

**ELECTRONICALLY RECORDED**

201712080531

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AFTER RECORDING MAIL TO:

12/08/2017 02:18 PM

78.00

**SNOHOMISH COUNTY, WASHINGTON**

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

Thank you for your payment.  
E096217 \$10.00  
KYLE G. 12/08/2017

**STATUTORY WARRANTY DEED**

*Grantor: Gary C. Morrison and Elesta Morrison*

*Grantee: City of Mountlake Terrace*

*Abbreviated Legal: Ptn of Lt. 1 & Ptn. 2, Blk. 2, Mountlake Terrace Division No.4,  
Snohomish County, WA*

*Tax Parcel No.: 00520800100100*

*City of Mountlake Terrace / Main Street Revitalization Project  
Project Parcel #74*

01148-  
**STEWART 58537.5**

THE GRANTOR, Gary C. Morrison and Elesta Morrison, 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 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 471 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.

STATUTORY WARRANTY DEED

GRANTOR:



Gary C. Morrison

Date: 1-3-17



Elesta Morrison

Date: 1-3-17

Accepted by the City of Mountlake Terrace

By:   
Printed Name: Scott Hugill  
Title: City Manager

Date: 1/3/17

STATUTORY WARRANTY DEED

STATE OF WASHINGTON )

County of Snohomish ) : ss

On this 3rd day of January 20 17, before me personally appeared Gary C. Morrison and Elesta Morrison, 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 11.12.17

**EXHIBIT A**  
**PARCEL NO. 00520800100100**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID PARCEL "A" AND A LINE THAT IS 32.50 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF 236<sup>TH</sup> STREET SOUTHWEST;

THENCE NORTH 88° 00' 11" WEST ALONG SAID PARALLEL LINE, 41.51 FEET;

THENCE NORTH 00° 43' 50" EAST, ON A LINE PARALLEL WITH THE EAST LINE OF SAID PARCEL "A", 12.50 FEET TO A LINE THAT IS 45.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF 236<sup>TH</sup> STREET SOUTHWEST;

THENCE NORTH 88° 00' 11" WEST ALONG SAID PARALLEL LINE, 16.14 FEET;

THENCE NORTH 49° 39' 30" WEST, 12.13 TO THE EAST MARGIN OF 58<sup>TH</sup> AVENUE WEST AND TERMINUS OF SAID LINE DESCRIPTION.

CONTAINING 471 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER STEWART TITLE COMPANY ORDER NO. 27815, DATED DECEMBER 20, 2013)

LOT 1 AND THE WEST 7 FEET OF LOT 2, BLOCK 1, MOUNTLAKE TERRACE DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 38 AND 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT PORTION DEEDED TO CITY OF MOUNTLAKE TERRACE UNDER DEED RECORDED UNDER SNOHOMISH COUNTY RECORDING NO(S). 8507250032 AND CORRECTED UNDER SNOHOMISH COUNTY RECORDING NO(S). 8508130259.



11-3-15

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

58TH AVE W

N 00°43'53" E

EXISTING RIGHT OF WAY C

30'  
ROW

EXISTING RIGHT OF WAY

TAX LOT NUMBER  
00520800100200

74  
TAX LOT NUMBER  
00520800100100

N.T.S.

PROPERTY LINE

RIGHT OF WAY  
AREA = 471 S.F.±

12.53'  
12.13'  
14.30'

16.14'

12.50'

41.51'

57.00'

POB

30'  
ROW

N 88°00'11" W

EXISTING RIGHT OF WAY C

236TH ST SW

45.00'

32.50'

DATE: SEPTEMBER 18, 2015

FILE: 74.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 00520800100100  
RIGHT OF WAY ACQUISITION