

After recording return to:

The City of Seattle
Office of Housing
700 Fifth Avenue, Suite 5700
Seattle, WA 98104-5070
Attn: Elsa Kings

**FORM OF
QUIT CLAIM DEED WITH REVERSION**

(Sand Point Group Homes – Building[s] Only)

Reference numbers of related documents:

NOT APPLICABLE

Grantor:

THE CITY OF SEATTLE

Grantee:

Legal Description:

1. Abbreviated form: _____

2. Additional legal description is on page 1 of document.

Assessor’s Property Tax Parcel Account Nos.: [0225049070] [0225049069; 0225049068]

1. Grant. The City of Seattle, a Washington municipal corporation (“Grantor”), hereby conveys and quitclaims to _____, a Washington nonprofit corporation (“Grantee”), for and in consideration of the sum of TEN DOLLARS (\$ 10.00) and other valuable consideration and the covenants of Grantee contained in that certain Lease dated as of _____, 201__ and recorded under King County recording number _____ between Grantor as Lessor and Grantee as Lessee (“Lease”), and subject to the terms and conditions of the Lease and the reservation set forth below, the following real property (the “Property”, which term shall include any and all modifications, improvements, additions, and fixtures hereafter made or affixed to the Property):

BUILDING[S] ____, AS DEFINED AND/OR DEPICTED IN LEASE RECORDED UNDER RECORDING NUMBER 9805221596 AND IN QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 9804240455, WHICH BUILDING[S] [IS][ARE] LOCATED UPON THE FOLLOWING DESCRIBED LAND:

PARCEL[S] __ OF CITY OF SEATTLE SHORT SUBDIVISION NUMBER 9904055, RECORDED UNDER RECORDING NUMBER 19991214900007; BEING A PORTION OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

to have and to hold for so long as Grantee shall be the Lessee, pursuant to the Lease, of the land on which such building[s] [are][is] situated, which is the land described above (“Premises”). Nothing herein shall be construed as conveyance of any such land. The conveyance of the Property is subject to all of the restrictions set forth in that certain deed to Grantor recorded under King

County recording no. 9804240453 (“Navy Deed”). Grantee agrees, for itself and its successors and assigns, to comply with all provisions of the Navy Deed that by their terms bind the successors and assigns of the grantee thereunder, including without limitation provisions with respect to historic preservation.

2. **Reservation and Reversion.** This deed and all rights of Grantee hereunder are subject to the rights of the Grantor as set forth in the Lease. Upon expiration of the Lease, or termination of the Lease in accordance with any of its terms, all right, title and interest of Grantee and its successors and assigns in and to the Property shall immediately and automatically terminate and the Property shall revert back to the Grantor or its successors or assigns. If the Lease shall terminate with respect to any portion of the Premises, then all right, title and interest of Grantee in and to all of the Property located on that portion of the Premises shall immediately and automatically terminate and revert back to the Grantor or its successors or assigns. Grantee agrees that no compensation shall be due or owing to Grantee or its successors or assigns upon such reversion, whether by expiration of the Lease or earlier termination, regardless of any improvements or additions made by Grantee.

Executed this _____ day of _____, 2016, pursuant to Ordinance No. _____.

THE CITY OF SEATTLE

By: _____
Steve Walker, Director
Office of Housing

GRANTEE:

Print Name: _____

Title: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this _____ day of _____, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Steve Walker, to me known to be the Director of the Office of Housing of The **City of Seattle**, 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 s/he was authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

(seal or stamp)

Print Name: _____
NOTARY PUBLIC in and for the State
of Washington, residing at _____
My commission expires _____

CORPORATE ACKNOWLEDGMENT

STATE OF WASHINGTON)
)ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____, a Washington nonprofit corporation, to be the free and voluntary act and deed of such party for the uses and purposes mentioned in the instrument.

Date: _____

NOTARY PUBLIC in and for the State
of Washington, residing at _____
My commission expires: _____
Print Name: _____