

RECORDED 89-2501

'91 MAY 10 AM 53

STATUTORY WARRANTY DEED

DEAN V. WILLIAMS, AUDITOR
SNOHOMISH COUNTY, WASH

DEPUTY *Jerrell Gorman*

In the matter of: R/W 50th Avenue West

The Grantor(s), Larry J. Sundquist and Diane Y. Sundquist, husband and wife, for and in consideration of Mutual Benefits to be derived, conveys and warrants to The City of Mountlake Terrace, a municipal corporation, for street and municipal purposes, the following described real estate and any after acquired interest therein, situated in Shohomish County, in the State of Washington to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statue of the State of Washington:

The West 10 feet of the following described tract:

That portion of the East half of the Northwest quarter of the Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M., described as follows:

COMMENCING at the Northwest corner of said East half; thence South 330 feet to the POINT OF BEGINNING; thence South 132 feet; thence East 330 feet; thence North 132 feet; thence West 330 feet to the POINT OF BEGINNING.

EXCEPT the West 20 feet conveyed to Snohomish County by Quit Claim Deed recorded February 1, 1916 under Auditor's File No. 217887.

It is understood and agreed that the delivery of this deed is tendered and that the terms and obligations hereof shall not become binding upon the City of Mountlake Terrace unless and until accpeted and approved hereon in writing by the Mayor or his duly authorized representative.

Dated this 18th day of APRIL, 1991

Larry J. Sundquist
Larry J. Sundquist

Diane Y. Sundquist
Diane Y. Sundquist

NO EXCISE TAX
REQUIRED

6686

MAY 10 1991

KIRKE SIEVERS, Snohomish County Treasurer,
By *Green* Deputy

9105100107

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ACCEPTED AND APPROVED
CITY OF MOUNTLAKE TERRACE

By Robert M. Muto

STATE OF WASHINGTON)
COUNTY Snohomish)ss
)

I certify that I know or have satisfactory evidence that Larry J. Sundquist and Diane Y. Sundquist, husband and wife, signed this instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and seal this 16th day of April,
1991.



Tricia Anderson
Notary Public in and for the State of
Washington, residing at Bothell

Submit to County Treasurer of the county in which property is located.

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>LARRY & DIANE Y SUNDQUIST</u> <u>6520 212TH ST SW</u> Street City <u>LYNNWOOD</u> State <u>WA</u> Zip <u>98036</u>	② BUYER GRANTEE	Name <u>CITY OF MOUNTLAKE TERRACE</u> <u>23204 58TH AVENUE WEST</u> Street City <u>MOUNTLAKE TERR</u> State <u>WA</u> Zip <u>98043</u>
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③ NEW OWNER'S PERMANENT ADDRESS FOR ALL PROPERTY TAX RELATED CORRESPONDENCE	Name <u>SAME AS BUYER/GRANTEE</u> Street City/State Zip	ALL TAX PARCEL NUMBERS <u>PTN OF 282704-1-065-</u> <u>0003</u>
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④ LEGAL DESCRIPTION OF PROPERTY SITUATED IN UNINCORPORATED _____ COUNTY ☐ OR IN CITY OF MOUNTLAKE TERRACE

SEE ATTACHED LEGAL DESCRIPTION

9105100107

⑤ Is this property currently:	YES	NO
Classified or designated as forest land? Chapter 84.33 RCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exempt from property tax under nonprofit organizations Chapter 84.36 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Receiving special valuation as historic property under Chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Type Property:	<input type="checkbox"/> land only	<input type="checkbox"/> land with new building.
	<input type="checkbox"/> land with previously used building	<input type="checkbox"/> land with mobile home
SEE TAX OBLIGATIONS ON REVERSE SIDE		

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

If exemption claimed, explain MUNICIPAL STREET PROJECT

Type of Document WARRANTY DEED
Date of Document APRIL 18, 1991
Gross Sale Price 1/ \$.00
Personal Property (deduct) 2/ \$
Taxable Sale Price \$
Excise Tax: State \$
Local 3/ \$
Delinquent Interest: 4/ State \$
Local \$
Delinquent Penalty: 4/ State \$
Total Due \$
(SEE I-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 #5 on reverse for penalties).

SIGNATURE _____
NAME (print) DEIDRE A MCGRATH
DATE & PLACE OF SIGNING: 5/8/91 CITY OF MOUNTLAKE TERRACE
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 AVENUE WEST
MOUNTLAKE TERRACE WA 98043

⑧ The following optional questions are requested by RCW 82.45.120

Is property at the time of sale:

	YES	NO
a. Subject to elderly, disability, or physical improvement exemption?	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"/>
c. Does this conveyance divide a current parcel of land?	1 <input type="checkbox"/>	2 <input type="checkbox"/>
d. Does sale include current crop or merchantable timber?	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"/>
f. Is the grantee acting as a nominee for a third party?	1 <input type="checkbox"/>	2 <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

TAXPAYER

MAY 10 1991

KIRKE SIEVERS, Snohomish County Treasurer

By _____ Deputy

006686 PMNT 05/10/91 EXC

.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

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/ LOCAL REAL ESTATE EXCISE TAX

Cities and/or counties are authorized to adopt by ordinance an additional real estate excise tax to be collected and distributed by the county treasurer (CHAPTER 82.46 RCW).

4/ DELINQUENT INTEREST & PENALTY — EVASION PENALTY

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. If the payment of any tax is not received by the county treasurer within thirty days of the date due, there shall be assessed a penalty of five percent of the amount of the tax; if the tax is not received within sixty days of the date due, there shall be assessed a total penalty of ten percent of the amount of the tax; and if the tax is not received within ninety days of the date due, there shall be assessed a total penalty of twenty percent of the amount of the tax. Nonpayment or underpayment resulting from intent to evade the tax is subject to 50% penalty (Chapter 82.45 RCW). Each of these items, interest and/or penalty, is to be computed **without a compounding effect**, that is, each is to be based solely upon the tax owing.

5/ PERJURY

The West 10 feet of the following described tract:

That portion of the East half of the Northwest quarter of the Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M., described as follows:

COMMENCING at the Northwest corner of said East half; thence South 330 feet to the POINT OF BEGINNING; thence South 132 feet; thence East 330 feet; thence North 132 feet; thence West 330 feet to the POINT OF BEGINNING.

EXCEPT the West 20 feet conveyed to Snohomish County by Quit Claim Deed recorded February 1, 1916 under Auditor's File No. 217887.

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).