

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Mary Jung

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Gracie Lee Young
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of Lot 8 of Block 35, Rainier Beach, according to the plat thereof recorded in Volume 8 of Plats, Page 11, records of King County, WA.
Additional Legal Description is on Page(s) 5 and 6 of Document.
Assessor's Tax Parcel Number(s): 712930-1775

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor, **GRACIE LEE YOUNG**, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands (“the Easement area”) for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 712930-1775
Project Parcel 2

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CATCHMENT WALL EASEMENT

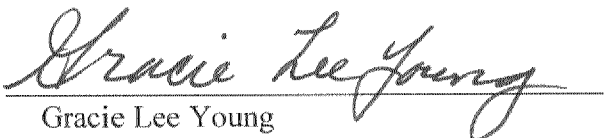
The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor her successors and assigns may erect or construct any building or structure, or excavate, within the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor, her successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantors successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantor:

By: 
Gracie Lee Young

Date: 6-22, 2022

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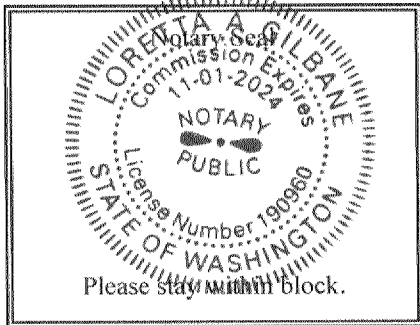
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CATCHMENT WALL EASEMENT

STATE OF WASHINGTON)
 : §
County of King)

On this 22nd day of June, 2022, before me personally
appeared GRACIE LEE YOUNG, known to be the individual described in and who
executed the foregoing instrument, and acknowledged that she signed the same as her
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.



Loretta A. Gilbane
Notary (print name) Loretta A. Gilbane
Notary Public in and for the State of Washington,
residing at Seattle
My Appointment expires 11-01-2024

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CATCHMENT WALL EASEMENT

Approved and Accepted By:
CITY OF SEATTLE

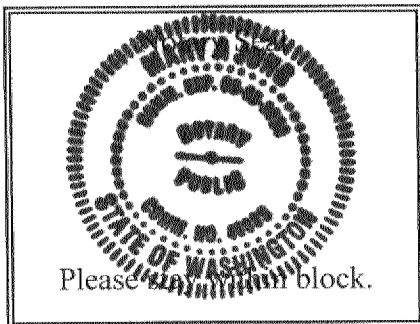
By: [Signature]
Kristen Simpson, Interim Director
Seattle Department of Transportation

Date: July 12, 2022

STATE OF WASHINGTON)
 : §
County of King)

On this 12th day of July, 2022, before me personally appeared KRISTEN SIMPSON, to me known to be the Interim Director of the Seattle Department of Transportation of the City of Seattle, a Washington Municipal Corporation, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.



Mary A. Jung
Notary (print name) MARY A. Jung
Notary Public in and for the State of Washington,
residing at Seattle, WA
My Appointment expires March 5, 2024

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CATCHMENT WALL EASEMENT

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION

FOR LOT 8, BLOCK 35

RAINIER BEACH

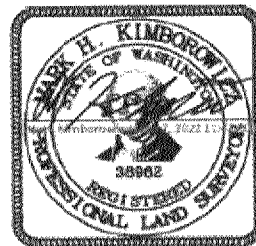
THAT PORTION OF LOT 8 BLOCK 35, OF RAINIER BEACH, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 11, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF RAINIER AVENUE SOUTH AND SOUTHERLY MARGIN OF SOUTH PERRY STREET, ALSO KNOWN AS THE NORTHWESTERLY CORNER OF LOT 1, OF SAID BLOCK 35, TOGETHER WITH THAT PORTION OF SOUTH PERRY STREET AS VACATED BY COUNTY COMMISSION UNDER VOLUME 14-247 AND WHICH ATTACHED BY OPERATION OF LAW; THENCE ALONG SAID MARGIN OF RAINIER AVENUE SOUTH, S 40° 18' 47" E A DISTANCE OF 358.00 FEET TO THE NORTHWESTERLY PROPERTY LINE OF LOT 8 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 40° 18' 47" E A DISTANCE OF 39.90 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 49° 42' 00" W 5.00 FEET; THENCE N 40° 18' 47" W A DISTANCE OF 39.90 FEET TO THE NORTHWESTERLY PROPERTY LINE OF SAID LOT 8; THENCE ALONG SAID PROPERTY LINE N 49° 42' 00" E 5.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

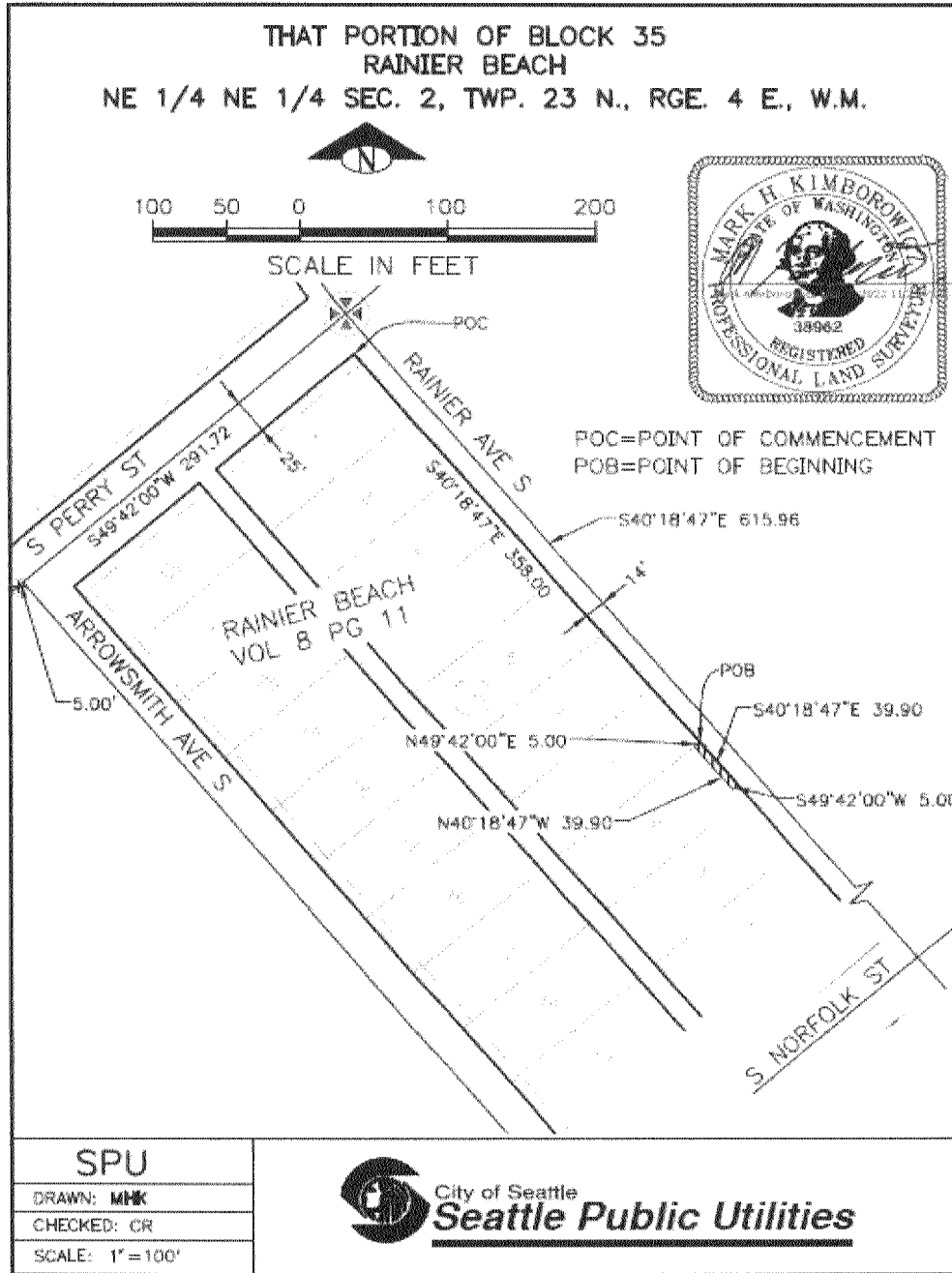
CONTAINING 200 SQ. FT., MORE OR LESS



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