

#7,050.

5/2/17 pgp

AFTER RECORDING MAIL TO:

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



201705020685 5 PGS
05/02/2017 1:44pm \$77.00
SNOHOMISH COUNTY, WASHINGTON

E 083817

Deed Processed
Excise Not Received

STATUTORY WARRANTY DEED

Grantor: Andrea Marina Cappagli

Grantee: City of Mountlake Terrace

*Abbreviated Legal: Ptn of E 46 feet Lot 3 and West 21 feet Lot 4, Block 1,
Mountlake Terrace Division 4, Snohomish County, WA*

Tax Parcel No.: 00520800100300

City of Mountlake Terrace / Main Street Revitalization Project

Project Parcel #76

STEWART 0148-58564

THE GRANTOR, Andrea Marina Cappagli, as her separate estate, 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 235 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.

STATUTORY WARRANTY DEED

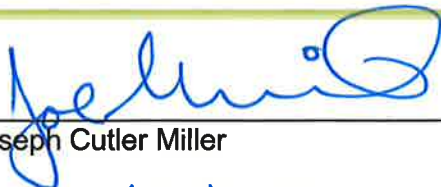
GRANTOR:

Acknowledged and Accepted:



Andrea Marina Cappagli

Date: 3/20/17



Joseph Cutler Miller

Date: 03/20/2017

Accepted by the City of Mountlake Terrace

By: 

Printed Name: Scott Hugill
Title: City Manager

Date: 4/5/17

STATUTORY WARRANTY DEED

STATE OF WASHINGTON)

County of Snohomish) : ss

On this 20th day of March, 2017, before me personally appeared Andrea Marina Cappagli and Joseph Cutler Miller, 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.

Steve Reinhart



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

My commission expires 10-30-18

EXHIBIT A
PARCEL NO. 00520800100300
RIGHT OF WAY ACQUISITION

THE SOUTH 3.50 FEET OF THE HEREINAFTER DESCRIBED PARCEL "A".

CONTAINING 235 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER STEWART TITLE COMPANY ORDER NO. 27817, DATED DECEMBER 20, 2013)

LOT 3, EXCEPT THE WEST 14 FEET THEREOF;

TOGETHER WITH THE WEST 21 FEET OF LOT 4, BLOCK 1, MOUNTLAKE TERRACE ADDITION NO. 4,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 38 AND 39, RECORDS
OF SNOHOMISH COUNTY, WASHINGTON.



11-3-15

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

⑦⑥

TAX LOT NUMBER
00520800100300

N.T.S.

TAX LOT NUMBER
00520800100200

PROPERTY LINE

PROPERTY LINE

TAX LOT NUMBER
00520800100400

RIGHT OF WAY
AREA = 235 S.F.±

3.50'

67.01'

EXISTING R.O.W.

30'
ROW

N 88°00'11" W

EXISTING RIGHT OF WAY C

236TH ST SW

DATE: SEPTEMBER 1, 2015

FILE: 76.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 00520800100300
RIGHT OF WAY ACQUISITION