

Electronically Recorded

Pierce County, WA RJOHNSO

12/02/2019 10:39 AM

Pages: 7

Fee: \$109.50

When Recorded Return To:

*George Hayes
3201 Pacific Avenue
#1208
Tacoma, WA 98418*

THE NINETEENTH AMENDMENT

TO CONDOMINIUM

DECLARATION

Accommodation only
RECORDED BY

FOR PACIFIC TOWER, A

RAINIER TITLE

CONDOMINIUM

ORDER # 260202

Grantor: PACIFIC TOWER CONDOMINIUM ASSOCIATION

Grantee: THE PUBLIC

Abbreviated Legal Description: SEC 09 TWN 20 RG 3, QTR 34 CONDOMINIUM PACIFIC TOWER CONDO UNITS 1208 and 1102 Full Legal Description on Exhibit "A" of Document.

Assessor's Tax Parcel ID #(s): 9004610940 & 9004610810

Reference Nos. of Documents: 200312090202 (condominium declaration), 200509201273 (first amendment), 200605221165 (second amendment), 20079140189 (re-record of second amendment), 200705030233 (third amendment), 200709140190 (re-record of third amendment), 200706220221 (fourth amendment), 200910060856 (fifth amendment), 201004191113 (sixth amendment), 201101100726 (seventh amendment), 201103290557 (eighth amendment), 201203160373 (ninth amendment), 201207240770 (tenth amendment), 201307300995 (eleventh amendment), 201606170219 (twelfth amendment), 201606170234 (thirteenth amendment), 201611170126 (fourteenth amendment), 201703090199 (fifteenth amendment), 201705190747 (sixteenth amendment), 201803230170 (seventeenth amendment), and 201803230171 (eighteenth amendment)

When Recorded Return To:

George Hayes
3201 Pacific Avenue
#1208
Tacoma, WA 98418

THE NINETEENTH AMENDMENT

TO CONDOMINIUM

DECLARATION

RECORDED BY

FOR PACIFIC TOWER, A

RAINIER TITLE

CONDOMINIUM

ORDER # *2642001*

Grantor: PACIFIC TOWER CONDOMINIUM ASSOCIATION

Grantee: THE PUBLIC

Abbreviated Legal Description: SEC 09 TWN 20 RG 3, QTR 34 CONDOMINIUM PACIFIC TOWER CONDO UNITS 1208 and 1102 Full Legal Description on Exhibit "A" of Document.

Assessor's Tax Parcel ID #(s): 9004610940 & 9004610810

Reference Nos. of Documents: 200312090202 (condominium declaration), 200509201273 (first amendment), 200605221165 (second amendment), 20079140189 (re-record of second amendment), 200705030233 (third amendment), 200709140190 (re-record of third amendment), 200706220221 (fourth amendment), 200910060856 (fifth amendment), 201004191113 (sixth amendment), 201101100726 (seventh amendment), 201103290557 (eighth amendment), 201203160373 (ninth amendment), 201207240770 (tenth amendment), 201307300995 (eleventh amendment), 201606170219 (twelfth amendment), 201606170234 (thirteenth amendment), 201611170126 (fourteenth amendment), 201703090199 (fifteenth amendment), 201705190747 (sixteenth amendment), 201803230170 (seventeenth amendment), and 201803230171 (eighteenth amendment)

**NINETEENTH AMENDMENT TO CONDOMINIUM DECLARATION OF
PACIFIC TOWER, A CONDOMINIUM**

Pursuant to the applicable provisions of RCW 64.34, and in compliance with the amendment provisions of the Condominium Declaration recorded on December 9, 2003, under Pierce County Auditor's File No. 200312090202, together with the Survey Map and Plans recorded simultaneously under Pierce County Auditor's File No. 200312095003, are hereby amended as follows:

1. Purpose. The purpose of this Amendment is to reflect the transfer of Limited Common Area parking spaces P2-29, P1-1, U45 and Garage Space Number 22. Specifically, George and Hang Ja Kang Hayes, the Owners of Unit 1208, reassign Parking spaces P2-29 and Garage Space Number 22 to Margaret Reese, the current Owner of Unit 1102. Margaret Reese the Owner of Unit 1102 reassigns Parking spaces P1-1 and U45 to George and Hang Ja Kang Hayes, the current Owners of Unit 1208.

2. Authority to Amend. Section 6.2 of the Declaration allows for a Limited Common Element to be reallocated between Units with the approval of the Board, and by amendment to this Declaration executed by the affected Owners) and approved in writing by the Mortgagees holding Mortgages against the Units to which the Limited Common Element was and will be allocated, to the extent that such Mortgage included the same as a part of its original collateral. Further, a reallocation is allowed by the Declaration pursuant to the reserved Development Rights set forth in Section 22.1 (e) of the Declaration. Under any and all of the aforementioned grounds, all the undersigned agree that Parking spaces P1-1 and U45 should be reflected in the Declaration as a Limited Common Element assigned to Unit 1208. Under any and all of the aforementioned grounds, all the undersigned further agree that Parking spaces P2-29 and Garage Space Number 22 should be reflected in the Declaration as a Limited Common Element assigned to Unit 1102.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended as follows:

1. Reassignment. The Owner of Unit 1102 hereby desires for this amendment to the Declaration to reflect the transfer and reassignment of Parking spaces P1-1 and U45 to Unit 1208 as a Limited Common Element of said Unit; Simultaneously, the Owner of Unit 1208 hereby desires for this amendment to the Declaration to reflect the transfer and reassignment of Parking spaces P2-29 and Garage Space Number 22 to Unit 1102 as a Limited Common Element of said Unit, and the Association hereby consents to such transfer and reassignment.

2. Construction. All other provisions in the Declaration, as amended, shall remain unchanged. To the extent that any provisions in this Amendment conflict with the provisions in the Declaration, and/or any amendments thereto, the provisions of this Amendment shall control and be binding on the parties.

3. Covenant Running with the Land. This Amendment to the Declaration shall be deemed a covenant running with the land which shall be binding on the Declarant, its successors and assigns, and all subsequent Owners and lessees of the Properties, together with their grantees, successors, heirs, executors, administrators, devisees, or assigns.

STATE OF WASHINGTON)
) ss
COUNTY OF PIERCE)

On this day personally appeared before me Margaret Reese to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13 day of November.

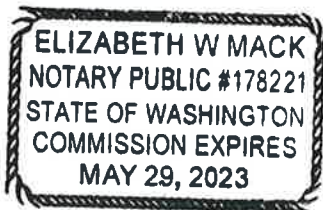


Printed Name: Elizabeth W. Mack
NOTARY PUBLIC in and for the State of
Washington, residing at Tacoma, WA
My Commission Expires: May 29, 2023

STATE OF WASHINGTON)
) ss
COUNTY OF PIERCE)

On this day personally appeared before me George Hayes and Hang Ja Kang Hayes to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13 day of November.



Printed Name: Elizabeth W. Mack
NOTARY PUBLIC in and for the State of
Washington, residing at Tacoma, WA
My Commission Expires: May 29, 2023

MORTGAGEES APPROVAL:

There is no Mortgage of record encumbering P1-1, P2-29, U45 or Garage Space Number 22, therefore, no Mortgage approval is required.



Owner of Unit 1102:

Margaret Reese

Margaret Reese

Owners of Unit 1208:

George Hayes

George Hayes

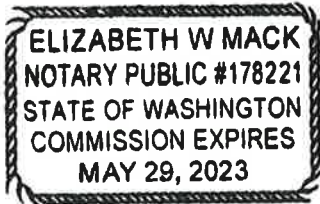
Hang Ja Kang Hayes

Hang Ja Kang Hayes

STATE OF WASHINGTON)
) ss
COUNTY OF PIERCE)

On this 13 day of November, 2019, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Ray S. Mack and Handa Indrasari to me known to be the President and Secretary of Pacific Tower Condominium Association, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

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



Elizabeth W. Mack
Printed Name: Elizabeth W. Mack
NOTARY PUBLIC in and for the State of
Washington, residing at Tacoma, WA
My Commission Expires: May 29, 2023

- 4. Effective Date. This instrument shall be effective upon recordation.
- 5. Counterparts. This instrument may be executed in counterparts, each of which shall be deemed an original, and all of which, collectively, shall be deemed one original instrument.

CERTIFICATION

IN WITNESS WHEREOF, the President and Secretary of the Pacific Tower Condominium Association (the "Undersigned") do hereby certify that the Board of Directors of the Association reviewed and approved the assignment described herein at a Board meeting that was held on November 13, 2019, at which a quorum was present, and that the requisite votes were obtained to make and record this Amendment to the Declaration.

ASSOCIATION:

PACIFIC TOWER CONDOMINIUM ASSOCIATION, a Washington non-profit corporation

By: *Ray Mack*
Printed Name: Ma Blerson
Date: 11/3/19
President

By: *Glenda Anderson*
Printed Name: Glenda Anderson
Date: 11-13-19
Secretary