CITY OF MOUNTLAKE TERRACE

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

RECORDED89-2501

'91 MAY 10 A10:53

STATUTORY WARRANTY DEEDEAN V. WILLIAMS, AUDITOR

DEPUT evel Corman

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

The Grantor(s), Larry J. Sundquit 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 acceeted and approved hereon in writing by the Mayor or his duly authorized representative.

Dated this 18th day of APRIL

Sundquist

Diane Y. Sundquist

NO EXCISE TAX REQUIRED # 6686 MAY 1 0 199

KIRKE SIEVERS, Snohomish County Treasurer, loreen

ACCEPTED AND APPROVED CITY OF MOUNTLAKE TERRACE

STATE OF WASHINGTON

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COUNTY SNO ARMIS H

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 1991.

__ day of

Notary Public in and for the State of Washington, residing at Rothell

9105100107

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

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX CHAPTER 82.45 RCW CHAPTER 458-61 WAC

New OWNERS PERMANENT ADDRESS STORY STRUCTED IN UNINCORPORATED LEGAL DESCRIPTION OF PROPERTY SITUATED IN UNINCORPORATED IN UNINC			THIS AFFIDAVIT WILL NOT BE	ACCEPTED UNLESS	SITEMS	1 THROUGH 7	ARE FULLY CO	OMPLETED		
Street	① _N	Name LARRY	a & DIANE Y SUND	QUIST	_ ②	Name CITY	OF MOUN	TLAKE TER	RRACE	
City OWNERTS State Zip STATE S	- 08.3	G520 212TH ST SW			_					
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Type Property under Chapter 84.28 RCW? Type Property: land only land with new building.										
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) and owner(s) and session must determine if the land transferred qualifies to continue classification or designation, all compensating or additional tax calculated pursuant to RCW 84.3.120 and 140 or RCW 84.3.108 shall be due and payable by the seller or transferor at the time of sale. This land	Туре	property under Ch Property: Ial Ial us	napter 84.26 RCW? Ind only I land with name of the control of th	new building.		Date of Documen Gross Sale Price Personal Propert	1/ y (deduct) 2/	* .00	1991	
This land does does not qualify for continuance. DEPUTY ASSESSOR DEPUTY ASSESSOR DEPUTY ASSESSOR THE LAW THE STATE OF WASHINGTON THAT THE FOREGOING IS AND CORRECT (see #5 on reverse for penalties). SIGNATURE NAME (print) DETUTE A MCGRATH DATE & PLACE OF SIGNING: 5/8/91 CTTY OF Address of residence or place of business of person signing (sp. 2014). Details a penalties of sale. (3) OWNER(S) SIGNATURE The following optional questions are requested by RCW 82.45.120	If the land owner class to RC or transf below desig	e new owner(s) of lan wish(es) to continue er(s) must sign below sification or designati CW 84.33.120 and 14 ansferor at the time sferred qualifies to co w. Signatures do not gnation. If it no longe	d that is classified or designated a e the classification or designation v. If the new owner(s) do(es) not d ion, all compensating or additional t 0 or RCW 84.34.108 shall be due an of sale. The county assessor must onlinue classification or designation necessarily mean the land will rem r qualifies, it will be removed and the	ew uch ant ller and ate or	Excise Tax: State \$					
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 The following optional questions are requested by RCW 82.45.120				_ 0						
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The following optional questions are requested by RCW 82.45.120									8043	
	The fo	86 St	4150 73						YES	NO
a. Subject to elderly, disability, or physical improvement exemption? YES NO E. Does conveyance involve a trade, partial interest corporate affiliates, related parties, trust, receivership or an estate? f. Is the grantee acting as a nominee for a third	a. :	Subject to elderly, of exemption?	disability, or physical improvement		-	interest corpo trust, receiver f. Is the grantee	orate affiliates, re rship or an estat	elated parties, e?	1 🗆 1 🗆	2
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KIRKE SIEVERS, Snohomish County Treasurer

Deputy

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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:

- 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
- 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 tenyear 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 classifed 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).

FORM REV 84 0001 (7/88) (BACK) QX-85