

AFTER RECORDING MAIL TO:

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

**STATUTORY WARRANTY DEED**

*Grantor:* Christine Duree McCormick and Howard D. McCormick  
*Grantee:* City of Mountlake Terrace  
*Abbreviated Legal:* Ptn of Lot 16, Blk 3, Mountlake Terrace Div. 2, Snohomish County, WA  
*Tax Parcel No.:* 00520600301600  
*City of Mountlake Terrace / Main Street Revitalization Project*  
*Project Parcel #98*

STEWART TITLE  
01148-58556

THE GRANTOR, Christine Duree McCormick and Howard D. McCormick, wife and husband, 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 193 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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## GRANTORS:

Howard D. McCormick  
Howard D. McCormick

Date: 2-28-17

By: [Signature]  
Printed Name: Scott Hugill  
Title: City Manager

STATE OF WASHINGTON )  
 ) ss  
County of Snohomish )

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



2 of 2

**EXHIBIT A**  
**PARCEL NO. 00520600301600**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:  
THE NORTH 3.50 FEET;  
EXCEPT THE SOUTH 1.00 FOOT OF THE EAST 17.00 FEET THEREOF.  
CONTAINING 193 SQUARE FEET, MORE OR LESS.

PARCEL "A":  
(PER STEWART TITLE COMPANY ORDER NO. 27842, DATED DECEMBER 30, 2013)

LOT(S) 16, BLOCK 3, MOUNTLAKE TERRACE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.



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

236TH ST SW

EXISTING RIGHT OF WAY  $\overline{C}$  N 88°00'11" W

30'  
ROW

EXISTING R.O.W.

3.50'

60.00'

1.00'

RIGHT OF WAY  
AREA = 193 S.F.±

17.00'

TAX LOT NUMBER  
00520600301700

TAX LOT NUMBER  
00520600301500

98  
TAX LOT NUMBER  
00520600301600

PROPERTY LINE

PROPERTY LINE



N.T.S.

DATE: DECEMBER 9, 2015

FILE: 98.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 00520600301600  
RIGHT OF WAY ACQUISITION