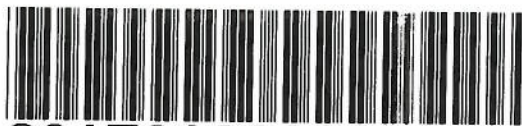


After recording return document to:

City of Seattle
Department of Transportation
700 Fifth Avenue – Suite 3800
P.O. Box 34996
Seattle, WA 98124-4996
Attn: Mary Jung



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SEATTLE DEPART WD 79.00
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01/30/2017 09:27
KING COUNTY, WA

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01/30/2017 09:27
KING COUNTY, WA
TAX \$10.00
SALE \$0.00

PAGE-001 OF 001

Document Title: Statutory Warranty Deed

Reference Number of Related Document: N/A

*Grantor: Highpoint Natural Drainage Landscape, Open Space and Rights of Way
Maintenance Association*

Grantee: City of Seattle Department of Transportation

*Abbreviated Legal Description: Ptn of the Plat of Highpoint Community, per plat recorded
in Vol. 221, PP 4 through 35, City of Seattle, King County, Washington.*

Additional Legal Descriptions on Exhibits A and B, Pages 6 and 7 of Document.

Assessor's Tax Parcel Number(s): 327861-5840

STATUTORY WARRANTY DEED


The Grantor, **HIGHPOINT NATURAL DRAINAGE LANDSCAPE, OPEN SPACE AND RIGHTS OF WAY MAINTENANCE ASSOCIATION**, a Washington non-profit corporation, for and in consideration of mutual benefits, of which receipt and sufficiency is hereby acknowledged, and in further consideration of the general public welfare and of the peculiar and special benefits to accrue to us therefrom, warrants, grants and conveys to the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, the following described real estate situated in King County, Washington.

PER EXHIBITS A AND B ATTACHED HERETO AND MADE A PART
HEREOF BY THIS REFERENCE


STATUTORY WARRANTY DEED

The Grantor hereby requests the Assessor-Treasurer of said County to set over to the remainder the lien of all unpaid taxes, if any, affecting the real property hereby conveyed, as provided by RCW 84.60.070.

HIGHPOINT NATURAL DRAINAGE LANDSCAPE, OPEN SPACE AND RIGHTS OF WAY MAINTENANCE ASSOCIATION,
a Washington non-profit corporation

By: 
Andrew Gaines,
President

Date: November 14, 2016

By: 
Deborah Vandermar,
Secretary

Date: November 14, 2016

STATUTORY WARRANTY DEED

EXHIBIT A

THAT PORTION OF TRACT 35A BEING AN ENVIRONMENTALLY CRITICAL AREA OPEN SPACE TRACT, IN THE PLAT OF HIGH POINT COMMUNITY, AS RECORDED IN VOLUME 221 OF PLATS, PAGE 04, UNDER RECORDING NUMBER 20040413001567, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 3 EAST AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 24 ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE N 88° 22' 57" W ALONG THE SECTIONAL SUBDIVISION LINE BETWEEN SAID SECTIONS ALSO BEING THE CENTERLINE OF SOUTHWEST GRAHAM STREET PER CITY OF SEATTLE ORDINANCE NUMBER 92435 A DISTANCE OF 344.65 FEET TO THE EAST LINE OF TRACT 35A ALSO BEING THE EAST LINE OF THE PLAT OF HIGH POINT COMMUNITY AND THE **POINT OF BEGINNING**.

THENCE N 0° 08' 03" E ALONG THE EAST LINE OF TRACT 35A A DISTANCE OF 25.01 FEET;

THENCE N 88° 22' 57" W PERPENDICULAR AND 25 FEET DISTANT FROM SAID SUBDIVISION LINE A DISTANCE OF 182.08 FEET TO THE WESTERLY LINE OF TRACT 35A;

THENCE S 21° 28' 44" E ALONG THE WEST LINE OF TRACT 35A A DISTANCE OF 11.64 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF TRACT 35A S 6° 26' 42" E A DISTANCE OF 39.69 FEET;

THENCE S 88° 22' 57" E PERPENDICULAR AND 25 FEET DISTANT FROM SAID SUBDIVISION LINE A DISTANCE OF 173.24 FEET TO THE EAST LINE OF SAID TRACT 35A;

THENCE ALONG THE EAST LINE OF TRACT 35A N 0° 08' 03" E A DISTANCE OF 25.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 8823 SQ. FT., MORE OR LESS

STATUTORY WARRANTY DEED

EXHIBIT B

