

Instrument Number: 20171227001741 Document:WD Rec: \$85.00 Page-1 of 1
Record Date:12/27/2017 4:49 PM
King County, WA

CHICAGO TITLE NCS
REF# *109473B-06* *12/18*

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Bothell
18415 101st Ave. NE
Bothell, WA 98011
Attn: City Attorney



20171227001741

WARRANTY DEED Rec: \$85.00
12/27/2017 4:49 PM
KING COUNTY, WA

E2908281

EXCISE TAX AFFIDAVITS
12/27/2017 4:49 PM KING COUNTY, WA
Selling Price:\$268,537.00
Tax Amount:\$4,749.36

Unofficial Copy

STATUTORY WARRANTY DEED

THE GRANTOR Forterra NW, a Washington nonprofit corporation ("Grantor"), for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to The City of Bothell, a Washington municipal corporation ("Grantee"), the real estate, situated in the County of King, State of Washington (the "Property"), legally described in Exhibit "A" attached hereto and by this reference made a part hereof:

Abbreviated Legal: Ptn SE 1/4 ,STR 07/26/05
Ptn. NE 1/4,STR 18/26/05
Ptn. Lot 1, Blk 6, Motor Crest Villa Trs Unrec

Tax Account Nos.: 072605-9364-09, 182605-9108-07, 182605-9095-02, and 569050-0295-07.

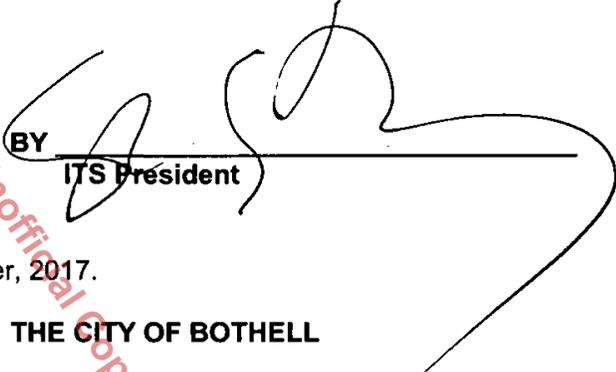
SUBJECT to the exceptions as disclosed on Exhibit "B" attached hereto and by this reference made a part hereof.

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FURTHER SUBJECT to the following: The Grantee is prohibited, in perpetuity, from voluntarily conveying the fee interest in the Property, or any part thereof, and also from placing any encumbrance on any portion of the Property for the purpose of securing indebtedness.

Executed this 21st day of December, 2017

FORTERRA NW

BY  _____
ITS President

AGREED to this _____ day of December, 2017.

THE CITY OF BOTHELL

BY _____
ITS City Manager

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FURTHER SUBJECT to the following: The Grantee is prohibited, in perpetuity, from voluntarily conveying the fee interest in the Property, or any part thereof, and also from placing any encumbrance on any portion of the Property for the purpose of securing indebtedness.

Executed this _____ day of December, 2017

FORTERRA NW

BY _____
ITS President

AGREED to this 26th day of December, 2017.

THE CITY OF BOTHELL

BY  _____
ITS City Manager

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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 21st day of December, 2017, before me, a Notary Public in and for the State of Washington, personally appeared EUGENE DUVERNOY, to me known to be the PRESIDENT of FORTERRA NW, the Washington nonprofit corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes mentioned in the instrument and on oath stated that s/he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Barbara J. Peters
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle, WA.
My appointment expires 2/28/2018

Unofficial Copy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this ____ day of December, 2017, before me, a Notary Public in and for the State of Washington, personally appeared JENNIFER PHILLIPS, to me known to be the CITY MANAGER of THE CITY OF BOTHELL, the Washington municipal corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes mentioned in the instrument and on oath stated that s/he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires _____

EXHIBIT "A" – LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 02°33'39" EAST ALONG THE EAST LINE OF SAID SUBDIVISION TO A POINT WHERE SAID EAST LINE INTERSECTS THE SOUTHERLY LINE OF THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 7 CONVEYED TO THE CITY OF SEATTLE FOR WATER MAIN BY DEED RECORDED UNDER RECORDING NUMBER 5040174, AND THE NORTHERLY LINE OF THE TOLT RIVER PIPE LINE RIGHT OF WAY AS ESTABLISHED BY ORDINANCE NO. 86134 OF THE CITY OF SEATTLE;
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE CENTERLINE OF THE SAMMAMISH RIVER;
THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF THE SAMMAMISH RIVER TO THE EAST LINE OF THE BOTHELL-KIRKLAND ROAD (96TH AVENUE NORTHEAST);
THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE EASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 514489 FOR THE TOLT RIVER PIPE LINE RIGHT OF WAY.

(ALSO KNOWN AS LOT A OF CITY OF BOTHELL LOT LINE ADJUSTMENT CASE NUMBER 2017-11375, RECORDED DECEMBER 21, 2017 UNDER RECORDING NUMBER 20171221900001.)

PARCEL B

THAT PORTION OF THE NORTH 425.54 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
THENCE NORTH 88°11'29" WEST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1085.43 FEET TO THE POINT OF BEGINNING OF SAID LINES;

THENCE ALONG SAID LINES BY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 10°54'23" EAST A DISTANCE OF 269.81 FEET;

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SOUTH 46°10'16" EAST A DISTANCE OF 199.66 FEET;
SOUTH 39°56'27" WEST A DISTANCE OF 36.48 FEET TO THE SOUTH LINE
OF
THE NORTH 425.54 FEET OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER SAID SECTION 18 AND THE TERMINUS OF SAID
LINES.

(ALSO KNOWN AS LOT B OF CITY OF BOTHELL LOT LINE ADJUSTMENT CASE
NUMBER 2017-11375, RECORDED DECEMBER 21, 2017 UNDER RECORDING
NUMBER 20171221900001.)

[PARCEL C – INTENTIONALLY OMITTED]

PARCEL D

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN,
IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF THE BOTHELL-KIRKLAND HIGHWAY AT
A POINT 436 FEET NORTHERLY, MEASURED ALONG A LINE PARALLEL WITH
THE EASTERLY LINE OF SAID SUBDIVISION, OF THE SOUTHERLY LINE OF SAID
SUBDIVISION;
THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID
SUBDIVISION A DISTANCE OF 586 FEET NORTHERLY OF THE SOUTHEAST
CORNER THEREOF;
THENCE NORTHERLY ALONG SAID EASTERLY LINE 319.99 FEET;
THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID
SUBDIVISION A DISTANCE OF 1333.51 FEET TO A STONE MONUMENT ON THE
EASTERLY LINE OF SAID HIGHWAY;
THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF
BEGINNING;

EXCEPT THAT PORTION OF SAID PREMISES DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF BEGINNING ABOVE DESCRIBED, WHICH IS THE
SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT;
THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF THE ABOVE
DESCRIBED TRACT, A DISTANCE OF 234.00 FEET;
THENCE NORTHERLY AT RIGHT ANGLES TO SAID SOUTHERLY LINE A
DISTANCE OF 183.00 FEET;
THENCE SOUTHWESTERLY A DISTANCE OF 332.00 FEET, MORE OR LESS,
MEASURED ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF THE
ABOVE DESCRIBED PROPERTY, TO THE EASTERLY LINE OF THE BOTHELL-
KIRKLAND HIGHWAY;
THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF THE BOTHELL-
KIRKLAND HIGHWAY TO THE POINT OF BEGINNING.

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AND EXCEPT THAT PORTION OF LAND LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINES;
COMMENCING AT THE NORTHEAST CORNER OF SECTION 18;
THENCE SOUTH 2°14'45" WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 425.55 FEET TO THE SOUTH LINE OF THE NORTH 425.54 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18;
THENCE NORTH 88°11'29" WEST ALONG SAID LINE A DISTANCE OF 896.99 FEET TO THE POINT OF BEGINNING OF SAID LINES;

THENCE SOUTH 39°56'27" WEST A DISTANCE OF 122.38 FEET;
THENCE SOUTH 80°58'32" WEST A DISTANCE OF 299.86 FEET TO THE EASTERLY MARGIN OF THE BOTHELL TO KIRKLAND HIGHWAY AND THE TERMINUS OF SAID LINES.

(ALSO KNOWN AS LOT D OF CITY OF BOTHELL LOT LINE ADJUSTMENT CASE NUMBER 2017-11375, RECORDED DECEMBER 21, 2017 UNDER RECORDING NUMBER 20171221900001.)

PARCEL E (Tax Parcel No. 569050-0295-07)

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 00°07'40" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 641.04 FEET;
THENCE NORTH 89°14'50" EAST A DISTANCE OF 387.47 FEET;
THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 467.31 FEET, AN ARC DISTANCE OF 159.93 FEET TO A POINT OF REVERSE CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230 FEET, AN ARC DISTANCE OF 300.93 FEET TO A POINT OF REVERSE CURVE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430 FEET, AN ARC DISTANCE OF 184.12 FEET, TO A POINT OF COMPOUND CURVE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50 FEET, AN ARC DISTANCE OF 78.10 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 89°22'00" EAST A DISTANCE OF 69.56 FEET;
THENCE NORTH 00°38'00" WEST A DISTANCE OF 20 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 89°22'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 633.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR WATER MAIN BY DEED RECORDED UNDER RECORDING NUMBER 5040174; ALSO

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EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT
CAUSE NUMBER 514489 FOR THE TOLT RIVER PIPE LINE RIGHT OF WAY.

(ALSO KNOWN AS A PORTION OF LOT 1, BLOCK 6, MOTOR CREST VILLA
TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

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BACK NINE WARRANTY DEED

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EXHIBIT "B" – EXCEPTIONS

1. Rights of the public in and to the Easterly portion of Parcel E for road as implied in the unrecorded plat of Motor Crest Villa Tracts, and as delineated upon the King County Assessor's Maps.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line with necessary rights and appurtenances related thereto
Recording Date: July 29, 1913
Recording No.: 879410
Affects: Portion of Parcel A as described in said instrument

3. Right granted to King County to change the channel of a creek, construct concrete culverts and bulkhead, or rip rap the banks of said creek in connection with the construction of a road, by instrument dated July 6, 1916, and recorded August 1, 1916, under recording number 1074834.

Affects: Parcels A and B

4. Release of Damage Agreement and the terms and conditions thereof:

Executed by: Joseph Blyth and Matilda Blyth; King County
Recording Date: March 6, 1963
Recording No.: 5552286

Releasing King County from all future claims for damages resulting from disposal of excess material from improvement work on the Sammamish River

Affects: Parcel A

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: King County
Purpose: River bank protection and other flood control works
Recording Date: March 6, 1963
Recording No.: 5552285
Affects: Parcel A and other property

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Bothell
Purpose: Roadway

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Recording Date: October 21, 1988
Recording No.: 8810210087
Affects: Westerly portion of Parcel D

7. Notice of Acknowledgment, including the terms and provisions thereof:

Grantor: City of Bothell
Grantee: Wayne Golf Course Inc.
Recorded: February 10, 2016
Recording No.: 20160210001136

8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 640ALTA
Dated: February 2, 2016
Prepared by: A.S.E. & T., Inc. Land Surveying
Matters shown: Location of fences in relation to the south and west lines of Parcel D.

9. Notice of Water and Sewer Connection Charge:

Executed by: City of Bothell
Recording Date: January 21, 1988
Recording No.: 8801210544

10. Terms and conditions of notices of charges by water, sewer, and/or storm and surface water utilities, recorded under recording numbers 8801210540 and 9207300895.

11. Any question that may arise due to shifting and changing in the course or boundaries of Sammamish River.

12. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Sammamish River.

13. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

14. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

15. Terms and conditions of Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

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Granted to: King County, a political subdivision of the State of
Washington
Purpose: Conservation
Recording Date: December 27, 2017
Recording No.: 2017122 7001740

16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Lot Line Adjustment:
Recording No: 20171221900001.

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