leary, P.S.  
701 Fifth Avenue, Suite 6600  
Seattle, WA 98104  
Attn: Courtney E. Flora

**Fidelity Major Accts**  
**File NO. 20001168**

### SPECIAL WARRANTY DEED-DEVELOPMENT RIGHTS

<b>Grantor:</b>	<u>A&amp;D Partners LLC</u>
<b>Grantee:</b>	<u>HFH Seattle Two, LLC</u>
<b>Legal Description</b> (abbreviated):	<u>TDR Sending Property:</u> Ptn of Lots 1-4, Blk 169A, Supp Plt Seattle Tideland, and Lots 5-8, Blk 13, Bell & Denny's Add, Vol 1, Pg. 29  <u>TDR Receiving Property:</u> Lot 6, Blk 35, Second Addition, Vol. 1, Pg. 121
<input checked="" type="checkbox"/> Additional on :	<u>EXHIBIT A and EXHIBIT B</u>
<b>Assessor's Tax Parcel ID #:</b>	<u>766620-2305-04 and 7666202306-03 (Development Rights only, previously severed)</u>
<b>Reference Nos.:</b>	<u>Not Applicable</u>

The Grantor, **A&D PARTNERS LLC**, a Washington limited liability company, for and in consideration of \$10.00 and other good and valuable consideration, bargains, sells and conveys to **HFH SEATTLE TWO LLC**, a Washington limited liability company, as Grantee, the following Transferable Development Rights ("TDR") pursuant to Seattle Municipal Code ("SMC") Ch. 23.49:

10,900 square feet of TDR attributable to the real property ("Sending Property") described on the attached **EXHIBIT A** and as determined in a Certification Letter dated September 28, 2018, from the City of Seattle's Department of Construction and Inspection to be available for transfer.

This conveyance is made in accordance with the Covenants for Transferable Development Rights recorded September 5, 2019, under King County Recording No. 20190905001175.

Grantor covenants that it will forever warrant and defend title to the TDR conveyed hereunder against all persons lawfully claiming or to claim the same TDR by, through or under Grantor but not otherwise. Grantor hereby expressly limits the covenants and warranties of this deed to those herein expressed, and does hereby exclude all covenants and warranties arising or to arise by statutory or other implication.

The Grantee hereby designates the property located at 1932 9th Avenue, Seattle Washington and legally described on the attached **EXHIBIT B**, as the receiving lot for 10,900 square feet of TDR, for purposes of SMC Ch. 23.49.

*[Signatures appear on following pages.]*

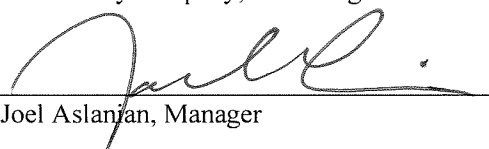
Unofficial Copy

Dated as of November 3, 2020.

GRANTOR:

**A&D PARTNERS LLC**, a Washington  
limited liability company

By: **A&D Manager LLC**, a Washington  
limited liability company, its Manager

By:   
Joel Aslanian, Manager


STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 28 day of October, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared **Joel Aslanian**, known to me to be the Manager of **A&D Manager LLC**, a Washington limited liability company, Manager of **A&D PARTNERS LLC**, the Washington limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.



  
Signature  
Matthew Brennan  
Print Name  
NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle  
My commission expires 11/5/23

GRANTEE:

**HFH SEATTLE TWO, LLC**, a Washington  
limited liability company

By: 

Name: DOUGLAS O. HOWE

Title: MANAGER

STATE OF Washington )  
 ) ss.  
COUNTY OF King )

On this 29 day of October, 2020, before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn personally appeared Douglas Howe, known to me to be the MANAGER of **HFH SEATTLE TWO, LLC**, a Washington limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.





Signature

Jeffrey Saturno

Print Name

NOTARY PUBLIC in and for the State of

Washington

My commission expires May 13, 2024

**EXHIBIT A**

**SENDING PROPERTY LEGAL DESCRIPTION**

**PARCEL A:**

LOTS 1, 2, 3 AND 4, BLOCK 169A, SUPPLEMENTAL PLAT OF SEATTLE TIDELANDS, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTHWESTERLY 8 FEET IN WIDTH THEREOF;

ALSO LOTS 5, 6, 7 AND 8, BLOCK 13, OF THE TOWN OF SEATTLE, AS LAID OUT ON THE LAND CLAIM OF WM. H. BELL, AND THE NORTHWESTERLY EXTREMITY OF THE CLAIM OF A.A. DENNY (COMMONLY KNOWN AS BELL & DENNY'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON.

**PARCEL B:**

THE SOUTHWESTERLY 8 FEET IN WIDTH OF LOTS 1, 2, 3 AND 4, BLOCK 169A, SUPPLEMENTAL PLAT OF SEATTLE TIDELANDS, IN KING COUNTY, WASHINGTON;

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

**EXHIBIT B**

**RECEIVING PROPERTY LEGAL DESCRIPTION**

LOT 6 IN BLOCK 35 OF SECOND ADDITION TO THE TOWN OF SEATTLE, AS LAID OFF BY THE HEIRS OF SARAH A. BELL (DECEASED), (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S 2ND ADDITION TO THE CITY OF SEATTLE) AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 121, RECORDS OF KING COUNTY, SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

Unofficial Copy