

AFTER RECORDING MAIL TO:

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

STATUTORY WARRANTY DEED

Grantor: Chang Y. Kwak
Grantee: City of Mountlake Terrace
Abbreviated Legal: Ptn of Lts 7 and 8, Blk 1, Mountlake Terrace Div. 4, Snohomish County
Tax Parcel No.: 00520800100700
City of Mountlake Terrace / Main Street Revitalization Project
Project Parcel #80

Stewart Title 01148-58549

THE GRANTOR, Chang Y. Kwak, as a separate estate, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby convey and warrant to the City of Mountlake Terrace, a Washington 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 168 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.

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STATUTORY WARRANTY DEED

GRANTOR:


Chang Y. Kwak

Date: 4/14/2017

Accepted by the City of Mountlake Terrace

By: 
Printed Name: Scott Hugill
Title: City Manager

Date: 4/26/17

STATE OF WASHINGTON)
County of Inchomish) ss

On this 14th day of April, 2017, before me personally appeared Chang Y. Kwak, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his 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. 00520800100700
RIGHT OF WAY ACQUISITION

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

CONTAINING 168 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER STEWART TITLE COMPANY ORDER NO. 27821, DATED DECEMBER 20, 2013)

THE EAST 18 FEET OF LOT 7 AND THE WEST 49 FEET OF LOT 8, BLOCK 1, MOUNTLAKE TERRACE,
DIVISION 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 38 AND
39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.



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



N.T.S.

TAX LOT NUMBER
00520800100600

PROPERTY LINE

80

TAX LOT NUMBER
00520800100700

PROPERTY LINE

TAX LOT NUMBER
00520800100802

RIGHT OF WAY
AREA = 168 S.F.±

2.50'

67.02'

EXISTING R.O.W.

30'
ROW

N 88°00'11" W

EXISTING RIGHT OF WAY C

236TH ST SW

DATE: SEPTEMBER 1, 2015

FILE: 80.DWG

KPG

753 9th Ave N
Seattle, WA 98109
(206) 286-1840
www.kpg.com

2502 Jefferson Ave
Tacoma, WA 98402
(253) 627-0720

EXHIBIT B

PARCEL 00520800100700
RIGHT OF WAY ACQUISITION