

AFTER RECORDING MAIL TO:

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



2084136
Deed Processed
Exhibit Not Received
\$10.00
05-09-2017

E 084136

STATUTORY WARRANTY DEED

Grantors: James C. LaFrance and Quincy E. LaFrance
Grantee: City of Mountlake Terrace
Abbreviated Legal: Ptn Lot 18, Block 3, Mountlake Terrace Div. No. 2, Snohomish County
Tax Parcel No.: 00520600301800
City of Mountlake Terrace Main Street Reconstruction Project
Project Parcel #96

THE GRANTORS, James C. LaFrance and Quincy E. LaFrance, husband and wife, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby convey and warrant to City of Mountlake Terrace, a 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 150 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.

STEWART 0148-08448

STATUTORY WARRANTY DEED

GRANTORS:

[Signature]
James C. LaFrance

Date: 4/22/17

[Signature]
Quincy E. LaFrance

Date: 4-22-17

Accepted by the City of Mountlake Terrace

By: [Signature]
Printed Name: Scott Hugill
Title: City Manager

Date: 5/11/17

STATE OF WASHINGTON)

County of Snohomish) ss

On this 22nd day of April, 2017, before me personally appeared James C. LaFrance and Quincy E. LaFrance 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.



Laura Floyd
Notary Public in and for the State of
Washington, residing at Edmonds

My commission expires 11-12-2017

EXHIBIT A
PARCEL NO. 00520600301800
RIGHT OF WAY ACQUISITION

THE NORTH 2.50 FEET OF THE HEREINAFTER DESCRIBED PARCEL "A".

CONTAINING 150 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER STEWART TITLE COMPANY ORDER NO. 27840, DATED DECEMBER 27, 2013)

LOT 18, 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.



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

236TH ST SW

EXISTING RIGHT OF WAY \hat{C} N 88°00'11" W

30'
ROW

60.00'

EXISTING R.O.W.

2.50'

RIGHT OF WAY
AREA = 150 S.F.±

TAX LOT NUMBER
00520600301900

TAX LOT NUMBER
00520600301700

96

TAX LOT NUMBER
00520600301800

PROPERTY LINE

PROPERTY LINE



N.T.S.

DATE: AUGUST 31, 2015

FILE: 96.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 00520600301800
RIGHT OF WAY ACQUISITION