

9202240149

140

#199

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

WARRANTY DEED
(STATUTORY FORM)

RECORDED

'92 FEB 24 10:24

THIS WARRANTY DEED SUPERSEDES AND VOIDS
PREVIOUS WARRANTY DEED RECORDED UNDER
AUDITOR'S FILE NO. 9106030469 ON PAGE 1154, 1155,
1156, 1157 AND 1158, VOLUME 2447, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON.

DEAN V. WILLIAMS, AUDITOR
SNOHOMISH COUNTY, WASH.
DEP. Dawn J. Ritten

The Grantors, Lorena Mary Strickland and Barbara Frances Strickland (Bailey) as
Successor Co-Trustees under the Living Trust of Rex and Lorena Strickland, dated
12/15/60; Nancy Louise Strickland (Rowe) and Barbara Frances Strickland (Bailey) as
Successor Co-Trustees under the Living Trust of Rex and Lorena Strickland, dated
12/15/60; Lorena Mary Strickland and Nancy Louise Strickland (Rowe) as Successor Co-
Trustees under the Living Trust of Rex and Lorena Strickland, dated 12/15/60; Mrs.
Lorena Strickland; and Mr. R. Thomas Strickland for and in consideration of the sum of
TWENTY-FOUR THOUSAND SIX HUNDRED SEVENTY Dollars (\$24,670.00), in
hand paid, CONVEYS and WARRANTS to THE CITY OF MOUNTLAKE
TERRACE, the Grantee, the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION marked Exhibit A⁽¹⁾ and incorporated
by reference A₍₂₎

situated in the County of SNOHOMISH, State of Washington. Grantee shall construct
two driveways to Grantor's remaining property at the locations and the dimensions
shown on Exhibit B attached hereto.

Dated this 9th day of December, 1991.

Lorena Mary Strickland and Barbara Frances Strickland (Bailey) as Successor Co-
Trustees under the Living Trust of Rex and Lorena Strickland, dated 12/15/60.

Lorena Mary Strickland
Barbara Frances Strickland Bailey

Nancy Louise Strickland (Rowe) and Barbara Frances Strickland (Bailey) as Successor
Co-Trustees under the Living Trust of Rex and Lorena Strickland, dated 12/15/60.

Nancy Louise Strickland (Rowe)
Barbara Frances Strickland Bailey

Lorena Mary Strickland and Nancy Louise Strickland (Rowe) as Successor Co-Trustees
under the Living Trust of Rex and Lorena Strickland, dated 12/15/60.

Lorena Mary Strickland
Nancy Louise Strickland (Rowe)

Mrs. Lorena Strickland

Mrs. Lorena M. Strickland

Mr. R. Thomas Strickland

R. T. Strickland

NO EXCISE TAX DUE
\$2.00 Treasurer's Fee
Required
2599
FEB 24 1992

By Patricia A. Sievers
Deputy
LIRKE SIEVERS, Snohomish County Treasurer

9202240149

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

On this 9th day of December, 19 91, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Barbara Frances Strickland (Bailey)**, to me known to be Successor Co-Trustee FBO Lorena Mary Strickland under the Living Trust of Rex and Lorena Strickland, dated 12-15-60, and who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Joan Buben

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

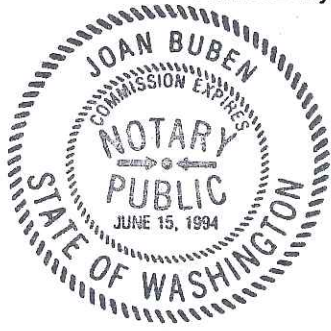
Bothell

My commission expires: 6-15-94

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

On this 9th day of December, 19 91, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Barbara Frances Strickland (Bailey)**, to me known to be Successor Co-Trustee FBO Nancy Louise Strickland (Rowe) under the Living Trust of Rex and Lorena Strickland, dated 12-15-60, and who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Joan Buben

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

Bothell

My commission expires: 6-15-94

STATE OF WASHINGTON)
) ss
 COUNTY OF SNOHOMISH)

On this 2nd day of December, 1991, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Nancy Louise Strickland (Rowe)**, to me known to be Successor Co-Trustee FBO Lorena Mary Strickland under the Living Trust of Rex and Lorena Strickland, dated 12-15-60, and who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Joan Buben
 Notary Public in and for the State of Washington,
 residing at Bothell
 My commission expires: 6-15-94

STATE OF WASHINGTON)
) ss
 COUNTY OF SNOHOMISH)

On this 2nd day of December, 1991, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Nancy Louise Strickland (Rowe)**, to me known to be Successor Co-Trustee FBO Barbara Frances Strickland (Bailey) under the Living Trust of Rex and Lorena Strickland, dated 12-15-60, and who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Joan Buben
 Notary Public in and for the State of Washington,
 residing at Bothell
 My commission expires: 6-15-94

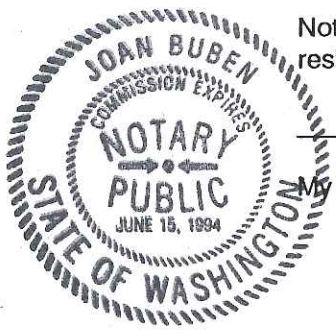
STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

On this 2nd day of December, 1991, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Lorena Mary Strickland**, to me known to be Successor Co-Trustee FBO Nancy Louise Strickland (Rowe) under the Living Trust of Rex and Lorena Strickland, dated 12-15-60, and who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



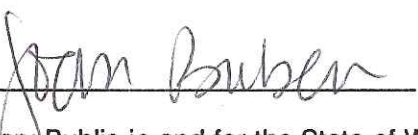
Notary Public in and for the State of Washington,
residing at Bothell
My commission expires: 6-15-94



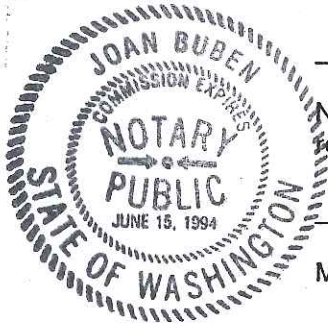
STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

On this 2nd day of December, 1991, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Lorena Mary Strickland**, to me known to be Successor Co-Trustee FBO Barbara Frances Strickland (Bailey) under the Living Trust of Rex and Lorena Strickland, dated 12-15-60, and who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



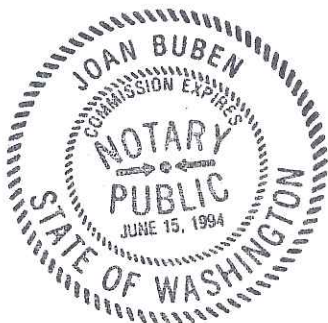
Notary Public in and for the State of Washington,
residing at Bothell
My commission expires: 6-15-94



STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

On this 5th day of December, 1991, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Mrs. Lorena Strickland**, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Joan Buben
Notary Public in and for the State of Washington,
residing at Bothell
My commission expires: 6-15-94

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

On this 4th day of December, 1991, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **R. Thomas Strickland**, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Joan Buben
Notary Public in and for the State of Washington,
residing at Bothell
My commission expires: 6-15-94

EXHIBIT B

44TH AVE. WEST

30 FT
PAVED

5
COTTON
SPILLS

18x46
828

20x46
920 SF

920 SF

920 SF

920 SF

920 SF

920 SF

NBL REPAIR BUILDING
138 FT. x 46 FT.
6348 SF

17

STANDARD STALLS

129

15

COTTON SPILLS

30 FT
PAVED

REPAIR SHOP SITE PLAN 1"=20'-0"

PROJECT: 44th Ave. West & 212th St. S.W.
Street and Traffic Signal Improvements
City of Mountlake Terrace

PARCEL NO. 11

SECTION: 22

TOWNSHIP: 27N

RANGE: 4E

TAX LOT: 222704-3-013

OWNER OF RECORD: Security Pacific Bank

RIGHT-OF-WAY TAKE LEGAL DESCRIPTION:

The South six and one half (6.5) feet of the following described property lying adjacent to and parallel with the North right-of-way line of 212th St. Southwest:

The South 165 feet of the West 238 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 22, Township 27 North, Range 4 East, W.M.;

EXCEPT the West 30 feet thereof for road;

AND EXCEPT that portion thereof conveyed to the City of Mountlake Terrace by deed recorded under Snohomish County Auditor's File No. 8105200111.

(ALSO KNOWN AS West 208 feet of Tract 8, Lynnwood Acres, unrecorded.)

Situate in the County of Snohomish, State of Washington.

Together with the following described properties:

1. Beginning at a point 36.5 feet North and 36.5 feet East of the Southwest corner of Section 22, Township 27 North, Range 4 East, W.M.; thence N 1°10'44"E, a distance of 24 feet; thence S 43°40'08"E, a distance of 34.03 feet; thence N 88°30'59" W, a distance of 24 feet to the point of beginning.
2. Beginning at a point 36.5 feet North and 36.5 feet East of the Southwest corner of Section 22, Township 27 North, Range 4 East, W.M.; thence N 1°10'44" E, a distance of 24 feet to the true point of beginning; thence N 88°30'59" W, a distance of 6.5 feet; thence N 1°10'44" E, a distance of 104.50 feet; thence S 88°30'59" E, a distance of 8 feet; thence S 2°00'05" W, a distance of 104.51 feet to the true point of beginning.
3. Beginning at a point 30 feet North and 30 feet East of the Southwest corner of Section 22, Township 27 North, range 4 East, W.M.; thence S88°30'59"E, a distance of 6.5 feet; thence N 1°10'44"E, a distance of 24 feet; thence N88°30'59"W, a distance of 6.5 feet; thence S1°10'44"W, a distance of 24 feet to the point of beginning;
EXCEPT that portion thereof conveyed to the City of Mountlake Terrace by deed recorded under Snohomish County Auditor's file no. 8105200111.

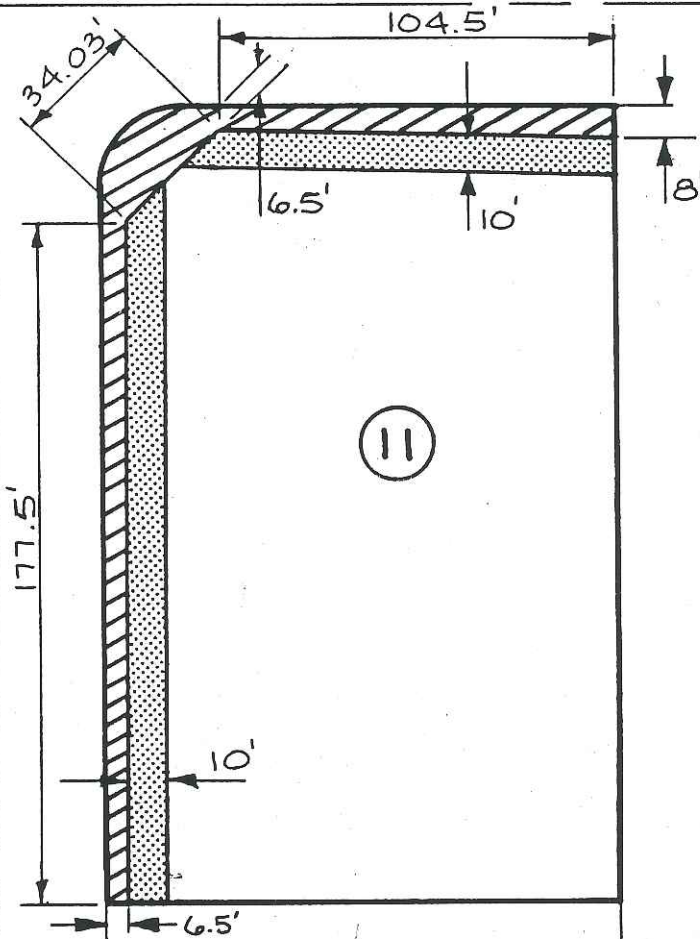
Containing an area of 2,467 square feet.

PARCEL 11

SCALE: 1" = 50'

44TH AVE. W.

212TH ST. S.W.



LEGEND

- R/W TAKE
- EASEMENT

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>LORENA M. STRICKLAND; BARBARA F. STRICKLAND (DAILEY); REX & LORENA STRICKLAND; NANCY L. STRICKLAND (R. W. E.); LORENA STRICKLAND; R. THOMAS STRICKLAND</u>	② BUYER GRANTEE	Name <u>CITY OF MOUNTLAKE TERRACE</u>
	Street <u>THREE LAKE BELLEVUE ROAD, STE # 100</u>		Street <u>23204-59TH AVE. W.</u>
	City <u>BELLEVUE</u> State <u>WA</u> Zip <u>98005</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>SAME AS BUYER ABOVE</u>	ALL TAX PARCEL NUMBERS <u>223904-3 WLB-0001</u> <u>7121</u>
	Street <u></u>	
	City/State <u></u> Zip <u></u>	

④ LEGAL DESCRIPTION OF PROPERTY SITUATED IN UNINCORPORATED _____ COUNTY ☐ OR IN CITY OF _____

SEE ATTACHED LEGAL DESCRIPTION

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 checked="" 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 (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. The county assessor must determine if the land transferred qualifies to continue classification or designation and must so indicate below. Signatures do not necessarily mean the land will remain in classification or designation. If it no longer qualifies, it will be removed and the compensating taxes will be applied. 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 YES, LAND DEEDED
TO CITY TO INCREASE RIGHT OF
WAY

Type of Document STATUTORY WARRANTY DEED

Date of Document 12/9/91

Gross Sale Price 1/ \$ 24,690.00

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 KWELL O. JOHNSON

NAME (print) KWELL O. JOHNSON

DATE & PLACE OF SIGNING: 2/18/92, MTLK. TERR.

SPECIFY (circle): grantor/grantee/grantor's agent/grantee's agent

Address of residence or place of business of person signing (specify):
23204-59TH AVE. W.
MOUNTLAKE TERRACE, WA 98043

⑨ 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 ☐ 2 ☐

f. Is the grantee acting as a nominee for a third party? 1 ☐ 2 ☐

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 DUE
\$2.00 Treasurer's Fee
Required

KIRKE SIEVERS, Snohomish County Treasurer
By _____ Deputy

2599 2-24-92 fee 2.00

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 paid within sixty days of the date due, there shall be assessed a total penalty of ten percent of the amount of the tax.

RIGHT-OF-WAY TAKE LEGAL DESCRIPTION:

The South six and one half (6.5) feet of the following described property lying adjacent to and parallel with the North right-of-way line of 212th St. Southwest:

5/ F The South 165 feet of the West 238 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 22, Township 27 North, Range 4 East, W.M.; EXCEPT the West 30 feet thereof for road; AND EXCEPT that portion thereof conveyed to the City of Mountlake Terrace by deed recorded under Snohomish County Auditor's File No. 8105200111.

(ALSO KNOWN AS West 208 feet of Tract 8, Lynnwood Acres, unrecorded.)

Situate in the County of Snohomish, State of Washington.

Together with the following described properties:

1. Beginning at a point 36.5 feet North and 36.5 feet East of the Southwest corner of Section 22, Township 27 North, Range 4 East, W.M.; thence N 1°10'44"E, a distance of 24 feet; thence S 43°40'08"E, a distance of 34.03 feet; thence N 88°30'59" W, a distance of 24 feet to the point of beginning.
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3. Beginning at a point 30 feet North and 30 feet East of the Southwest corner of Section 22, Township 27 North, range 4 East, W.M.; thence S88°30'59"E, a distance of 6.5 feet; thence N 1°10'44"E, a distance of 24 feet; thence N88°30'59"W, a distance of 6.5 feet; thence S1°10'44"W, a distance of 24 feet to the point of beginning; EXCEPT that portion thereof conveyed to the City of Mountlake Terrace by deed recorded under Snohomish County Auditor's file no. 8105200111.

2. Containing an area of 2,467 square feet.

In T. 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).