

JUL 13 1977

ADAIR, KASPERSON, PETERSEN & HENNESSEY  
ATTORNEYS AT LAW  
1103 NORTON BUILDING  
SEATTLE  
98104

CHESTER C. ADAIR  
STANLEY N. KASPERSON  
RAYMOND J. PETERSEN  
WILLIAM F. HENNESSEY

DAVID A. WEBBER

OF COUNSEL:  
ROBERT W. MAXWELL

July 11, 1977

7/13/77  
Voted, P. O. W.  
I'm having Enging Dept  
review & confirm legal  
descriptions on re of debt  
mgr.

7/22  
Jane  
This is only R/W  
Bills office sending  
698A which is  
back across  
C.R.

Jane Steenis  
Finance Director/City Clerk  
City of Mountlake Terrace  
Civic Center  
23204 - 58th Avenue West  
Mountlake Terrace, Washington 98043

7/25  
Jane  
you now have  
both attached  
C.R.

Re: Waite-Dolman - Lake Ballinger Associates

Dear Jane:

Enclosed for your information are copies of letter from  
Coldwell Banker Escrow dated July 5, 1977 and the enclosures,  
the contents of which are self-explanatory.

Very truly yours,

*William F. Hennessey*

William F. Hennessey

WFH:eu  
Encs.



## Coldwell Banker Escrow

SUITE 1600 · PARK PLACE BUILDING · SEATTLE, WASHINGTON 98101 · (206) 292-6012

July 5, 1977

Mr. William F. Hennessey  
ADAIR, KASPERSON, PETERSEN & HENNESSEY  
1103 Norton Building  
Seattle, WA 98104

Ref: CITY OF MOUNTALKE TERRACE/ CLIFFORD WAITE & CHARLES M. DOLMAN  
Escrow #698 and 698-A

Dear Mr. Hennessey:

Enclosed for your information are duplicate copies of the recorded Warranty Deeds covering the conveyances from Lake Ballinger Assoc. to the City of Mountlake Terrace for the park access and the right-of-way.

The originals will be forwarded to you upon receipt from the County Auditor's office.

Yours very truly,

Marria J. Fuqua,  
Escrow Officer

MJF:vjb  
enclosures

7707010237

7707010237



PIONEER NATIONAL  
TITLE INSURANCE

A TICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Coldwell Banker Escrow  
1600 Park Place  
Seattle, Wa. 98101  
#1698

400

f-188585-2

REVENUE STAMPS

THIS SPACE RESERVED FOR RECORDER'S USE:

VOL. OF  
PAGE  
REQ. OF

RECORDED

PIONEER NATIONAL TITLE INSURANCE CO.

1977 JUL 1 AM 11 50

HENRY B. WHALEN, AUDITOR  
SNOHOMISH COUNTY, WASH.  
DEPUTY

Mildred Smith

FORM L58

### Statutory Warranty Deed

THE GRANTOR LAKE BALLINGER ASSOCIATES, a Washington Limited Partnership

for and in consideration of Ten Dollars and Other Good and Valuable Consideration

in hand paid, conveys and warrants to CITY OF MOUNTLAKE TERRACE, a municipal corporation

the following described real estate, situated in the County of Snohomish, State of Washington:

As described in attachment marked Exhibit "A", which by this reference is made a part hereto.

NO SALES TAX  
REQUIRED

JUL -1 1977

KIRKE SIEVERS, Snohomish County Treasurer.

By

Ross Nylis  
Deputy

JUL 1 1977

Filed for record

11:50

Request

PIONEER NATIONAL TITLE INS. CO.  
Henry B. Whalen, Snohomish County Auditor

Dated this 28th

day of June, 1977.

COMPREHENSIVE DEVELOPMENT  
COMPANY, INC.

By

A General Partner

LAKE BALLINGER ASSOCIATES, a  
Washington Limited Partnership

(SEAL)

By

Jack A. Morris, President  
(SEAL)

STATE OF WASHINGTON

COUNTY OF King

SS

This is to Certify that on the 28 day of June, 1977 before me,  
the undersigned a Notary Public, personally appeared Jack A. Morris and

and respectively of UNION SERVICE CORPORATION  
the corporation that executed the foregoing instrument as the general partner of Lake Ballinger Associates, a  
Washington

, a limited partnership and  
acknowledged the said instrument to be the free and voluntary act and deed of said corporation as said general partner for the  
uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that  
the seal, if affixed, is the corporate seal of said corporation.

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



EXHIBIT "A"

PARCEL A: All that portion of Government Lot 4 in Section 32, Township 27 North, Range 4 East, W.M., in Snohomish County, Washington, described as follows: Commencing at the southeast corner of said Government Lot 4 (center of said Section 32); thence N 88°15'20"W along the south line of said Government Lot 4, a distance of 116.15 feet to an intersection with the arc of a curve having a radius of 330.00 feet, from which intersection the radius point of said curve bears N 40°26'27"E; thence northwesterly along the arc of said curve, being a curve to the right and consuming a central angle of 31°07'24", an arc distance of 179.26 feet; thence N 18°26'09"W, a distance of 602.33 feet to the True Point of Beginning of the tract of land herein described; thence N 55°46'07"W, a distance of 94.48 feet; thence N 64°15'43"W, a distance of 86.29 feet; thence N 74°12'51"W, a distance of 117.58 feet; thence N 10°56'49"E, a distance of 136.52 feet; thence S 89°27'41"E, a distance of 122.42 feet; thence N 06°17'02"E, a distance of 80.49 feet; thence S 18°26'09"E, a distance of 353.64 feet to the True Point of Beginning.

PARCEL B: All that portion of Government Lot 4 in Section 32, Township 27 North, Range 4 East, W.M., in Snohomish County, Washington, described as follows: Commencing at the southeast corner of said Government Lot 4 (center of said Section 32); thence N 88°15'20"W along the south line of said Government Lot 4, a distance of 116.15 feet to the True Point of Beginning of the tract of land herein described; thence continuing N 88°15'20"W along the south line of said Government Lot 4, a distance of 198.85 feet; thence N 14°29'05" E, a distance of 150.40 feet; thence N 8°19'06"W, a distance of 326.76 feet; thence S 18°26'09"E, a distance of 345.96 feet to the point of curve of a curve to the left having a radius of 330.00 feet; thence southeasterly, along the arc of said curve and consuming a central angle of 31°07'24", an arc distance of 179.26 feet to the True Point of Beginning. TOGETHER WITH the following described tract of land: All that portion of Government Lot 4 in Section 32, Township 27 North, Range 4 East, W.M., in Snohomish County, Washington, described as follows: Commencing at the southeast corner of said Government Lot 4 (center of said Section 32) thence N 88°15'20"W, along the south line of said Government Lot 4, a distance of 315.00 feet; thence N 14°29'05"E, a distance of 150.40 feet; thence N 8°19'06"W, a distance of 326.76 feet; thence N 18°26'09"W, a distance of 29.81 feet to the True Point of Beginning of the tract of land herein described; thence S 83°19'37"W, a distance of 7.76 feet; thence N 02°07'54"W, a distance of 27.06 feet; thence S 18°26'09"E, a distance of 27.55 feet to the True Point of Beginning.

SUBJECT TO:

1. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED.

BETWEEN : CHARLES M. DOLMAN AND MARY DOLMAN, HIS WIFE, AND CLIFFORD G. WAITE AND ALICE M. WAITE, HIS WIFE, AND LAKE BALLINGER GOLF COURSE, INC., A CORPORATION

DATED : FEBRUARY 15, 1966

RECORDED : APRIL 21, 1966

AUDITOR'S NO. : 1860636

PROVIDING : PROVISION FOR IMPROVED ACCESS AND UTILITIES TO SERVE FUTURE RESIDENTIAL DEVELOPMENT.

AFFECTS : GOVERNMENT LOT 4 AND THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32

2. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

FOR : MUNICIPAL UTILITIES AND RELATED RIGHTS

RECORDED : SEPTEMBER 20, 1962

AUDITOR'S NO. : 1560904

AFFECTS : SOUTH 10 FEET OF GOVERNMENT LOT 4 IN SECTION 32, TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT THERETO

IN FAVOR OF : CITY OF MOUNTLAKE TERRACE

3. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED.

BETWEEN : DOLMAN & WAITE AND GOOD-BRAND HOMES

DATED : SEPTEMBER 12, 1962

RECORDED : SEPTEMBER 20, 1962

AUDITOR'S NO. : 1560906

PROVIDING : STORM DRAINAGE FROM SOUTHWEST CORNER OF PLAT OF BALLINGER TERRACE NO. 3 WEST TO LAKE BALLINGER



EXHIBIT A Continued . . .

4. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND  
FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.  
FOR : ELECTRIC TRANSMISSION LINE AND RELATED RIGHTS  
RECORDED : JUNE 17, 1943  
AUDITOR'S NO. : 749064  
AFFECTS : PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER  
OF SECTION 32  
IN FAVOR OF : PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON  
CORPORATION  
RE-RECORDED JULY 1, 1943, UNDER AUDITOR'S FILE NO. 749892

5. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND  
FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.  
FOR : THE RIGHT TO ERECT AND MAINTAIN POLES WITH  
THE NECESSARY CROSS-ARMS, WIRES, ANCHORS  
AND FIXTURES THEREON FOR TELEPHONE AND  
TELEGRAPH PURPOSES  
RECORDED : NOVEMBER 26, 1958  
AUDITOR'S NO. : 1310406  
AFFECTS : PORTION OF THE SOUTH HALF OF THE SOUTHEAST  
QUARTER OF THE NORTHEAST QUARTER OF THE NORTH-  
WEST QUARTER OF SECTION 32  
IN FAVOR OF : WEST COAST TELEPHONE COMPANY, A CORPORATION

6. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND  
FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.  
FOR : SEWER PIPE LINE  
RECORDED : SEPTEMBER 20, 1962  
AUDITOR'S NO. : 1560905  
AFFECTS : ALL THAT PORTION OF GOVERNMENT LOT 4, IN  
SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST,  
W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4, SAID  
POINT BEING THE SOUTHWEST CORNER OF BALLINGER TERRACE DIVISION  
NO. 3, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS,  
PAGE 63, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE NORTH  
0°13'36" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4,  
119.92 FEET; THENCE SOUTH 3°00'03" WEST, 120.11 FEET; THENCE  
SOUTH 88°27'11" EAST 10.00 FEET TO THE POINT OF BEGINNING.  
IN FAVOR OF : THE CITY OF MOUNTLAKE TERRACE, A MUNICIPAL  
CORPORATION

7. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND  
FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.  
FOR : SANITARY SEWER, WATER AND OVER-ALL DRAINAGE  
AND FOR TEMPORARY ROAD ACCESS  
RECORDED : NOVEMBER 28, 1969  
AUDITOR'S NO. : 2123515  
AFFECTS : PREMISES VESTED IN CITY OF MOUNTLAKE TERRACE  
AND OTHER LANDS.