

The Grantors, Charles F. ^{Sommers} and Arlene ^{Sommers} Sommers, his wife, and Frank L. and Maude R. Sommers, his wife who's principle address for correspondence of mutual interest is 7620 N.E. 24th Street, Bellvue, Washington, for and in consideration of two hundred and fifty six dollars and no/100 (\$256.00) conveys and quit claims to the City of Mountlake Terrace, Washington, including any interest therein which the Grantors may hereafter acquire, the following described real estate:

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

Beginning at the northwest corner of Tract 17; thence south 88 degrees 51' 22" east, a distance of 15.26 feet, along the north margin of said tract to a point on a curve to the left having a radius of 15.00 feet at which point the radial center bears south 01 degree 08' 38" west; thence southwesterly along the arc of said curve through a central angle of 90 degrees 58' 20", a distance of 23.82 feet, to an intersection with the west margin of said tract; thence north 00 degrees 10' 18" east along said west margin, a distance of 15.26 feet, to the True Point of Beginning; containing an area of 50.23 square feet.

situate in the County of Snohomish, State of Washington.

This Quit Claim Deed declares null and void the Warranty Deed issued by the Grantors to the City of Mountlake Terrace filed under Snohomish County Auditors file number 8805230075.

Dated this 4 day of January, 1989.

NO EXCISE TAX
REQUIRED
#4315
MAR 23 1989

KIRKE SIEVERS, Snohomish County Treasurer
By Daniel L. Salo
Deputy

Charles F. Sommers
Maude R. Sommers

STATE OF WASHINGTON,

County of Snohomish

ss.

(Individual Acknowledgment)

I, Walter R. Shonika, Notary Public in and for the State of Washington, do hereby certify that on this 4th day of January, 1989, personally appeared before me Charles F. Sommers Maude R. Sommers to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 4th day of January, 1989

Walter R. Shonika
Notary Public in and for the State of Washington, residing at Bellvue in said County.

STATE OF WASHINGTON,

County of _____

ss.

(Individual Acknowledgment)

I, _____, Notary Public in and for the State of Washington, do hereby certify that on this _____ day of _____, 19____, personally appeared before me _____ to me known to be the individual_____ described in and who executed the within instrument and acknowledged that _____ signed the same as _____ free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 19____.

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

* I, Maude R. Sommers, am Charles F. Sommers' mother.

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RECORDED

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MOUNTLAKE TERRACE
WA 98043
CITY OF MOUNTLAKE TERRACE

MOUNTLAKE TERRACE, WA 98043
4504 - 8800 AVE WEST
CITY OF MOUNTLAKE TERRACE

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>Charles F & Maude R. Sommers</u>	② BUYER GRANTEE	Name <u>City of Mountlake Terrace</u>
	Street <u>7620 N.E. 24th Street</u>		Street <u>23204 58th Avenue West</u>
	City <u>Bellevue</u> State <u>WA</u> Zip <u>98004</u>		City <u>Mtlk. Terrace</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>463-021-017-0303</u> <u>AV</u>	
	Street <u>23204 58th Avenue West</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 Mountlake Terrace, WA
(See attached)

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 checked="" type="checkbox"/>	NO <input 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

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 _____

(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 Street Improvements

Type of Document Quit Claim Deed

Date of Sale or Conveyance Instrument January 4, 1989

Gross Sale Price 1/ \$ 256.00

Personal Property (deduct) 2/ \$ _____

Taxable Sale Price \$ _____

Excise Tax State 3/ \$ _____

Local 4/ \$ _____

Delinquent Penalty 5/ \$ _____

Total Tax Due \$ N/A

(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: 3/22/89 Everett, WA

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.

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?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
f. Is the grantee acting as a nominee for a third party?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
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
REQUIRED

FOR TREASURER'S USE ONLY

MAR 23 1989

KIRKE SIEVERS, Snohomish County Treasurer
Deputy

004315 PMNT 03/23/89 ONE

.00

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

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

Beginning at the northwest corner of Tract 17; thence south 88 degrees 51' 22" east, a distance of 15.26 feet, along the north margin of said tract to a point on a curve to the left having a radius of 15.00 feet at which point the radial center bears south 01 degree 08' 38" west; thence southwesterly along the arc of said curve through a central angle of 90 degrees 58' 20", a distance of 23.82 feet, to an intersection with the west margin of said tract; thence north 00 degrees 10' 18" east along said west margin, a distance of 15.26 feet, to the True Point of Beginning; containing an area of 50.23 square feet.

If the tax due is not paid within 30 days from the time of sale, interest of 1% per month shall be charged from the sale date until date of payment. Nonpayment or underpayment resulting from intent to evade the tax is subject to 50% penalty (Chapter 82.45 RCW).

6/ PERJURY

Perjury is a class C felony which is punishable by imprisonment in a state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars, or by both such imprisonment and fine (RCW 9A.20.020 (1C)).

TAX OBLIGATION FOR FOREST LAND CLASSIFICATION OR DESIGNATION,

CURRENT USE (OPEN SPACE) CLASSIFICATION, PROPERTY EXEMPT FROM TAXATION OR SPECIAL VALUATION AS HISTORIC PROPERTY

FOREST LAND LIABILITY (RCW 84.33.120 and 84.33.140)

Upon withdrawal or removal of this land from classification or designation a compensating tax shall be imposed which shall be equal to:

1. The difference between the amount of tax last levied on such land as forest land and an amount equal to the new assessed valuation of such land multiplied by the millage rate of the last levy extended against such land, multiplied by
2. A number, in no event greater than ten, equal to the number of years for which such land was classified or designated as forest land.

Reforestation or conversion requirements should be consulted according to Chapter 76.09 RCW.

CURRENT USE LIABILITY (RCW 84.34.108)

Upon withdrawal or removal of this land from classification, an additional tax shall be imposed in the following manner.

1. Land under classification for a minimum of ten years shall pay an amount equal to the difference between the tax computed on the basis of "current use" and the tax computed on the basis of true and fair value plus interest at the same statutory rate charged on property taxes. The additional tax and interest shall be paid for the seven years last past.
2. Land withdrawn because of a change to a nonconforming use or land withdrawn prior to the minimum ten-year period or failure to comply to two-year notice of withdrawal shall be liable to pay the additional tax as in 1. above plus a penalty of 20% of the additional tax and interest. The additional tax, interest and penalty shall be paid for the past seven years.

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).