

AFTER RECORDING MAIL TO:

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

Thank you for your payment.
E093123 \$10.00
PHYLLIS P. 10/09/2017

201710090351

STATUTORY WARRANTY DEED

Grantor: John Frawley and Donna Frawley

Grantee: City of Mountlake Terrace

*Abbreviated Legal: Ptn of Lot 20, Block 1, Mountlake Terrace Div. No. 5,
Snohomish County, WA*

Tax Parcel No.: 00520900102000

*City of Mountlake Terrace / Main Street Revitalization Project
Project Parcel #93*

STEWART TITLE
01148-58570

THE GRANTOR, John Frawley and Donna Frawley, 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 306 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

GRANTOR:



John Frawley

Date: 8-18-17



Donna Frawley

Date: 8-28-17

Accepted by the City of Mountlake Terrace

By: 

Printed Name: Scott Hugill
Title: City Manager

Date: 9/7/17

STATUTORY WARRANTY DEED

STATE OF WASHINGTON)

County of Snohomish) : ss

On this 28th day of August 2017, before me personally appeared John Frawley and Donna Frawley to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their 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.



Kathryn E. Frawley
Notary Public in and for the State of
Washington, residing at Everett, WA
My commission expires 5/7/19

EXHIBIT A
PARCEL NO. 00520900102000
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE SOUTH MARGIN OF 236TH STREET SOUTHWEST AND THE WEST MARGIN OF 56TH AVENUE WEST;

THENCE SOUTH 00° 49' 32" WEST ALONG SAID WEST MARGIN OF 56TH AVENUE WEST, 20.17 FEET;

THENCE NORTH 43° 02' 58" WEST, 24.98 FEET TO A LINE THAT IS 32.50 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF SAID 236TH STREET SOUTHWEST;

THENCE NORTH 88° 02' 58" WEST ALONG SAID PARALLEL LINE, 44.06 FEET TO THE WEST LINE OF SAID PARCEL "A";

THENCE NORTH 00° 49' 10" EAST ALONG SAID WEST LINE, 2.50 FEET TO SAID SOUTH MARGIN OF 236TH STREET SOUTHWEST;

THENCE SOUTH 88° 02' 58" EAST ALONG SAID SOUTH MARGIN OF 236TH STREET SOUTHWEST, 61.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 306 SQUARE FEET, MORE OR LESS.

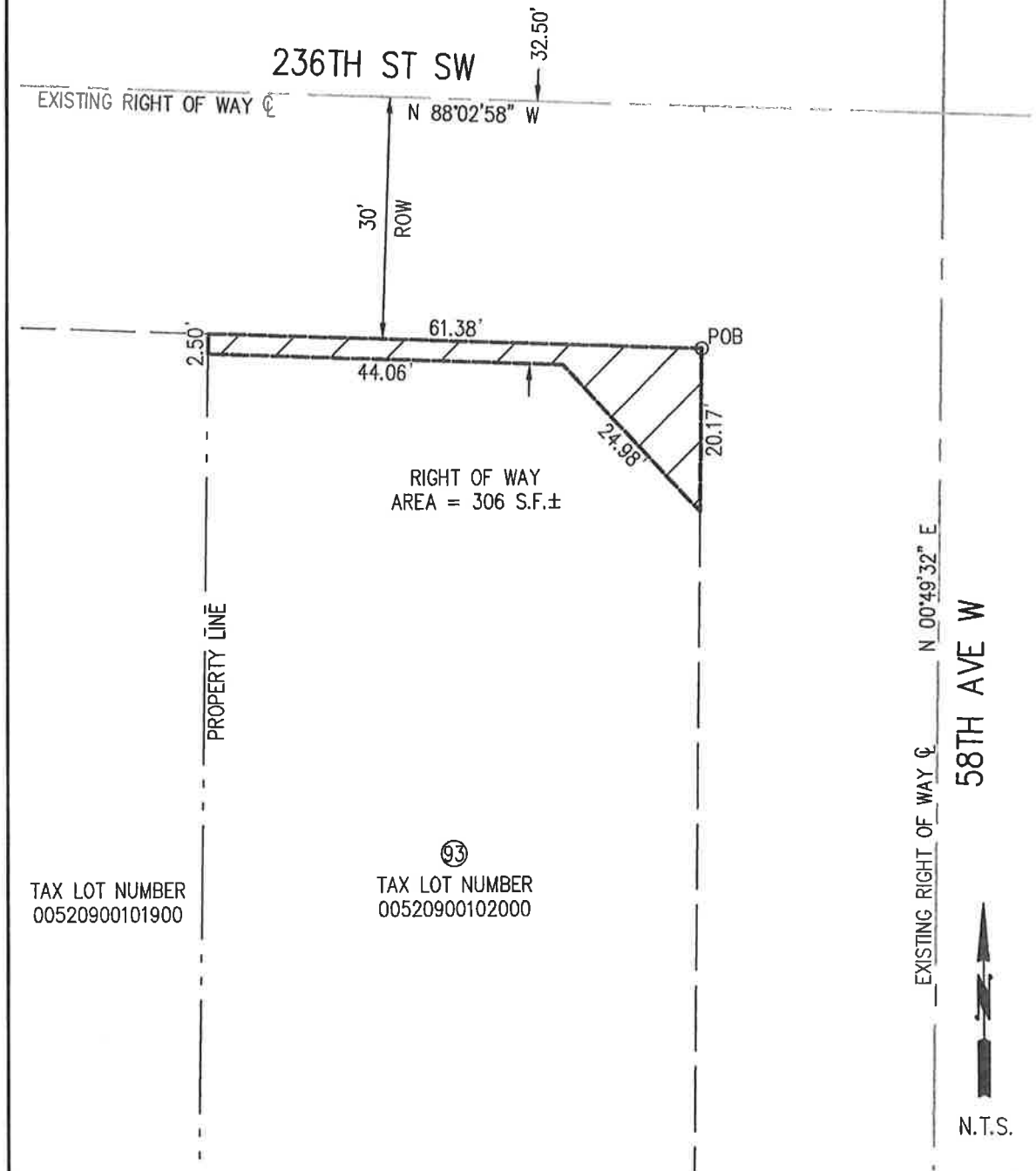
PARCEL "A":

(PER STEWART TITLE COMPANY ORDER NO. 27837, DATED DECEMBER 30, 2013)

LOT(S) 20, BLOCK 1, MOUNTLAKE TERRACE DIVISION NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 38, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.



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



DATE: DECEMBER 9, 2015

FILE: 93.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 A
PARCEL 00520900102000
RIGHT OF WAY ACQUISITION

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