

QUIT-CLAIM DEED

STATUTORY FORM

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

THE GRANTOR() PETER J. MODDE, D.C., A SINGLE PERSON,
of 611 SW 5TH COURT APT #105, City of RENTON, WA,
County of KING, Washington, for and in consideration of FIVE THOUSAND SIX HUNDRED TEN
(\$5,610.00)

convey S and quit-claim S to THE CITY OF LYNNWOOD
of _____, City of _____,
County of SNOHOMISH, State of WASHINGTON, all interest in the following described Real Estate:

SEE ATTACHED LEGAL DESCRIPTION

situated in the County of SNOHOMISH, State of Washington. Dated this 28th day of JANUARY, 1991.

RECORDED

'91 FEB 15 P3:40

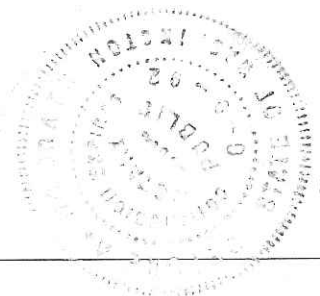
DEAN V. WILLIAMS, AUDITOR
SNOHOMISH COUNTY, WASH.

DEPUTY Georgia A. Melina

NO EXCISE TAX
REQUIRED

1959
FEB 19 1991

KIRKE STEVENS, Snohomish County Treasurer
By [Signature] Deputy



Grantor(s)

NOTARY ACKNOWLEDGMENT

STATE OF Washington
County of Snohomish

ss.

(INDIVIDUAL ACKNOWLEDGMENT)

I, Deidre A. McGrath, Notary Public in and for the State of Washington, do hereby certify that on this 28th
day of January, 1991, personally appeared before me Peter J. Modde to me known to be the individual
described in and who executed the within instrument and acknowledged that he signed the same as a free and voluntary act and deed for the uses and purposes herein
mentioned.

Signed and sworn to before me this 28th day of January, 1991.

Deidre A. McGrath
Notary Public in and for the State of Washington
My appointment expires: 1992

9102150472

PROJECT: 44th Ave. West & 212th St. S.W.
Street and Traffic Signal Improvements
City of Mountlake Terrace

PARCEL NO. 13

SECTION: 22

TOWNSHIP: 27N

RANGE: 4E

TAX LOT: 222704-3-010 & 222704-3-026

OWNER OF RECORD: Ed and Lenore Gaebele

RIGHT-OF-WAY TAKE LEGAL DESCRIPTION:

The West thirteen (13) feet of the following described property lying adjacent to and parallel with the East right-of-way line of 44th Ave. West:

The North half of the North half of the South half of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 22, Township 27 North, Range 4 East, W.M.; EXCEPT the West 30 feet thereof for county road (44th Ave. W.).

(ALSO KNOWN AS the North half of Tract 7, Lynnwood Acres, According to the unrecorded plat thereof.)

Situate in the County of Snohomish, State of Washington.

Containing an area of 1,073 square feet.

VOL. 2414 PAGE 0891

9102150472

PARCEL 13



SCALE: 1"=100'

44TH AVE. W.

212TH ST. S.W.

13'

82.5'

13

PLEASE TYPE OR PRINT

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

① SELLOR GRANTOR	Name <u>PETER J MODDE</u>	② BUYER GRANTEE	Name <u>CITY OF LYNNWOOD</u>
	<u>611 SW 5TH COURT APT #105</u>		<u>19100 44TH AVENUE WEST</u>
	Street _____		Street _____
	City <u>RENTON</u> State <u>WAZ</u> Zip <u>98055</u>		City <u>LYNNWOOD</u> State <u>WA</u> Zip <u>98036</u>

③ NEW OWNER'S PERMANENT ADDRESS FOR ALL PROPERTY TAX RELATED CORRESPONDENCE	Name <u>CITY OF LYNNWOOD</u>	ALL TAX PARCEL NUMBERS <u>222704-3-010-0001</u> <u>222704-3-026-0003</u>
	Street <u>19100 44TH AVENUE WEST</u>	
	City/State <u>LYNNWOOD WA</u> Zip <u>98036</u>	

④ LEGAL DESCRIPTION OF PROPERTY SITUATED IN UNINCORPORATED _____ COUNTY ☐ OR IN CITY OF LYNNWOOD

SEE ATTACHED LEGAL DESCRIPTION

⑤ Is this property currently:

	YES	NO
Classified or designated as forest land? Chapter 84.33 RCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exempt from property tax under nonprofit organizations Chapter 84.36 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Receiving special valuation as historic property under Chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Type Property: ☐ land only ☐ land with new building.
☐ land with previously used building ☐ 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 _____

(3) NOTICE OF COMPLIANCE (Chapter 84.26 RCW)

If the new owner(s) of property with special valuation as historic property wish(s) 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 84.26 RCW, 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.) _____

If exemption claimed, explain STREET/SIGNAL PROJECT FOR MUNICIPALITIES OF LYNNWOOD & MOUNTLAKE TERRACE

Type of Document QUIT CLAIM DEED

Date of Sale or Conveyance Instrument 1/28/91

Gross Sale Price 1/ \$ 5,610.00

Personal Property (deduct) 2/ \$ _____

Taxable Sale Price \$ _____

Excise Tax State 3/ \$ _____

Local 4/ \$ _____

Delinquent Penalty 5/ \$ _____

Total Tax Due \$ _____

(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: 2/15/91 SNOHOMISH CO

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 AVE W

MOUNTLAKE TERRACE WA 98043

Telephone Number: 776-1161

⑨ The following optional questions are requested by RCW 82.45.120

Is property at the time of sale:

	YES	NO
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

FOR TREASURER'S USE ONLY

001959 PMNT 02/19/91 EXC

1/ **GROSS SALE PRICE** "Selling Price" shall mean consideration, including money or anything of value, paid or delivered or contracted to be paid or delivered in return for the transfer of the real property or estate or interest in real property, and shall include the amount of any lien, mortgage, contract indebtedness, or other

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SPECIAL VALUATION AS HISTORIC PROPERTY LIABILITY (Chapter 84.26 RCW)

Whenever property classified and valued as eligible historic property is removed or disqualifies for the valuation, an additional tax shall become due and payable which is equal to (a) the actual costs of the substantial improvement multiplied by the levy rate in each year the property was subject to special valuation; plus (b) interest on the amounts of the additional tax at the statutory rate charged on delinquent property taxes from the dates on which the additional tax could have been paid without penalty if the property had not been valued as historic property; plus a penalty equal to twelve percent of the amount determined in (a) and (b).