

AFTER RECORDING MAIL TO:

City of Mountlake Terrace
P.O. Box 72
Mountlake Terrace, WA 98043
Attn: City Clerk

Thank you for your payment.
E092944 \$10.00
ANN L. 10/05/2017

STATUTORY WARRANTY DEED

Grantor: Pyatt J. Potuzak and Deborah R. Potuzak
Grantee: City of Mountlake Terrace
Abbreviated Legal: Ptn of Lot 18, Block 2, Mountlake Terrace Division 5,
Snohomish County, WA
Tax Parcel No.: 00520900201800
City of Mountlake Terrace / Main Street Revitalization Project
Project Parcel #86

STEWART TITLE
01148-72833

THE GRANTOR, Pyatt J. Potuzak and Deborah R. Potuzak, husband and wife, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby convey and warrant to the City of Mountlake Terrace, a Washington municipal corporation, for the use of the public, the following described real estate situated in Snohomish County, Washington, to the same extent and purposes as if the rights granted had been acquired under the Eminent Domain Statute of the State of Washington, together with any after acquired title therein, to wit:

**PER EXHIBIT A AND AS DEPICTED IN EXHIBIT B ATTACHED HERETO
AND MADE A PART HEREOF BY REFERENCE**

The lands herein described contain an area of 95 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the Office of the City of Mountlake Terrace Engineer in Mountlake Terrace, Washington, and bearing a date of approval of May 29, 2015, and entitled City of Mountlake Terrace Main Street Revitalization Project.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Mountlake Terrace unless and until accepted and approved hereon in writing for the City of Mountlake Terrace.

The Grantor hereby requests the Assessor-Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the real property hereby conveyed, as provided by RCW 84.60.070.

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STATUTORY WARRANTY DEED

Pyatt J. Potuzak
Pyatt J. Potuzak

Date: 09/08/2017

Deborah R. Potuzak
Deborah R. Potuzak

Date: 9/8/2017

Accepted by the City of Mountlake Terrace

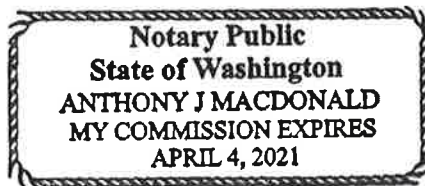
By: Scott Hugill
Printed Name: Scott Hugill
Title: City Manager

Date: 9/25/17

STATE OF WASHINGTON)
County of Snohomish : ss

On this 8th day of September 2017, before me personally appeared Pyatt J. Potuzak to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Anthony J Macdonald
Notary Public in and for the State of
Washington, residing at Tacoma
My commission expires April 4, 2021

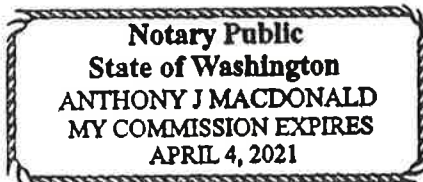
STATUTORY WARRANTY DEED

STATE OF WASHINGTON)

County of Snohomish : ss

On this 8th day of September 2017, before me personally appeared Deborah R. Potuzak to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



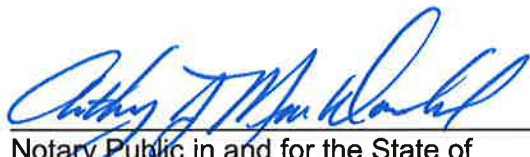

Notary Public in and for the State of
Washington, residing at Tacoma
My commission expires April 4, 2021

EXHIBIT A
PARCEL NO. 00520900201800
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING NORTHERLY AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID PARCEL "A" AND A LINE THAT IS 33.50 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF 236TH STREET SOUTHWEST;

THENCE NORTH 88° 02' 05" WEST ALONG SAID PARALLEL LINE, 5.00 FEET;

THENCE SOUTH 00° 48' 59" WEST, 5.50 FEET TO A LINE THAT IS 39.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF 236TH STREET SOUTHWEST;

THENCE NORTH 88° 01' 59" WEST ALONG SAID PARALLEL LINE, 17.70 FEET TO THE SOUTHEASTERLY MARGIN OF SAID 236TH STREET SOUTHWEST AND TERMINUS OF SAID LINE DESCRIPTION.

CONTAINING 95 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER STEWART TITLE COMPANY ORDER NO. 27825, DATED DECEMBER 24, 2013)

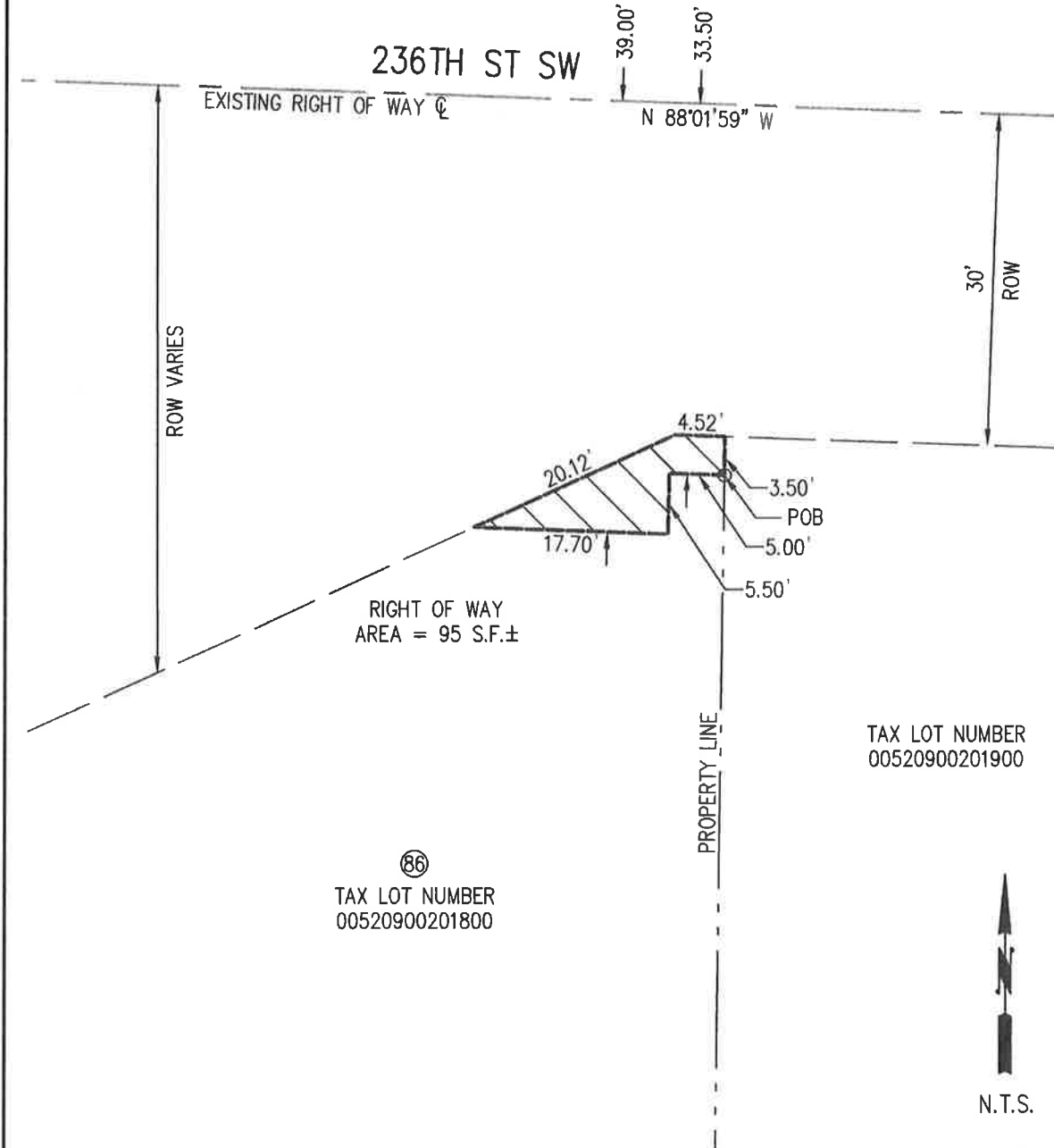
LOT 18, BLOCK 2, MOUNT-LAKE TERRACE DIVISION 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 38 AND 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 1476095.



1-4-16

SW 1/4, SEC. 33, T. 27 N., R. 4 E., W.M.



DATE: JANUARY 4, 2016

FILE: 86.DWG

KPG

753 9th Ave N
Seattle, WA 98109
(206) 286-1640
www.kpg.com

2502 Jefferson Ave
Tacoma, WA 98402
(253) 627-0720

EXHIBIT B
PARCEL 00520900201800
RIGHT OF WAY ACQUISITION

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

This form is your receipt
when stamped by cashier.

<input checked="" type="checkbox"/> Check box if partial sale of property		If multiple owners, list percentage of ownership next to name.	
1 SELLER GRANTOR	Name <u>Pyatt J. Potuzak and Deborah R. Potuzak</u>	2 BUYER GRANTEE	Name <u>City of Mountlake Terrace</u>
	<u>husband and wife</u>		<u>a Washington municipal corporation</u>
	Mailing Address <u>5906 236th Street SW</u>		Mailing Address <u>P.O. Box 72</u>
	City/State/Zip <u>Mountlake Terrace, WA 98043-5144</u>		City/State/Zip <u>Mountlake Terrace, WA 98043</u>
Phone No. (including area code) _____		Phone No. (including area code) _____	
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name _____		Ptn of <u>00520900201800</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>\$447,200</u>	

4 Street address of property: 5906 236th Street SW

This property is located in Mountlake Terrace

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

See Exhibit 'A' attached hereto.

5 Select Land Use Code(s): <u>45 - Highway and street right of way</u> enter any additional codes: _____ (See back of last page for instructions)	YES	NO	7 List all personal property (tangible and intangible) included in selling price. None.																										
	<input type="checkbox"/>	<input checked="" type="checkbox"/>																											
	Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?																												
	YES	NO																											
6	YES	NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-206 (1)</u> Reason for exemption _____ Under the threat of eminent domain Type of Document <u>Statutory Warranty Deed</u> Date of Document _____																										
	<input type="checkbox"/>	<input checked="" type="checkbox"/>																											
	<input type="checkbox"/>	<input checked="" type="checkbox"/>																											
	<input type="checkbox"/>	<input checked="" type="checkbox"/>																											
If any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.			<table border="0"> <tr> <td>Gross Selling Price \$</td> <td>2,850.00</td> </tr> <tr> <td>*Personal Property (deduct) \$</td> <td></td> </tr> <tr> <td>Exemption Claimed (deduct) \$</td> <td>2,850.00</td> </tr> <tr> <td>Taxable Selling Price \$</td> <td>0.00</td> </tr> <tr> <td>Excise Tax : State \$</td> <td>0.00</td> </tr> <tr> <td><u>0.0050</u> Local \$</td> <td>0.00</td> </tr> <tr> <td>*Delinquent Interest: State \$</td> <td></td> </tr> <tr> <td>Local \$</td> <td></td> </tr> <tr> <td>*Delinquent Penalty \$</td> <td></td> </tr> <tr> <td>Subtotal \$</td> <td>0.00</td> </tr> <tr> <td>*State Technology Fee \$</td> <td>5.00</td> </tr> <tr> <td>*Affidavit Processing Fee \$</td> <td>5.00</td> </tr> <tr> <td>Total Due \$</td> <td>10.00</td> </tr> </table> <p>A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS</p>	Gross Selling Price \$	2,850.00	*Personal Property (deduct) \$		Exemption Claimed (deduct) \$	2,850.00	Taxable Selling Price \$	0.00	Excise Tax : State \$	0.00	<u>0.0050</u> Local \$	0.00	*Delinquent Interest: State \$		Local \$		*Delinquent Penalty \$		Subtotal \$	0.00	*State Technology Fee \$	5.00	*Affidavit Processing Fee \$	5.00	Total Due \$	10.00
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<p>DEPUTY ASSESSOR _____ DATE _____</p> <p>(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, 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.</p> <p>(3) OWNER(S) SIGNATURE</p> <p>PRINT NAME _____</p>																													

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Pyatt J. Potuzak</u>	Name (print) <u>Scott Nugill</u>
Date & city of signing: <u>07/08/2017 MCT</u>	Date & city of signing: <u>9/25/17 Mountlake Terrace</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

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