

FIRST AMERICAN

**First American Title
INSURANCE COMPANY**

FA2537

FIRST AMERICAN TITLE CO.

1986 JUN -5 AM 11:00

DEAN V. WILLIAMS, AUDITOR
SNOHOMISH COUNTY, WASH.

DEPUTY

Wicki Lubrin

Filed for Record at Request of

City of Mountlake Terrace

Name Attention: Mary Davis

Address 23204 - 58th Ave. W.

City and State Mountlake Terrace, WA. 98043

Statutory Warranty Deed

THE GRANTOR Arthur D. McDonald, as his separate estate

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys and warrants to the City of Mountlake Terrace, a municipal corp.

the following described real estate, situated in the County of Snohomish
Washington:

, State of

SEE ATTACHED LEGAL DESCRIPTION.

The Grantor understands and agrees that the attached legal description describes a public right-of-way acquisition area that includes only that portion of the Grantor's property which is necessary for a public sidewalk and traffic signal pole and traffic signal controller cabinet; generally the south ten feet plus a circular arc at the corner of 220th St. S, W, and Highway 99 plus a cut out for the traffic signal pole and traffic signal controller cabinet.

**NO EXCISE TAX
REQUIRED**

7510

JUN 5 1986

KIRKE SIEVERS, Snohomish County Treasurer

By *Kat Verner*

Deputy

Dated this third day of June, 1986 day of

Arthur D McDonald, 19

Arthur McDonald (SEAL)

STATE OF WASHINGTON,

County of Snohomish

ss.

On this day personally appeared before me Arthur D. McDonald

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

3 day of

June

, 1986

Cheryl L. Conway

Notary Public in and for the State of Washington,
residing at

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FIRST AMERICAN TITLE CO.

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

Revised Right of Way Take
Legal Description - Art McDonald Parcel
May 27, 1986

That portion of Tract 41, Solner's Five Acre Tracts, according to plat recorded in Volume 7 of Plats, page 25, records of Snohomish County, Washington, together with the westerly vacated portion of street right-of-way for 72nd Avenue West, described as follows; Beginning at the southeast corner of said vacated street right-of-way, the Point of Beginning; thence North $87^{\circ} 51' 07''$ West along the North line of 220th Street Southwest to a point 26.05 feet East of the intersection of said line with the easterly margin of State Route 99; thence North $2^{\circ} 08' 53''$ East to the beginning of a curve the radius point of which bears North $02^{\circ} 08' 53''$ East a distance of 13.00 feet; thence westerly and northerly along the arc of said curve through a central angle of $114^{\circ} 50' 30''$ for an arc distance of 26.06 feet; thence North $63^{\circ} 00' 37''$ West a distance of 3.50 feet to intersect the southeast right-of-way line of State Route 99; thence North $26^{\circ} 59' 23''$ East a distance of 30.03 feet to the beginning of a curve the radius point of which bears South $63^{\circ} 00' 37''$ East a distance of 29.00 feet; thence southerly and easterly along the arc of said curve through a central angle of $23^{\circ} 00' 34''$ for an arc distance of 11.65 feet; thence South $86^{\circ} 01' 11''$ East a distance of 3.71 feet; thence South $7^{\circ} 18' 51''$ East for a distance of 9.58 feet; thence South $72^{\circ} 06' 27''$ West a distance of 3.78 feet to intersect a curve the radius point of which bears North $72^{\circ} 06' 27''$ East a distance of 29.00 feet; thence southerly and easterly along the arc of said curve through a central angle of $69^{\circ} 57' 34''$ for an arc distance of 35.41 feet to intersect a line which lies 10.00 feet North of as measured perpendicular to the North right-of-way line of 220th Street Southwest; thence South $87^{\circ} 51' 07''$ East to the East line of that vacated portion of 72nd Avenue West; thence southerly along said East line to intersect the North line of 220th Street Southwest and the Point of Beginning.

Also commonly described as follows; the South 10.00 feet of that part of Tract 41, of Solner's Five Acre Tracts according to plat recorded in Volume 7 of Plats on page 25, records of Snohomish County, Washington, lying East of Old Highway 99. TOGETHER with the South 10.00 feet of vacated 72nd Avenue West lying adjacent to the North right-of-way line of 220th Street Southwest. TOGETHER with a triangular parcel, the northwesterly side of which is the East right-of-way line of Old Highway 99, the South side of which is a line 10.00 feet North of and parallel with 220th Street Southwest, and the northeasterly side of which is an arc having a radius of 29.00 feet, the arc line of which lies 6 inches behind the proposed sidewalk, TOGETHER with a rectangular parcel lying immediately adjacent to the above described arc being 9.5 feet in a north-south dimension by 3.7 feet in a east-west dimension, EXCEPT that part of said triangular parcel conveyed to Snohomish County by Quit Claim Deed recorded under Auditor's File No. 2364653 in Volume 822, page 94, Records of Snohomish County, Washington.

PARCEL NO.	4
NAME	MCDONALD
TOTAL (S.F.)	71,468.89
TAKE (S.F.)	3,245.22
REMAINDER (S.F.)	68,223.67
EASEMENT (S.F.)	1,032.37

