

AFTER RECORDING MAIL TO:

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

Thank you for your payment,  
E091663 \$10.00  
ANN L. 09/14/2017

**STATUTORY WARRANTY DEED**

*Grantor: Strickland Real Estate Holdings L.L.C., Carl L. Hossman, Jr., Trustee, Alix Anne McDonough and Thomas Wilmont Heiple, Co-Trustees*

*Grantee: City of Mountlake Terrace*

*Abbreviated Legal: Ptn of Lots 11 and 12, less ptn, Blk 3, Mountlake Terrace Div 2, Snohomish County*

*Tax Parcel No.: 00520600301100*

*City of Mountlake Terrace / Main Street Revitalization Project  
Project Parcel #102*

STEWART TITLE  
01148-58546

THE GRANTOR, Strickland Real Estate Holdings L.L.C., a Washington limited liability company, Carl L. Hossman, Jr., Trustee of the Carl L. Hossman, Jr. Trust - Exempt under the Will of Martha B. Hossman dated May 18, 2005, as amended, and Alix Anne McDonough and Thomas Wilmont Heiple, Co-Trustee of the Alix Anne McDonough Trust Agreement dated October 23, 1996, each as their interest may appear, 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 1,540 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.

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## STATUTORY WARRANTY DEED

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.

### Accepted by the City of Mountlake Terrace

By:   
Printed Name: Scott Hugill  
Title: City Manager

Date: 6/26/17

STATUTORY WARRANTY DEED

GRANTOR:

Strickland RE Holdings, LLC

Strickland RE Holdings, LLC

By: Ryan  
Printed Name: Ryan Megawaty  
Title: Authorized Agent  
Date: 6/7/2017

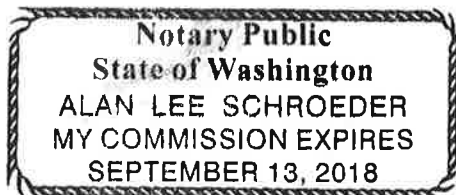
By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF WASHINGTON )

County of Snohomish : ss

On this 7 day of June 2017, before me personally appeared Ryan Megawaty and \_\_\_\_\_ to me known to be the Authorized Agent and \_\_\_\_\_ of the Strickland Real Estate Holdings, LLC, the limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

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



Alan Lee Schroeder  
Notary Public in and for the State of  
Washington, residing at Mukilteo  
My commission expires 9-13-18

STATUTORY WARRANTY DEED

GRANTOR:

Carl L. Hossman, Jr. Trust

Carl L. Hossman, Jr. Trustee  
Carl L. Hossman, Jr., Trustee

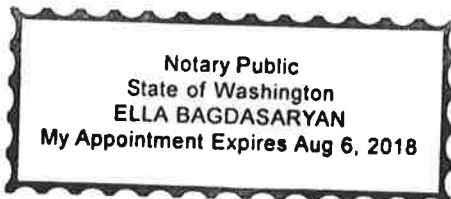
Date: 6/7/17

STATE OF WASHINGTON )

County of King ) : ss

On this 7<sup>th</sup> day of June 2017, before me personally appeared Carl L. Hossman, Jr., as Trustee of the Carl L. Hossman Jr. Trust – Exempt under the Will of Martha B. Hossman dated May 18, 2015, as amended, to me known to be the individual described in and who executed the foregoing instrument, and acknowledge that he signed the same as his free and voluntary act and in the capacity and for the uses and purposes therein mentioned.

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




[Signature]  
Notary Public in and for the State of  
Washington, residing at Seattle  
My commission expires August 6<sup>th</sup> 2018

STATUTORY WARRANTY DEED

GRANTOR:

Alix Anne McDonough Trust Agreement

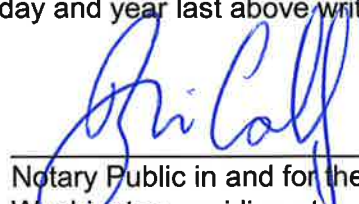
  
Alix Anne McDonough, Trustee

Date: 6/10/17

STATE OF WASHINGTON    )  
District                       : ss  
~~County~~ of Columbia    )

On this 10 day of June 2017, before me personally appeared Alix Anne McDonough, as Trustee of the Alix Anne McDonough Trust Agreement dated October 23, 1996, to me known to be the individual described in and who executed the foregoing instrument, and acknowledge that she signed the same as her free and voluntary act and in the capacity and 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 \_\_\_\_\_  
My commission expires 6/30/19



STATUTORY WARRANTY DEED

GRANTOR:

Alix Anne McDonough Trust Agreement

Thomas Wilmont Heiple  
Thomas Wilmont Heiple, Trustee

Date: June 10, 2017

STATE OF WASHINGTON )  
District : ss  
County of Columbia )

On this 10 day of June 2017, before me personally appeared Thomas Wilmont Heiple, as Trustee of the Alix Anne McDonough Trust Agreement dated October 23, 1996, to me known to be the individual described in and who executed the foregoing instrument, and acknowledge that he signed the same as his free and voluntary act and in the capacity and for the uses and purposes therein mentioned.

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

[Signature]  
Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_  
My commission expires 6/30/19



**EXHIBIT A**  
**PARCEL NO. 00520600301100**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY, NORTHEASTERLY, AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 46.50 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF 56<sup>TH</sup> AVENUE WEST;

THENCE NORTH 00° 50' 04" EAST ALONG SAID PARALLEL LINE, 11.00 FEET;

THENCE SOUTH 88° 00' 31" EAST, 5.00 FEET TO A LINE THAT IS 41.50 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF 56<sup>TH</sup> AVENUE WEST;

THENCE NORTH 00° 50' 04" EAST ALONG SAID PARALLEL LINE, 17.00 FEET;

THENCE SOUTH 88° 00' 31" EAST, 9.00 FEET TO A LINE THAT IS 32.50 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF 56<sup>TH</sup> AVENUE WEST;

THENCE NORTH 00° 50' 04" EAST ALONG SAID PARALLEL LINE, 30.85 FEET;

THENCE NORTH 89° 09' 56" WEST, 2.00 FEET TO A LINE THAT IS 34.50 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF 56<sup>TH</sup> AVENUE WEST;

THENCE NORTH 00° 50' 04" EAST ALONG SAID PARALLEL LINE, 41.94 FEET;

THENCE NORTH 43° 00' 11" WEST, 41.34 FEET TO A LINE THAT IS 36.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF 236<sup>TH</sup> AVENUE SOUTHWEST;

THENCE NORTH 88° 00' 11" WEST, ALONG SAID PARALLEL LINE, 29.60 FEET;

THENCE NORTH 00° 49' 32" EAST, 3.50 TO A LINE THAT IS 32.50 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF 236<sup>TH</sup> AVENUE SOUTHWEST;

THENCE NORTH 88° 00' 11" WEST ALONG SAID PARALLEL LINE, 60.01 FEET TO THE WEST LINE OF SAID PARCEL "A" AND END OF SAID LINE DESCRIPTION.

CONTAINING 1,540 SQUARE FEET, MORE OR LESS.

**PARCEL "A":**

(PER STEWART TITLE COMPANY ORDER NO. 27849, DATED DECEMBER 31, 2014)

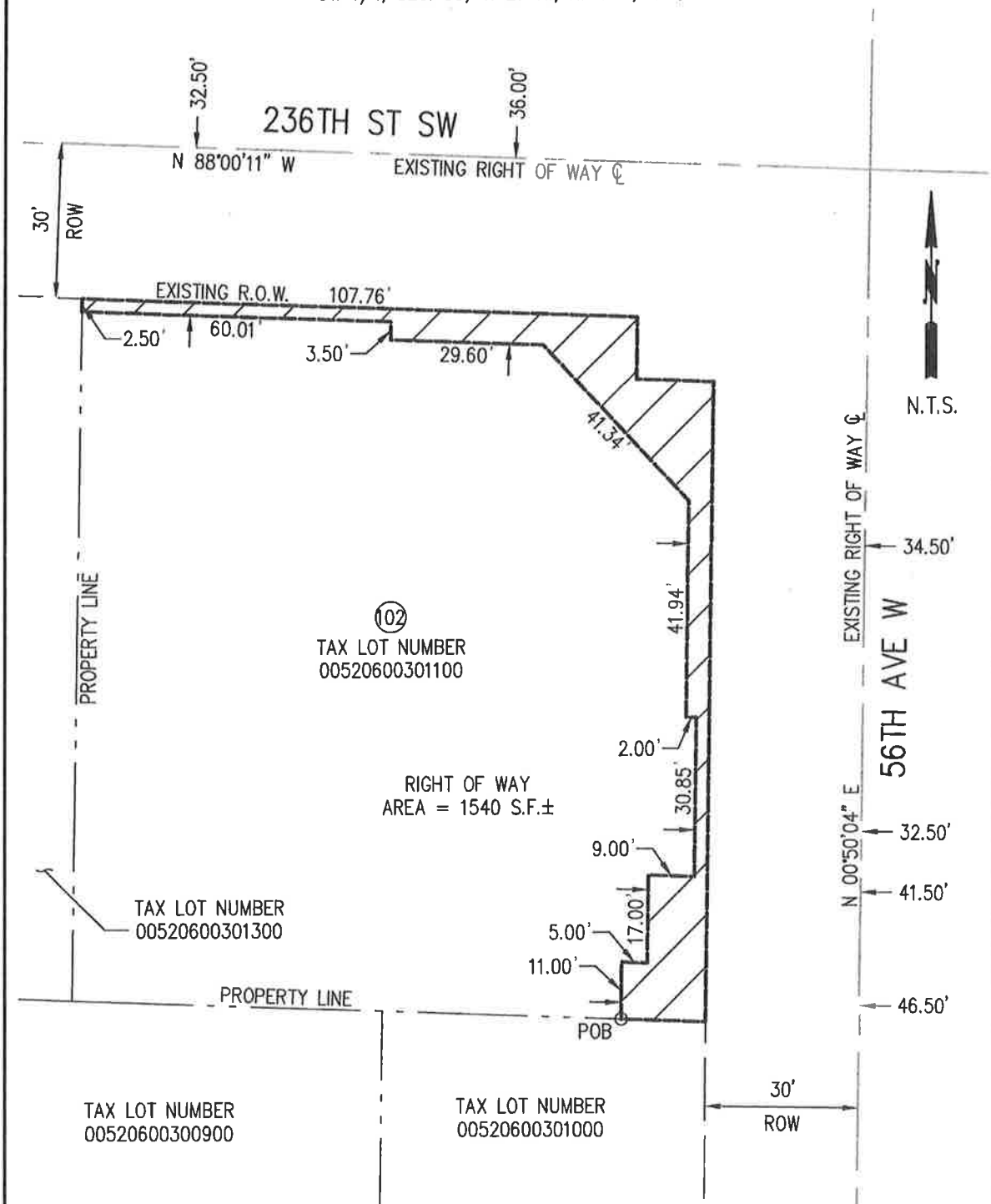
LOT(S) 11 - 12, BLOCK 3, MOUNTLAKE TERRACE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 11 CONVEYED TO THE CITY OF MOUNTLAKE TERRACE BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 8004030252 AND 8004030253.





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



DATE: SEPTEMBER 15, 2016

FILE: 102.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 00520600301100  
RIGHT OF WAY ACQUISITION