

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



E2786765
03/28/2016 11:15
KING COUNTY, WA
TAX \$10.00
SALE \$0.00
PAGE-001 OF 001

Document Title: Warranty Deed
Reference Number of Related Document: N/A
Grantor(s): Seifu Aragaw
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of Lot A, Fern Hill Add to Rainier Beach, Vol 13, PP55, King County, Washington.
Additional Legal Descriptions are on Exhibits A and B, Pages 4 through 7 of Document.
Assessor's Tax Parcel Number(s): 252090-0370

WARRANTY DEED

Project: 2016 Arterial Asphalt and Concrete - Renton Avenue South, Phase 2

The Grantor, **SEIFU ARAGAW**, a single person, 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 following described real property situated in King County, State of Washington, under the imminent threat of the Grantee's exercise of its right of Eminent Domain: As described on Exhibit A and depicted on Exhibit B attached hereto and made a part hereof.

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 said Grantor.

WARRANTY DEED

Approved and Accepted By:
CITY OF SEATTLE

By: _____
Scott Kubly, Director
Seattle Department of Transportation

Dated: February 29, 2016

STATE OF WASHINGTON)
 : §
County of King)

On this 29th day of February, 2016, before me personally appeared SCOTT KUBLY, to me known to be the 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 he was authorized to execute said instrument.

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



Michelle Talbot
Notary (print name) Michelle Talbot
Notary Public in and for the State of Washington,
residing at Anacortes
My Appointment expires 2/15/20

WARRANTY DEED

EXHIBIT A

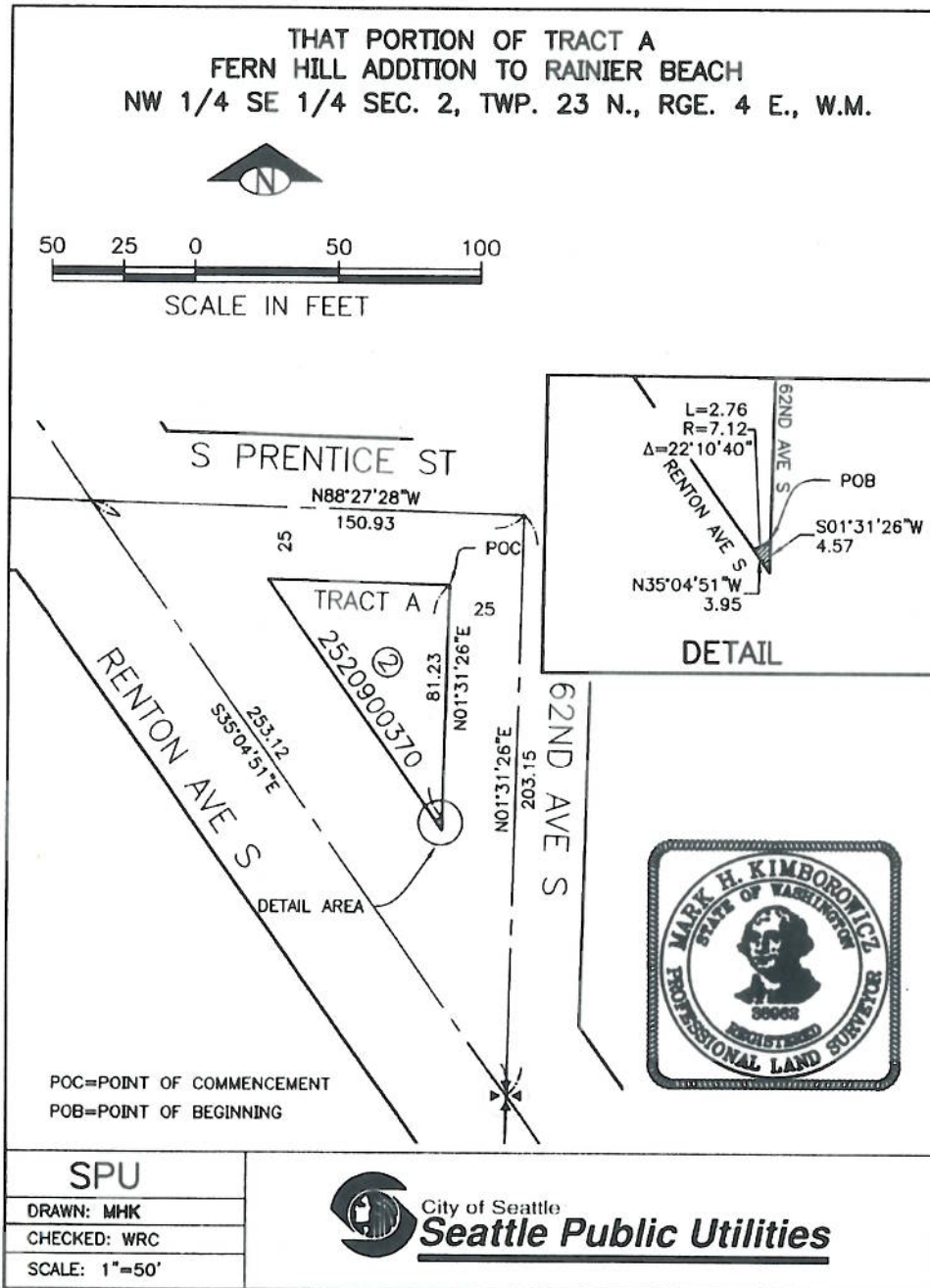
THAT PORTION OF TRACT A OF FERN HILL ADDITION TO RAINIER BEACH, AS RECORDED IN VOLUME 13 OF PLATS, PAGE 55, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE S 01° 31' 26" W ALONG THE WESTERLY RIGHT OF WAY MARGIN OF 62ND AVENUE SOUTH A DISTANCE OF 81.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY MARGIN OF 62ND AVENUE SOUTH S 01° 31' 26" W A DISTANCE OF 4.57 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF RENTON AVENUE SOUTH; THENCE N 35° 04' 51" W ALONG THE EASTERLY RIGHT OF WAY MARGIN OF RENTON AVENUE SOUTH A DISTANCE OF 3.95 FEET TO THE BEGINNING OF A 7.12 FOOT RADIUS CURVE CONCAVE TO NORTHWEST WHICH RADIUS POINT BEARS N 18° 11' 18" W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 10' 40" A DISTANCE OF 2.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.13 SQ. FT., MORE OR LESS

WARRANTY DEED

EXHIBIT A (CONT.)



WARRANTY DEED

EXHIBIT B

THAT PORTION OF TRACT A OF FERN HILL ADDITION TO RAINIER BEACH, AS RECORDED IN VOLUME 13 OF PLATS, PAGE 55, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE N 88° 27' 28" W ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF SOUTH PRENTICE STREET A DISTANCE OF 60.37 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF SOUTH PRENTICE STREET N 88° 27' 28" W A DISTANCE OF 3.37 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF RENTON AVENUE SOUTH; THENCE S 35° 04' 51" E ALONG THE EASTERLY RIGHT OF WAY MARGIN OF RENTON AVENUE SOUTH A DISTANCE OF 2.73 FEET; THENCE N 40° 06' 06" E 2.80 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.70 SQ. FT., MORE OR LESS

WARRANTY DEED

EXHIBIT B (CONT.)

