

After recording return to:

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

QUITCLAIM DEED WITH REVERSION

(Sand Point Family Housing and Santos Place – Buildings 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.:

022504-9064-09, 022504-9064-98, 022504-9066-07, and 022504-9066-98

1. Grant. The City of Seattle, a Washington municipal corporation (“Grantor”), hereby conveys and quitclaims to _____, a Washington _____ (“Grantee”), for and in consideration of the sum of TWENTY DOLLARS (\$20.00) and other valuable consideration and subject to the terms and conditions of the Lease dated as of _____, 2017 and recorded under King County recording number _____ between Grantor as Lessor and _____ as Lessee (“Lease”), and subject to 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 224, AS DEFINED AND/OR DEPICTED IN LEASE RECORDED UNDER RECORDING NUMBER 9805221596 AND IN QUIT CLAIM DEEDS RECORDED UNDER RECORDING NUMBERS 9804240455 and 9812071913, WHICH BUILDING IS LOCATED UPON THE FOLLOWING DESCRIBED LAND:

PARCEL A 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;

BUILDINGS 26N AND 26S, AS DEFINED AND/OR DEPICTED IN LEASE RECORDED UNDER RECORDING NUMBER 9805221596 AND IN QUIT CLAIM DEEDS RECORDED UNDER RECORDING NUMBERS 9804240455 and 9812071911, WHICH BUILDINGS ARE LOCATED UPON THE FOLLOWING DESCRIBED LAND:

PARCEL B OF CITY OF SEATTLE SHORT SUBDIVISION NUMBER 9904054, RECORDED UNDER RECORDING NUMBER 19991214900006; BEING A PORTION OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2S, RANGE 4 EAST OF THE WILLIAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

to have and to hold for so long as the Lease of the land on which such buildings are situated, which is the land described above (“Premises”), remains in effect. Nothing herein shall be construed as conveyance of any such land. The conveyance of the Property is subject to all 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.

3. Nondiscrimination. Grantee further covenants that there shall be no discrimination upon the basis of race, color, religion, sex, or national origin, in the sale, lease or rental, or in the use or occupancy, of the Property or any improvements thereto, nor shall there be any discrimination based on disability contrary to 24 CFR Part 8. Both the Grantor and the United States of America shall be entitled to enforce this paragraph, which shall run with the land and bind Grantee and Grantee's heirs, successors in interest and assigns.

Executed this _____ day of _____, 2017, pursuant to Ordinance No. _____.

THE CITY OF SEATTLE

By: _____
Steve Walker, Director
Office of Housing

GRANTEE: _____

By: _____
Print Name: _____
Title: _____

