

CITY OF SEATTLE

ORDINANCE 126137

COUNCIL BILL 119850

AN ORDINANCE relating to the Department of Transportation; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of The City of Seattle a Quit Claim Deed from King County, a political subdivision of the State of Washington, located in a portion of Block B, Supplementary Plat of Edes and Knight’s Addition to the City of Seattle, a portion of the Northwest quarter of Section 32, Township 26 North, Range 4 East, Willamette Meridian, a portion of Block 1, Ross Home Addition, and a portion of Block 48, Yesler’s 2nd Addition (Supplemental) to the City of Seattle; designating the property for street purposes and laying it off as right-of-way; placing the property under the jurisdiction of the Department of Transportation; and ratifying and confirming certain prior acts.

WHEREAS, King County, a political subdivision of the state of Washington (“King County”), owned four pieces of property subject to foreclosure orders of the King County Superior Court to satisfy tax liens it assessed against several delinquent property owners (“Foreclosed Properties”); and

WHEREAS, King County acquired the Foreclosed Properties in trust by deed for the taxing districts between 1994 and 2008 under King County Recording Numbers 199401121993, 199802040747, 199901250967, and 20080206001944 because there were no qualifying bids received at the tax foreclosure sales offering the Foreclosed Properties for sale to the public; and

WHEREAS, the City Traffic Engineer, on behalf of the Department of Transportation, recently reviewed several properties being offered for sale by King County and determined that purchasing the Foreclosed Properties would enhance The City of Seattle’s transportation system given their proximity to existing right-of-way; and

WHEREAS, King County is conveying the Foreclosed Properties to The City of Seattle (“City”) pursuant to chapter 36.35 RCW as agreed upon between King County and the City

1 pursuant to the terms and conditions set forth in the King County Tax Title Terms of
2 Sale, executed by the Director of Transportation on August 8, 2019; and

3 WHEREAS, once accepted, the Foreclosed Properties will become City street right-of-way;

4 NOW, THEREFORE,

5 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

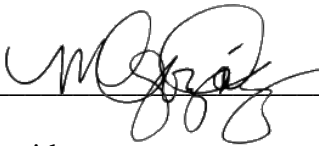
6 Section 1. The Quit Claim Deed from King County, a political subdivision of the State of
7 Washington, dated September 20, 2019, and recorded under King County Recording Number
8 20190920000323, which is attached as Attachment A and incorporated into this ordinance, is
9 accepted for street purposes, placed under the jurisdiction of the Department of Transportation,
10 and laid off, opened, widened, extended, and established as right-of-way (a portion of tax parcel
11 numbers 225450-2530, 322604-9544, 744600-0070, and 982870-2355).

12 Section 2. Funding for the Foreclosed Properties acquisition comes from the Commercial
13 Parking Tax in the Transportation Fund.

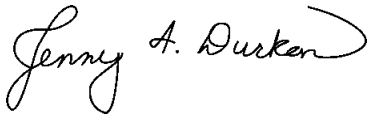
14 Section 3. Any act consistent with the authority of this ordinance taken prior to its
15 effective date is ratified and confirmed.

1 Section 4. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.


4 Passed by the City Council the 17th day of August, 2020,
5 and signed by me in open session in authentication of its passage this 17th day of
6 August, 2020.

7 
8 _____
President _____ of the City Council

9 Approved by me this 21st day of August, 2020.

10 
11 _____
Jenny A. Durkan, Mayor

12 Filed by me this 21st day of August, 2020.

13 
14 _____
Monica Martinez Simmons, City Clerk

15 (Seal)

16
17
18
19 Attachments:
20 Attachment A – Recorded Quit Claim Deed from King County

AFTER RECORDING RETURN TO:
City of Seattle
700 Fifth Avenue, Suite 3800
PO Box 34996
Seattle, WA 98124-4996

E3011129

EXCISE TAX AFFIDAVITS
9/20/2019 10:42 AM KING COUNTY, WA
Tax Amount:\$10.00



20190920000323

QUIT CLAIM DEED Rec: \$105.50
9/20/2019 10:42 AM
KING COUNTY, WA

QUIT CLAIM DEED

Grantor -- King County, Washington
Grantee -- City of Seattle, a municipal corporation
Legal ---- PTN LT 2, BLK B, EDES & KNIGHTS SUPL ADD & E 10 FT W 30 FT S ½ SE ¼ SE ¼ NW ¼ 32-26-4 & PTN LT 10 BLK 1 ROSS HOME ADD & PTN LT 9 BLK 48 YESLERS H L 2ND ADD SUPL
Tax Acct. -- 225450-2530, 322604-9544, 744600-0070, and 982870-2355

The Grantor, KING COUNTY, a political subdivision of the State of Washington, for and in consideration of the sum of \$9,000, conveys and quitclaims to Grantee, City of Seattle, a municipal corporation, the following real property situated in King County, Washington and described in EXHIBIT A, attached hereto and incorporated herein by this reference including after acquired title.

The real property was the subject of a foreclosure order of the King County Superior Court and the Grantor acquired the real property in trust for the taxing districts by virtue of RCW 84.64.200. Grantor holds tax title properties in trust for the taxing districts as provided in RCW 36.35.020. Grantor is conveying the real property to Grantee as provided for in RCW ch. 36.35

GRANTOR

KING COUNTY

BY: 
Bryan Hague, Manager, Real Estate Services

DATE: 9/20/2019

Approved as to Form:

BY: 
Deputy Prosecuting Attorney 51312

NOTARY BLOCK FOR KING COUNTY

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On this 20th day of September, 2019 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared BRYAN HAGUE, to me known to be the Manager of the Real Estate Services section of the King County Department of Executive Services, and who executed the foregoing instrument and acknowledged to me that HE was authorized to execute said instrument on behalf of KING COUNTY for the uses and purposes therein mentioned.

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



Notary Public in and for the
State of Washington, residing

Steve Rizika

Printed Name

at Mercer Island, WA

City and State

My appointment expires 5/30/23

EXHIBIT A

Legal Description

Parcel A

LOT 2, BLOCK B, EDES & KNIGHTS SUPPLEMENTAL ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 194, IN KING COUNTY, WASHINGTON, THE PORTION LYING WEST OF THE WEST LINE OF LOT 12, BLOCK 15, EXTENDING SOUTH, RENTONS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 118, IN KING COUNTY, WASHINGTON.

APN: 225450-2530

Parcel B

THE EAST 10 FEET OF THE WEST 30 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 30 FEET FOR ROAD BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5238188.

APN: 322604-9544

Parcel C

THE PORTION NORTHEASTERLY OF A LINE 46.5 FEET NORTHEASTERLY AND PARALLEL TO THE CENTERLINE OF THE MAIN TRACK OF THE FREMONT BALLARD LINE NORTH PACIFIC RAILWAY, LOT 10, BLOCK 1, ROSS HOME ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 25, IN KING COUNTY, WASHINGTON.

APN: 744600-0070

Parcel D

LOT 9, BLOCK 48, YESLERS H L 2ND ADDITION SUPPLEMENTAL: THE TRIANGULAR PORTION OF LOT 9 BLOCK 48 LYING NORTHWESTERLY OF EAST MADDISON STREET.

APN: 982870-2355

EXHIBIT C.

BILL OF SALE AND ASSIGNMENT

THIS BILL OF SALE is made as of this 20th day of September, 2019, by KING COUNTY, a political subdivision of the State of Washington (“**Seller**”), in favor of City of Seattle, a municipal corporation (“**Buyer**”).

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Seller does hereby absolutely and unconditionally give, grant, bargain, sell, transfer, set over, assign, convey, release, confirm and deliver to Buyer all of Seller’s right, title and interest in and to any and all equipment, furniture, furnishings, fixtures and other tangible personal property owned by Seller that is attached, appurtenant to or used in connection with the real property legally described on the attached Exhibit A.

IN WITNESS WHEREOF, Seller has executed this Bill of Sale as of the date first above written.

SELLER:

By: 
Name: Bryan Hague
Title: Manager, Real Estate Services

EXHIBIT A
To Bill of Sale and Assignment

Legal Description

Parcel A

LOT 2, BLOCK B, EDES & KNIGHTS SUPPLEMENTAL ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 194, IN KING COUNTY, WASHINGTON, THE PORTION LYING WEST OF THE WEST LINE OF LOT 12, BLOCK 15, EXTENDING SOUTH, RENTONS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 118, IN KING COUNTY, WASHINGTON.

APN: 225450-2530

Parcel B

THE EAST 10 FEET OF THE WEST 30 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 30 FEET FOR ROAD BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5238188.

APN: 322604-9544

Parcel C

THE PORTION NORTHEASTERLY OF A LINE 46.5 FEET NORTHEASTERLY AND PARALLEL TO THE CENTERLINE OF THE MAIN TRACK OF THE FREMONT BALLARD LINE NORTH PACIFIC RAILWAY, LOT 10, BLOCK 1, ROSS HOME ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 25, IN KING COUNTY, WASHINGTON.

APN: 744600-0070

Parcel D

LOT 9, BLOCK 48, YESLERS H L 2ND ADDITION SUPPLEMENTAL: THE TRIANGULAR PORTION OF LOT 9 BLOCK 48 LYING NORTHWESTERLY OF EAST MADDISON STREET.

APN: 982870-2355

EXHIBIT D.

**Seller's Certification of Non-Foreign Status under
Foreign Investment in Real Property Tax Act (26 U.S.C. 1445)**

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including Section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by King County ("Transferor"), the undersigned hereby certifies the following on behalf of Transferor:


1. Transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. Transferor is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii);
3. Transferor's U.S. employer identification number is 91-6001327;
4. Transferor's office address is King County Facilities Management Division, Real Estate Services Section, Room 800 King County Administration Building, 500 Fourth Avenue, Seattle, WA 98104.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of Transferor.

Dated this 20th day of September, 2019.

King County, Transferor:

By: 
Name: Bryan Hague
Title: Manager, Real Estate Services