

9202140350

1100

WARRANTY DEED  
(STATUTORY FORM)

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

The Grantor Kenneth E. Miller, Trustee under the last Will and Testament  
of G. Earl Miller, deceased

residing at 19911 89th Place West, Edmonds, WA 98020

for and in consideration of the sum of \_\_\_\_\_

SeventeenThousandNineHundredNineteen----- Dollars (\$ 17,919.00 ),

in hand paid, CONVEYs and WARRANTs to the City of Mountlake Terrace

\_\_\_\_\_, the Grantee\_\_\_\_\_,  
the following described real estate:

See attached legal description

THIS WARRANTY DEED VOIDS PREVIOUS WARRANTY DEED RECORDED WITH THE  
SNOHOMISH COUNTY AUDITOR UNDER RECORDING NO. 9106030468, VOLUME 2447,  
PAGE 1151.

This deed is given on the condition that Grantee modify the landscaping  
and parking plan to the Grantors written satisfaction prior to recording  
of the deed.

situated in the County of Snohomish, State of Washington.

Dated this 12 day of February, 1992  
Kenneth E. Miller

STATE OF WASHINGTON,

County of SNOHOMISH

ss.

(Individual Acknowledgment)

I, THERESA S STRAUSSER, Notary Public in and for the State of Washington,  
do hereby certify that on this 12 day of FEB, 1992, personally appeared  
before me KENNETH E MILLER  
to me known to be the individual\_\_\_\_described in and who executed the within instrument and acknowledged  
that HE signed the same as HIS free and voluntary act and deed for the uses and  
purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12<sup>th</sup> day of Feb., 1992

Theresa Straussner

Notary Public in and for the State of Washington, residing at Mountlake Terrace 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 \_\_\_\_\_ 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.

NO EXCISE TAX DUE

\$2.00 Treasurer's Fee

Required

2227

FEB 14 1992

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

MIRKE SIEVERS, Snohomish County Treasurer

By Dorcas  
Deputy

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PROJECT: 44th Ave. West & 212th St. S.W.  
Street and Traffic Signal Improvements  
City of Mountlake Terrace

2  
PARCEL NO. 2

SECTION: 28

TOWNSHIP: 27N

RANGE: 4E

TAX LOT: 282704-1-002 & 282704-1-003

OWNER OF RECORD: Kenneth E. Miller

**RIGHT-OF-WAY TAKE LEGAL DESCRIPTION:**

The East six and one half (6.5) feet of the following described property lying adjacent to and parallel with the West right-of-way line of 44th Ave. West and the North six and one half (6.5) feet of the following described property lying adjacent to and parallel with the South right-of-way line of 212th St. Southwest:

The North 180 feet of the East 180 feet of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M.;  
EXCEPT the East 30 feet thereof for road (44th Ave. W.);  
EXCEPT the North 30 feet thereof for road (212th St. S.W.);  
AND EXCEPT that portion thereof conveyed to the City of Mountlake Terrace by deed recorded under Recording No. 8109010087.

Situate in the County of Snohomish, State of Washington.

Together with that portion described as follows:

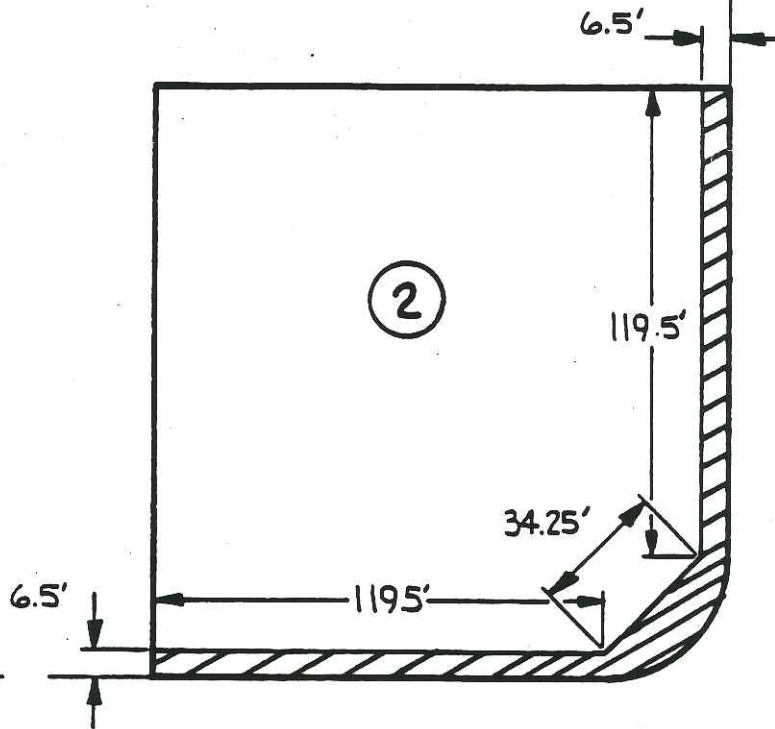
Beginning 36.5 feet West and 36.5 feet South of the Northeast corner of Section 28, Township 27 North, Range 4 East; thence S 0°33'15"W, a distance of 24 feet; thence N 43°55'30"W, a distance of 34.25 feet; thence S 88°24'15"E, a distance of 24 feet to the point of beginning.

Containing an area of 1,991 square feet.

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SCALE: 1" = 50'

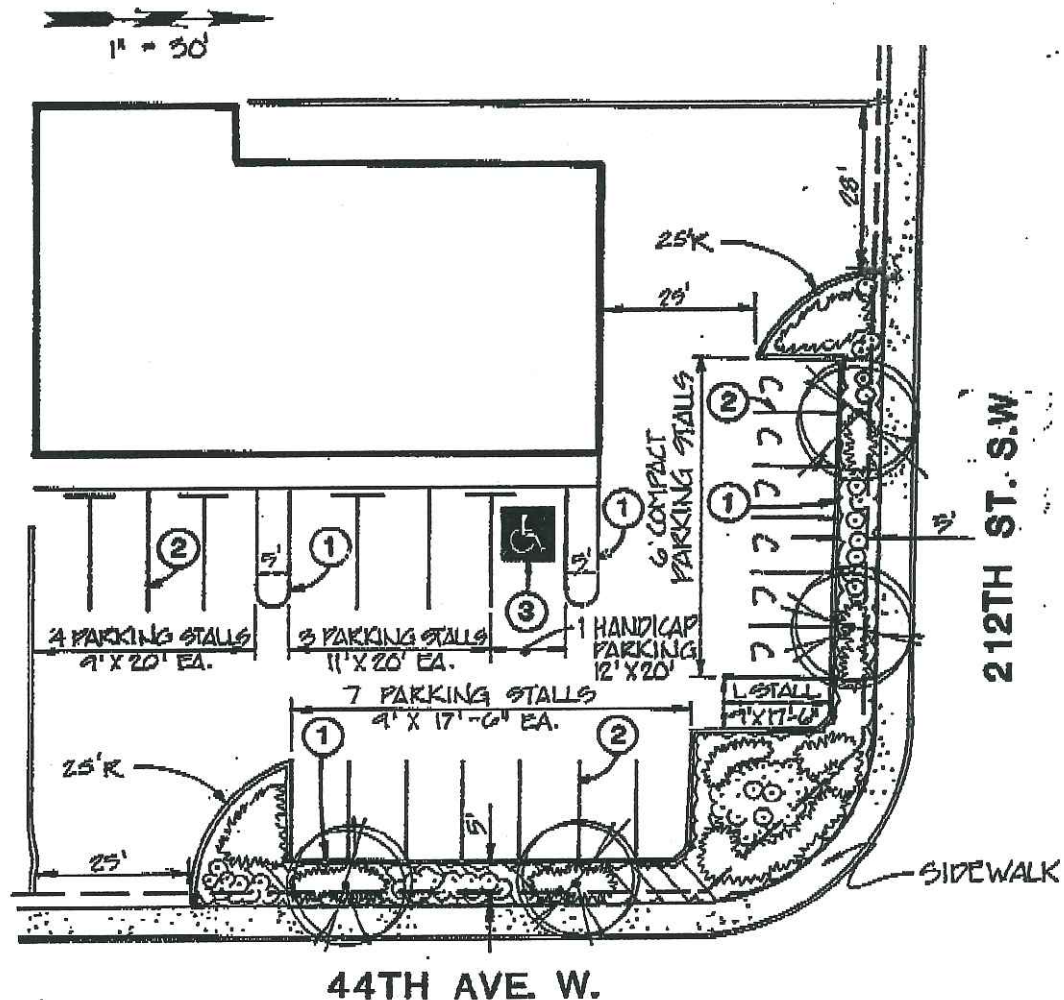


212TH ST. S.W.

44TH AVE. W.

9202140350





## PLANTING SCHEDULE

SYMBOL	COUNT	NAME	SIZE	SPACING
	6	Norway Maple - "Emerald Queen" or "Summershade"	1½" Caliper	Locate within planter bed - 35' O.C. max. 3' from curb - center on parking stall stripe
	200	St. John's Wort - Hypericum Callicyrum	4" pots	18" O.C. Triangulate planting locations
	100	St. John's Wort - Hypericum Callicyrum	1 gal. pots	30" O.C. Triangulate planting locations
	600	St. John's Wort - Hypericum Callicyrum	2" pots	12' O.C. Triangulate planting locations

### GENERAL NOTES

- ① Extruded Reinforced Concrete Curb
- ② Painted Stripe
- ③ Painted Handicapped Symbol

SCALE NTS

DATE



BELL-WALKER ENGINEERS, Inc.

44th Ave W & 212th Street SW  
Parking and Landscape Detail L-1

FILE 89015.02

9202140350

TOTAL P.02

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KENNETH E. MILLER

19911 - 89th Place West Edmonds, WA 98020  
(206) 776-7224

98026-6311

February 13, 1992

Mr. Kjell O. Johnsen, Associate Engineer  
City of Mountlake Terrace  
23204 58th Ave. West  
Mountlake Terrace, WA 98043

Subject: Landscaping and Parking Plan

Dear Mr. Johnsen:

I have reviewed the revised landscape and parking plan related to the deed signed by me on February 12, 1992.

I find the revised plan acceptable, satisfying the stipulation on the deed that a revision to the original plan be approved by me prior to recording of the deed.

Very truly yours,



\\PCW\44\_212\LAYOUTOK.MLT

RECORDED

'92 FEB 14 AM 1:54

DEAN V. WILLIAMS, AUDITOR  
SNOHOMISH COUNTY  
DEPUTY *W. J. Kandle*

9202140350

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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 SELLOR GRANTOR	Name <u>KENNETH E. MILLER</u> <u>TRUSTEE UNDER WILL OF GEORGE MILLER</u>	② BUYER GRANTEE	Name <u>CITY OF MOUNTLAKE TERRACE</u>
	Street <u>19911-89TH PLACE WEST</u>		Street <u>23204-58TH AVE. W.</u>
	City <u>EDMONDS</u> State <u>WA</u> Zip <u>98020</u>		City <u>MTLK. 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>X PORTION OF</u> <u>282704-1-003-0009</u> <u>282704-1-003-0008</u>
	Street <u>23204-58TH AVE. W.</u>	
	City/State <u>MTLK. TERRACE, WA</u> Zip <u>98043</u>	

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

SEE ATTACHED LEGAL DESCRIPTION 9202140350

⑤ Is this 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, or timber)? Chapter 84.34 RCW	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Exempt from property tax under nonprofit organizations Chapter 84.36 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Receiving special valuation as historic property under Chapter 84.26 RCW?	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

⑥ (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 \_\_\_\_\_

⑥ (3) NOTICE OF COMPLIANCE (Chapter 84.26 RCW)

If the new owner(s) of property with special valuation as historic property wish(s) 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 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE \_\_\_\_\_

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

If exemption claimed, explain YES.  
LAND DEEDED TO CITY TO  
INCREASE RIGHT-OF-WAY

Type of Document STATUTORY WARRANTY DEED

Date of Sale or Conveyance Instrument 2/12/92

Gross Sale Price 1/ \$ 13,919.00

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

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

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

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

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

Total Tax Due \$ \_\_\_\_\_

(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 Kjell D. Johnsen

NAME (print) KJELL D. JOHNSEN

DATE & PLACE OF SIGNING: 2/13/92 MLT.

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

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

Telephone Number: 206-776-1161

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?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
b. Does building, if any, have a heat pump or solar heating or cooling system?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
c. Does this conveyance divide a current parcel of land?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
d. Does sale include current crop or merchantable timber?	YES <input type="checkbox"/>	NO <input type="checkbox"/>

e. Does conveyance involve a trade, partial interest corporate affiliates, related parties, trust, receivership or an estate? 1 ☐ 2 ☐

f. Is the grantee acting as a nominee for a third party? 1 ☐ 2 ☐

g. Principal use:

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 DUE  
\$2.00 Treasurer's Fee  
Required



1/ **GROSS SALE PRICE** "Selling Price" shall mean consideration, including money or anything of value, paid or delivered or contracted to be paid or delivered in return for the transfer of the real property or estate or interest in real property, and shall include the amount of any lien, mortgage, contract indebtedness, or other incumbrance, either given to secure the purchase price, or any part thereof, or remaining unpaid on such property at the time of sale (WAC 458-61-030(13)). When consideration is other than money and the transfer is taxable, market value is to be reported.

2/ **PERSONAL PROPERTY**

The transfer of personal property is subject to the use tax and is the liability of the grantee. Use separate form for mobile home.

3/ **AUDIT AND ENFORCEMENT**

The tax paid by this document is subject to audit by the Department of Revenue under RCW 82.45.150. RCW 82.45.080 specifies that this tax is the obligation of the seller and remedies for its enforcement are specified in Chapter 82.32 RCW. RCW 82.45.080 states that such tax and penalties... "shall be a specific lien upon

4/ **PROJECT:** 44th Ave. West & 212th St. S.W. **PARCEL NO. 2**  
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Containing an area of 1,991 square feet.

**PROPERTY EXEMPT FROM TAXATION (RCW 84.36.810 and 84.36.262)**

Sale of exempt property may cause taxes and interest to be assessed for up to last ten years, depending on type and life of exemption.

**SPECIAL VALUATION AS HISTORIC PROPERTY LIABILITY (Chapter 84.26 RCW)**

Whenever property classified and valued as eligible historic property is removed or disqualifies for the valuation, an additional tax shall become due and payable which is equal to (a) the actual costs of the substantial improvement multiplied by the levy rate in each year the property was subject to special valuation; plus (b) interest on the amounts of the additional tax at the statutory rate charged on delinquent property taxes from the dates on which the additional tax could have been paid without penalty if the property had not been valued as historic property; plus a penalty equal to twelve percent of the amount determined in (a) and (b).