

9001110335

WARRANTY DEED  
(STATUTORY FORM)

CITY OF MOUNTLAKE TERRACE  
23204 - 58th AVE. WEST  
MOUNTLAKE TERRACE, WA 98043-4697

The Grantors, Joseph J. Coragiulo and Marilyn Coragiulo  
each as his separate estate  
residing at 23507 48th Avenue West, Mountlake Terrace, WA 98043  
for and in consideration of the ~~sum of~~ construction of a circular driveway and  
relocation of portion of a fence. (See attached) ~~Dollars \$XXXXXXXXXXXXXXXXXX~~  
~~in hand paid~~ CONVEYS and WARRANTS to The City of Mountlake Terrace  
\_\_\_\_\_, the Grantee,  
the following described real estate:

See attached legal description.

90 JAN 11 PM 3:24

DEAN V. WILLIAMS, AUDITOR  
SNOHOMISH COUNTY, WASH.

DEPUTY  
Elizabeth Cox

NO EXCISE TAX  
REQUIRED  
#000737  
JAN 12 1990

KIRKE SIEVERS, Snohomish County Treasurer  
By Rebecca Young Deputy

situated in the County of SNOHOMISH, State of Washington.

Dated this 6 day of DEC, 1989.

Joseph J. Coragiulo  
Marilyn Coragiulo

STATE OF WASHINGTON,

County of SNOHOMISH

ss. (Individual Acknowledgment)

I, RON SWANSON, Notary Public in and for the State of Washington,  
do hereby certify that on this 6th day of DEC, 1989, personally appeared  
before me JOSEPH CORAGIULO & MARILYN CORAGIULO  
to me known to be the individual S described in and who executed the within instrument and acknowledged  
that THEY signed the same as \_\_\_\_\_ free and voluntary act and deed for the uses and  
purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of DEC, 1989.

Notary Public in and for the State of Washington, residing at MILL CREEK in said County.

STATE OF WASHINGTON,

County of \_\_\_\_\_

ss. (Corporate Acknowledgment)

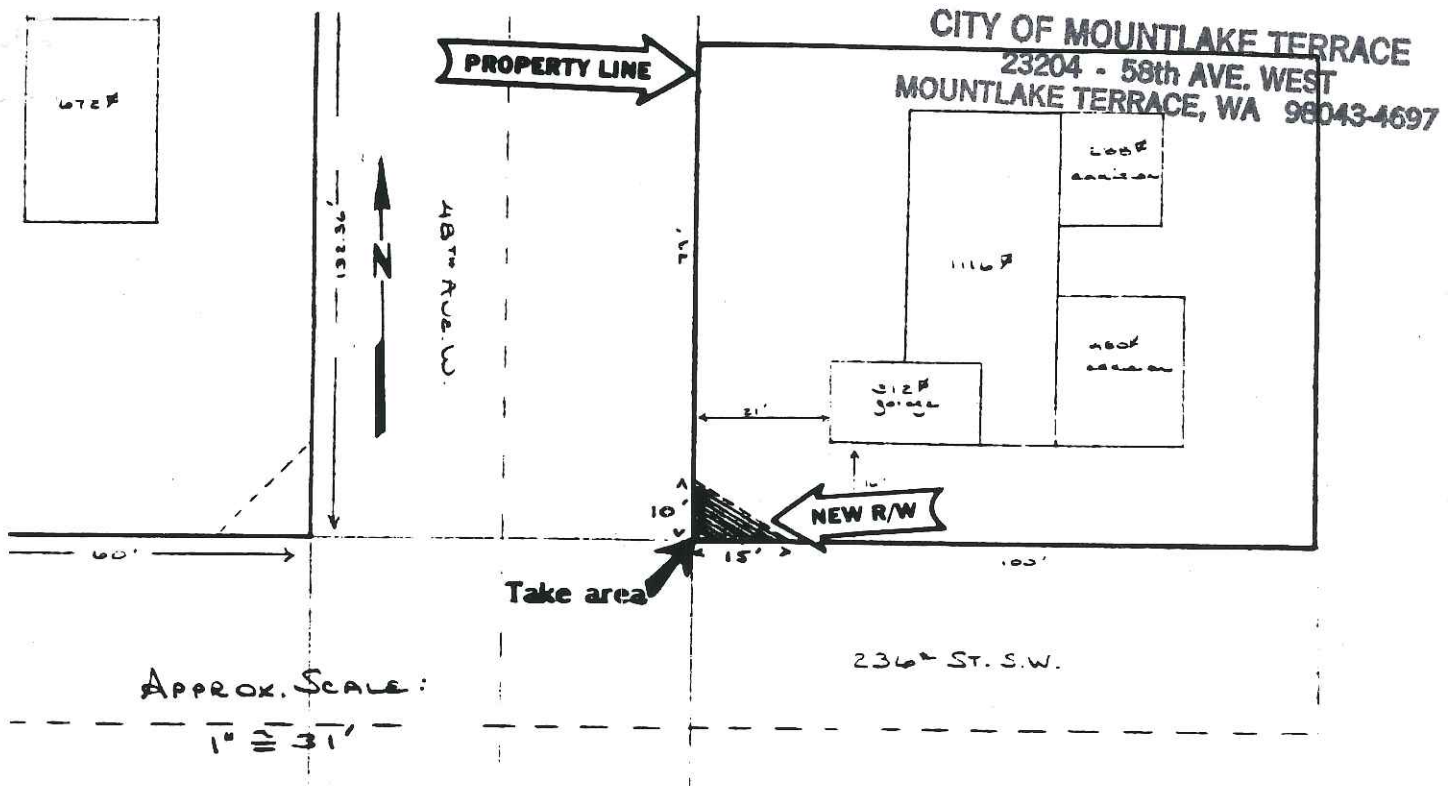
On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally appeared \_\_\_\_\_

to me known to be the \_\_\_\_\_  
of the corporation that executed the within and foregoing instrument, and acknowledged 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 he authorized to execute said instrument and that the seal affixed  
is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first  
above written.

Notary Public in and for the State of Washington, residing at \_\_\_\_\_ in said County.

9001110335



**LEGAL DESCRIPTION  
TRIANGLE ON THE NORTHEAST CORNER  
OF 48TH AND 236TH**

That portion of Tract 24 of the Plat of Hanbury's Race Track Addition, as recorded on page 6, Volume 7 of Plats, Records of Snohomish County, State of Washington, described as follows:

Commencing at the southwest corner of the southeast quarter of the northeast quarter of Section 33, Township 27 North, Range 4 East, W.M.; thence south 88 degrees 47' 30" east along the centerline of 236th Street S.W., a distance of 30.00 feet, to a point on the west margin of said Tract 24, said point being 4.77 feet northerly of the southwest corner of said tract; thence north 00 degrees 10' 18" east along said west margin, a distance of 30.00 feet, to the present north margin of the right-of-way of 236th Street and the True Point of Beginning; thence continuing north 00 degrees 10' 18" east along said west margin, a distance of 10.00 feet; thence south 55 degrees 25' 20" east, a distance of 18.18 feet, to a point on the said north margin of the right-of-way of said 236th Street; thence north 88 degrees 47' 30" west along the said north margin, a distance of 15.00 feet, to the True Point of Beginning; containing an area of 74.99 square feet.

Basis of bearings: Plat of Brookside Park, as recorded on page 2, Volume 33 of Plats, Records of Snohomish County, State of Washington

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VOL. 2299 PAGE 1045



48TH. AVE. WEST

16' DRIVE CUT BY CITY

3

RELOCATE  
FENCE  
BY CITY →

BLACK TOP  
PARKING AREA  
BY  
OWNER

DRIVEWAY

SIDEWALK

12' X 50'  
BLACK DRIVEWAY  
ASPH. CONC. BY CITY

GARAGE

JOE CORAGIULO  
23507-48TH. AVE. W.

778-4613

need 1st page of offer  
need to raise deal

November 28, 1989

Joseph and Marilyn Coragiulo  
23507 48th Avenue West  
Mountlake Terrace, WA 98043

RE: Street Intersection Improvement Project

Dear Mr. and Mrs. Coragiulo:

This letter, per our conversation on November 22, 1989, confirms that in lieu of any monetary compensation, the City is committed to construct the following improvements on, or near your property:

1. Provide a 16 foot wide driveway cut along 48th Avenue West (Measured from your northwest property line - southward).
2. Install a 12 ft. x 50 ft. asphalt concrete driveway (on your property) between the existing driveway and the new driveway cut.
3. Relocate the existing fence to coincide with the new right-of-way location (along the southwest corner of your property).

We feel that we cannot justify spending public monies for the construction of an added asphalt parking area south of your existing driveway, since it really doesn't affect the safety of property ingress and egress.

It is also understood that adjustments to the existing fence (including posts, gate, etc.), north of the existing driveway, have been made, or will be made by you.

The work described in items 1, 2, and 3 above will be bid sometime in early 1990.

If this proposal is satisfactory to you we suggest you provide the City with a clear title to the required Right-of-way at your earliest convenience. See enclosed Warranty Deed (Statutory Form).

By signing the acknowledgment on Page Two of this letter, and returning it to the City, you confirm the acceptance of this proposal and also grant the City's designated contractor permission to enter your property to do the proposed work



CIVIC CENTER

**MOUNTLAKE TERRACE**

(206) 776-1161

23200 - 58th AVENUE WEST  
MOUNTLAKE TERRACE WASHINGTON 98043-4697

5  
Joseph and Marilyn Coragiulo  
Page Two  
November 28, 1989

May we please have early confirmation of your acceptance of this firm offer?

Sincerely,

CITY OF MOUNTLAKE TERRACE

*Carl N. Rautenberg*  
Carl N. Rautenberg, P.E.  
City Engineer

CNR/kj

Enclosures

Receipt of offer acknowledged

DATE: 6-12-89

OWNER: *Joseph J. Coragiulo*  
*Marilyn H. Coragiulo*

C/D Coragiulo  
C/D ROWAcquire (PERM)



# REAL ESTATE EXCISE TAX

CHAPTER 82.45 RCW  
CHAPTER 458-61 WAC

This form is your receipt when stamped  
by cashier. Pay by cash or certified  
check to County Treasurer.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ITEMS ① THROUGH ⑦ ARE FULLY COMPLETED

① SELLER GRANTOR	Name	JOSEPH J CORAGIULO & MARILYN CORAGIULO		
	Street	23507 48TH AVE W MOUNTLAKE TERRACE WA 98043		
	City	State	Zip	
② BUYER GRANTEE	Name	CITY OF MOUNTLAKE TERRACE		
	Street	23204 58TH AVE W MOUNTLAKE TERRACE WA 98043		
	City	State	Zip	

③ NEW OWNER'S PERMANENT ADDRESS FOR ALL PROPERTY TAX RELATED CORRESPONDENCE	Name	CITY OF MOUNTLAKE TERRACE		
	Street	23204 58TH AVE W MOUNTLAKE TERRACE WA 98043		
	City/State	Zip		
④ ALL TAX PARCEL NUMBERS 4631-000-024-0605				

④ LEGAL DESCRIPTION OF PROPERTY SITUATED IN UNINCORPORATED \_\_\_\_\_ COUNTY ☒ OR IN CITY OF MOUNTLAKE TERRACE

SEE ATTACHED

⑤ Is the property currently:	Classified or designated as forest land? Chapter 84.33 RCW	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	Classified as current use land (open space, farm and agricultural, Chapter 84.34 RCW or timber)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Exempt from property tax under Chapter 84.36 RCW? (nonprofit organizations)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Receiving special valuation as historic property under Chapter 449, Laws of 1985?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Type Property: <input checked="" type="checkbox"/> land only <input type="checkbox"/> land with new building <input type="checkbox"/> land with previously used building <input type="checkbox"/> land with mobile home			
SEE TAX OBLIGATIONS ON REVERSE SIDE			

⑧ (1) NOTICE OF CONTINUANCE (RCW 84.33 or RCW 84.34)

If the new owner(s) of land that is classified or designated as current use or forest land wish(es) to continue the classification or designation of such land, the new owner(s) must sign below. If the new owner(s) do(es) not desire to continue such classification or designation, all compensating or additional tax calculated pursuant to RCW 84.33.120 and 140 or RCW 84.34.108 shall be due and payable by the seller or transferor at the time of sale. To determine if the land transferred qualifies to continue classification or designation, the county assessor must be consulted. All new owners must sign.

This land ☐ does ☐ does not qualify for continuance. \_\_\_\_\_ DEPUTY ASSESSOR

DATE \_\_\_\_\_

(2) NOTICE OF COMPLIANCE (Chapter 449, Laws of 1985)

If the new owner(s) of property with special valuation as historic property wish(es) to continue this special valuation the new owner(s) must sign below. If the new owner(s) do(es) not desire to continue such special valuation, all additional tax calculated pursuant to Chapter 449, Laws of 1985, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

\_\_\_\_\_

\_\_\_\_\_

⑥ Description of personal property if included in sale (furniture, appliances, etc.) N/A

If exemption claimed, explain MUNICIPAL STREET IMPROVEMENTS/RIGHT OF WAY

Type of Document WARRANTY DEED

Date of Sale or Conveyance 12/6/89

Gross Sale Price 1/	\$	-0-
Personal Property (deduct) 2/	\$	-0-
Taxable Sale Price	\$	-0-
Excise Tax State 3/	\$	-0-
Local 4/	\$	-0-
Delinquent Penalty 5/	\$	-0-
Total Tax Due	\$	-0-

(SEE 1-5 ON REVERSE SIDE)

⑦ AFFIDAVIT

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE FOREGOING IS TRUE AND CORRECT (see #6 on reverse for penalties).

SIGNATURE: Deidre A McGrath

NAME (print): DEIDRE A MCGRATH

DATE & PLACE OF SIGNING: JANUARY 11, 1990  
MOUNTLAKE TERRACE WA

SPECIFY (circle): grantor/grantee/grantor's agent/grantee's agent

Address of residence or place of business of person signing (specify):  
CITY OF MOUNTLAKE TERRACE  
23204 58TH AVENUE WEST  
MOUNTLAKE TERRACE WA 98043

⑨ The following optional questions are requested by RCW 82.45.120

Is property at the time of sale:

a. Subject to elderly, disability, or physical improvement exemption?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
b. Does building, if any, have a heat pump or solar heating or cooling system?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
c. Does this conveyance divide a current parcel of land?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
d. Does sale include current crop or merchantable timber?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
e. Does conveyance involve a trade, partial interest corporate affiliates, related parties, trust, receivership or an estate?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
f. Is the grantee acting as a nominee for a third party?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
g. Principal use:		
1 <input type="checkbox"/> agricultural	2 <input type="checkbox"/> condominium	3 <input type="checkbox"/> recreational
4 <input type="checkbox"/> apt (4+ units)	5 <input type="checkbox"/> industrial	6 <input type="checkbox"/> residential
7 <input type="checkbox"/> commercial	8 <input type="checkbox"/> mobile home	9 <input type="checkbox"/> timber

NO EXCISE TAX  
REQUIRED

FOR TREASURER'S USE ONLY

JAN 12 1990

KIRKE SIEVERS, Snohomish County Treasurer

By \_\_\_\_\_ Deputy

000737 PMNT 01/12/90 ONE

.00