

Instrument Number: 20180108001311 Document: WD Rec: \$80.00 Page-1 of 7
Excise Docs: 2909975 Selling Price: \$10.00 Tax Amount: \$10.00 Record Date: 1/8/2018 2:59 PM
Electronically Recorded King County, WA

① FIRST AMERICAN 2769730

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
P.O. Box 34996
Seattle, WA 98124-4996
Attn: Michelle Talbot

Document Type: Warranty Deed
Reference Number of Related Document: N/A
Grantor(s): The Bailey Family Limited Partnership and William C. Bailey and Janis C. Bailey, Trustees of the William C. and Janis C. Bailey Trust
Grantee: City of Seattle
Legal Description (abbreviated): Ptn of Lots 1, 2 and 3, Block 296, Plat of Seattle Tidelands, King County, Washington
Assessor's Tax Parcel Number: 766620-5290

WARRANTY DEED

Project: South Lander Street Grade Separation

The Grantor, **THE BAILEY FAMILY LIMITED PARTNERSHIP**, a Washington limited partnership, under the agreement dated March 22, 1995, **WILLIAM C. BAILEY**, Successor General Partner and **WILLIAM C. BAILEY AND JANIS C. BAILEY, TRUSTEES OF THE WILLIAM C. AND JANIS C. BAILEY TRUST**, Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, hereby conveys and warrants to the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, the hereinafter real estate as described on Exhibit A attached hereto, situated in King County, State of Washington, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

As provided by RCW 84.60.070, the Grantor herein requests the lien of taxes owing shall be set over to the property retained by the Grantor.

WARRANTY DEED**THE BAILEY FAMILY LIMITED PARTNERSHIP**

a Washington limited partnership

By: William C. Bailey GP
 William C. Bailey
 Successor General Partner

Date: 12/1, 2017

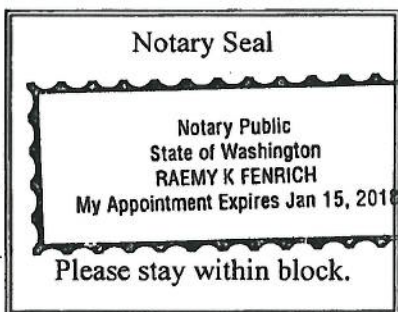
STATE OF WASHINGTON)

: §

County of King)

On this 1st day of December, 2017, I certify that I know or have satisfactory evidence that WILLIAM C. BAILEY, is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as Successor General Partner of THE BAILEY FAMILY LIMITED PARTNERSHIP, a Washington limited partnership, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

GIVEN under my hand and official seal the day and year last above written.



Notary (print name) Raemy K Fenrich
 Notary Public in and for the State of Washington,
 residing at Lake Stevens
 My Appointment expires 1-15-2018

WARRANTY DEED

WILLIAM C. BAILEY AND JANIS C. BAILEY, TRUSTEES OF THE WILLIAM C. AND JANIS C. BAILEY TRUST

By: William C. Bailey
William C. Bailey
Trustee

Date: 12/1, 2017

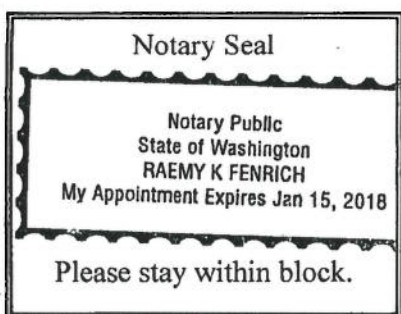
STATE OF WASHINGTON)

: §

County of King)

On this 1 day of December, 2017, I certify that I know or have satisfactory evidence that WILLIAM C. BAILEY, is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as Trustee of the WILLIAM C. AND JANIS C. BAILEY, TRUSTEES OF THE WILLIAM C. AND JANIS C. BAILEY TRUST, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

GIVEN under my hand and official seal the day and year last above written.



Notary (print name) Raemy K Fenrich
Notary Public in and for the State of Washington,
residing at Lake Stevens
My Appointment expires 1-15-2018

WARRANTY DEED

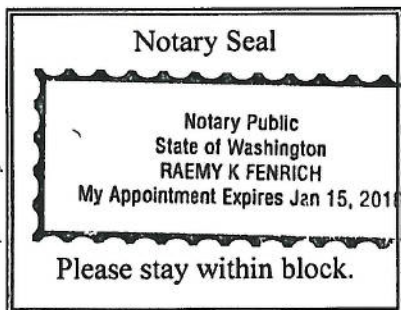
WILLIAM C. BAILEY AND JANIS C. BAILEY, TRUSTEES OF THE WILLIAM
C. AND JANIS C. BAILEY TRUSTBy: Janis C. Bailey
Janis C. Bailey
TrusteeDate: December 1, 2017

STATE OF WASHINGTON)

County of King) §

On this 1st day of December, 2017, I certify that I know or have satisfactory evidence that JANIS C. BAILEY, is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument as Trustee of the WILLIAM C. AND JANIS C. BAILEY, TRUSTEES OF THE WILLIAM C. AND JANIS C. BAILEY TRUST, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

GIVEN under my hand and official seal the day and year last above written.



Notary (print name) Raemy K Fenrich
Notary Public in and for the State of Washington,
residing at 1115 Stevens
My Appointment expires 1-15-2018

CITY OF SEATTLE

Dated: 12/15/17, 2017

Tax Parcel 766620-5290.

EXHIBIT "A"

FEE

**PROJECT PARCEL NO. 9
KING COUNTY PARCEL NO. 7666205290
CITY OF SEATTLE**

FEE:

THAT PORTION OF LOT 1, BLOCK 296, PLAT OF SEATTLE TIDELANDS, ACCORDING TO THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS, OLYMPIA, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°51'08" EAST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 7 FEET TO THE SOUTH MARGIN OF SOUTH LANDER STREET PURSUANT TO SEATTLE ORDINANCE NO. 99840, AS COVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 6559990, BEING THE POINT OF BEGINNING;

THENCE SOUTH 42°19'41" WEST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 10.63 FEET TO THE EAST MARGIN OF 3RD AVENUE SOUTH, THE SAME BEING THE WEST LINE OF SAID LOT 1; THENCE SOUTH 01°07'21" WEST, ALONG SAID MARGIN, A DISTANCE OF 41.14 FEET; THENCE AT RIGHT ANGLES SOUTH 88°52'39" EAST A DISTANCE OF 1.00 FEET; THENCE NORTH 01°07'21" EAST, PARALLEL WITH SAID EAST MARGIN, A DISTANCE OF 39.24 FEET TO A POINT DISTANT 2.00 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY MARGIN OF SOUTH LANDER STREET PER SAID ORDINANCE NO. 99840; THENCE NORTH 42°19'41" EAST, PARALLEL WITH SAID MARGIN, A DISTANCE OF 13.15 FEET TO THE SOUTH MARGIN OF SOUTH LANDER STREET, THE SAME BEING THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88°51'08" WEST ALONG SAID MARGIN A DISTANCE OF 2.66 FEET THE POINT OF BEGINNING;

ALSO, THAT PORTION OF SAID LOT 1 LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID LOT DISTANT 9.00 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID LOT DISTANT 12.00 FEET SOUTHERLY FROM SAID NORTHEAST CORNER.

ALL CONTAINING 118 SQUARE FEET, MORE OF LESS.



WARRANTY DEED

EXHIBIT A (Continued)

