

WARRANTY DEED  
(STATUTORY FORM)

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

The Grantors, William and Irene E. Shields  
each as his separate estate  
residing at 23601 48th Avenue West, Mountlake Terrace, WA 98043  
for and in consideration of the sum of One Thousand Dollars  
\_\_\_\_\_ Dollars (\$ 1,000.00 ),  
in hand paid, CONVEYs and WARRANTs to The City of Mountlake Terrace  
\_\_\_\_\_, the Grantee,  
the following described real estate:

See attached legal description.

NO EXCISE TAX  
REQUIRED

#008915  
APR 30 1990

KIRKE SILVERS, Snohomish County Treasurer  
By Rebecca Young Deputy

situated in the County of Snohomish, State of Washington.

Dated this 23<sup>rd</sup> day of March, 1990

William E. Shields  
Irene E. Shields

STATE OF WASHINGTON,

County of Snohomish

ss.

(Individual Acknowledgment)

I, Douglas A. McGrath, Notary Public in and for the State of Washington,  
do hereby certify that on this 23 day of March, 1990, personally appeared  
before me William E. Irene Shields  
to me known to be the individuals described in and who executed the within instrument and acknowledged  
that William E. Shields signed the same as hus/hw free and voluntary act and deed for the uses and  
purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23<sup>rd</sup> day of March, 1990

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

STATE OF WASHINGTON,

County of \_\_\_\_\_

ss.

(Corporate Acknowledgment)

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, before me personally appeared \_\_\_\_\_

to me known to be the \_\_\_\_\_  
of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to  
be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and  
on oath stated that he authorized to execute said instrument and that the seal affixed  
is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first  
above written.

Notary Public in and for the State of Washington, residing at \_\_\_\_\_ in said County.

Warranty Deed (Statutory Form)

Washington Legal Blank Co., Bellevue, WA Form No. 53 8/78

MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.

9004300037

VOL. 2333 PAGE 0695

Attachement "A"  
to Warranty Deed Naming  
William and Irene E. Shields as Grantors

LEGAL DESCRIPTION  
RIGHT-OF-WAY TRIANGLE ON THE  
SOUTHEAST CORNER OF 48TH AND 236TH

That portion of Tract 25 of the Plat of Hanbury's Race Track Addition, as recorded on page 6, Volume 7 of Plats, Records of Snohomish County, State of Washington, described as follows:

Commencing at the northwest corner of the northeast quarter of the southeast quarter of Section 33, Township 27 North, Range 4 East, W.M.; thence south 88 degrees 47' 30" east along the centerline of 236th Street S.W., a distance of 30.00 feet, to a point on the west margin of Tract 24 of said plat; thence south 00 degrees 10' 46" west, a distance of 4.77 feet to the northwest corner of Tract 25; thence continuing south 00 degrees 10' 46" west, a distance of 25.23 feet, to the present south margin of the right-of-way of 236th Street S.W. and the True Point of Beginning; thence continuing south 00 degrees 10' 46" west, a distance of 10.00 feet, along the present east margin of the right-of-way of 48th Avenue W.; thence north 57 degrees 12' 12" east, a distance of 17.88 feet, to a point on the said south margin of the right-of-way of 236th Street S.W.; thence north 88 degrees 47' 30" west along the said south margin, a distance of 15.00 feet, to the True Point of Beginning; containing an area of 74.99 square feet.

Basis of bearings: plat of Snow's Addition - Division 1, as recorded on page 96, Volume 17 of Plats, Records of Snohomish County, State of Washington

The above described portion of Tract 25 of Hanbury's Race Track Addition is also known as a portion of Parcel A of Short Plat No. 101, as recorded under Auditor's File No. 8407300079, Records of Snohomish County, Washington. Said triangular portion is located on the northwest corner of said Short Plat #101, adjacent to 48th Avenue West and 236th Street Southwest, as described in legal description above and map attached.

WHvR  
48-236SE

9004300037

VOL. 2333 PAGE 0696

RECORDED

90 APR 30 19:23

DEAN V. WILLIAMS, AUDITOR  
SNOHOMISH COUNTY, WASH.



# REAL ESTATE EXCISE TAX

CHAPTER 82.45 RCW  
CHAPTER 458-61 WAC

This form is your receipt when stamped  
by cashier. Pay by cash or certified  
check to County Treasurer.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ITEMS ① THROUGH ⑦ ARE FULLY COMPLETED

① SELLER GRANTOR	Name <u>WILLIAM &amp; IRENE E. SHIELDS</u>	② BUYER GRANTEE	Name <u>CITY OF MOUNTLAKE TERRACE</u>
	<u>23601 48TH AVE W</u>		
	Street _____		Street <u>23204 58TH AVE W</u>
	City <u>MOUNTLAKE TERR</u> State <u>WA</u> Zip <u>98043</u>		City <u>MOUNTLAKE TERR</u> State <u>WA</u> Zip <u>98043</u>

③ NEW OWNER'S PERMANENT ADDRESS FOR ALL PROPERTY TAX RELATED CORRESPONDENCE	Name <u>CITY OF MOUNTLAKE TERRACE</u>	ALL TAX PARCEL NUMBERS <u>4691-2007-675-0007</u> <u>Portion</u>	
	Street <u>23204 58TH AVE W</u>		
	City/State <u>MOUNTLAKE TERRACE WA</u> Zip <u>98043</u>		

④ LEGAL DESCRIPTION OF PROPERTY SITUATED IN UNINCORPORATED \_\_\_\_\_ COUNTY ☐ OR IN CITY OF MOUNTLAKE TERRACE

*see attached*

⑤ Is the property currently:

Classified or designated as forest land? Chapter 84.33 RCW	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Classified as current use land (open space, farm and agricultural, Chapter 84.34 RCW or timber)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Exempt from property tax under Chapter 84.36 RCW? (nonprofit organizations)	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Receiving special valuation as historic property under Chapter 449, Laws of 1985?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

Type Property: ☒ land only ☐ land with new building  
☐ land with previously used building ☐ land with mobile home

SEE TAX OBLIGATIONS ON REVERSE SIDE

⑧ (1) NOTICE OF CONTINUANCE (RCW 84.33 or RCW 84.34)

If the new owner(s) of land that is classified or designated as current use or forest land wish(es) to continue the classification or designation of such land, the new owner(s) must sign below. If the new owner(s) do(es) not desire to continue such classification or designation, all compensating or additional tax calculated pursuant to RCW 84.33.120 and 140 or RCW 84.34.108 shall be due and payable by the seller or transferor at the time of sale. To determine if the land transferred qualifies to continue classification or designation, the county assessor must be consulted. All new owners must sign.

This land ☐ does ☐ does not qualify for continuance. \_\_\_\_\_ DEPUTY ASSESSOR

DATE \_\_\_\_\_

(2) NOTICE OF COMPLIANCE (Chapter 449, Laws of 1985)

If the new owner(s) of property with special valuation as historic property wish(es) to continue this special valuation the new owner(s) must sign below. If the new owner(s) do(es) not desire to continue such special valuation, all additional tax calculated pursuant to Chapter 449, Laws of 1985, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

\_\_\_\_\_

9004800037

⑥ Description of personal property if included in sale (furniture, appliances, etc.) N/A

If exemption claimed, explain MUNICIPAL STREET/SIGNAL PROJECT

Type of Document WARRANTY DEED

Date of Sale or Conveyance MARCH 23, 1990

Gross Sale Price 1/ \$ 1,000

Personal Property (deduct) 2/ \$ \_\_\_\_\_

Taxable Sale Price \$ \_\_\_\_\_

Excise Tax State 3/ \$ \_\_\_\_\_

Local 4/ \$ \_\_\_\_\_

Delinquent Penalty 5/ \$ \_\_\_\_\_

Total Tax Due \$ 2

(SEE 1-5 ON REVERSE SIDE)

⑦ AFFIDAVIT

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE FOREGOING IS TRUE AND CORRECT (see #6 on reverse for penalties).

SIGNATURE: Deidre A. McGrath

NAME (print): DEIDRE A. MCGRATH

DATE & PLACE OF SIGNING: SNOHOMISH COUNTY CRTHS

SPECIFY (circle): grantor/grantee/grantor's agent/grantee's agent \_\_\_\_\_

Address of residence or place of business of person signing (specify):  
CITY OF MOUNTLAKE TERRACE  
23204 58TH AVE W  
MOUNTLAKE TERRACE WA 98043

⑨ The following optional questions are requested by RCW 82.45.120

Is property at the time of sale:

a. Subject to elderly, disability, or physical improvement exemption?	1 <input type="checkbox"/>	2 <input type="checkbox"/>	e. Does conveyance involve a trade, partial interest corporate affiliates, related parties, trust, receivership or an estate?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
b. Does building, if any, have a heat pump or solar heating or cooling system?	1 <input type="checkbox"/>	2 <input type="checkbox"/>	f. Is the grantee acting as a nominee for a third party?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
c. Does this conveyance divide a current parcel of land?	1 <input type="checkbox"/>	2 <input type="checkbox"/>	g. Principal use:		
d. Does sale include current crop or merchantable timber?	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/> agricultural	2 <input type="checkbox"/> condominium	3 <input type="checkbox"/> recreational
			4 <input type="checkbox"/> apt (4+ units)	5 <input type="checkbox"/> industrial	6 <input type="checkbox"/> residential
			7 <input type="checkbox"/> commercial	8 <input type="checkbox"/> mobile home	9 <input type="checkbox"/> timber

NO EXCISE TAX  
REQUIRED

FOR TREASURER'S USE ONLY

APR 30 1990

KIRKE SIEVERS, Snohomish County Treasurer

By \_\_\_\_\_ Deputy

908915 PMNT 04/30/90 ONE

.00