

STEWART TITLE
01148-25396

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20131217001258

STEWART TITLE D 76.00
PAGE-001 OF 005
12/17/2013 13:07
KING COUNTY, WA

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3900
P.O. Box 34996
Seattle, WA 98124-4996
Attn: Larry Huggins

E2645834

12/17/2013 13:05
KING COUNTY, WA
TAX
SALE

\$10.00
\$0.00

PAGE-001 OF 001

Document Title: Deed for Street Purposes
Reference Number of Related Document: N/A
Grantor(s): Windsor Park Estates Lake City, LLC
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of Lots 1 and 2, Blk 6, Seattle Suburban Home Tracts, Vol. 7, PP 93, King County, Washington
Additional Legal Description on Exhibit A Page 4 of Document.
Assessor's Tax Parcel Number(s): 766370-0280

DEED FOR STREET PURPOSES

Project: 2013 Sidewalk Development

The Grantor, **WINDSOR PARK ESTATES LAKE CITY, LLC**, a Washington limited liability company, 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 and depicted on Exhibit B 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.

DEED FOR STREET PURPOSES

EXHIBIT A

Legal Description

THAT PORTION OF LOT 1 OF BLOCK 6 OF THE SEATTLE SUBURBAN HOMES TRACTS AS RECORDED IN VOLUME 7 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WA, SITUATE IN THE NE QUARTER OF THE NE QUARTER OF SECTION 21, TOWNSHIP 26 N, RANGE 4E, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A PUNCH IN A 3" BRASS CAP STAMPED "SEATTLE ENGR DEPT" IN A CASED CONCRETE MONUMENT 0.7' BELOW STREET GRADE AT THE INTERSECTION OF THE CENTERLINES OF NE 140TH STREET AND LAKE CITY WAY NE; THENCE N 00° 12' 20" W ALONG THE CENTERLINE OF LAKE CITY WAY NE A DISTANCE OF 1,326.82 FEET TO A PUNCH IN A 1-3/4 INCH BRASS CAP STAMPED "SED" IN A CASED CONCRETE MONUMENT 0.65 FEET BELOW THE STREET GRADE AT THE INTERSECTION OF THE CENTERLINES OF NE 145TH STREET AND LAKE CITY WAY NE;
THENCE S 00° 12' 20" E ALONG THE CENTERLINE OF LAKE CITY WAY NE (ALSO KNOWN AS STATE HWY 522) A DISTANCE OF 53.69 FEET;
THENCE S 89° 47' 40" W, PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 40.00 FEET TO WESTERLY MARGIN OF LAKE CITY WAY NE AND THE POINT OF BEGINNING;
THENCE N 40° 55' 27" W A DISTANCE OF 14.73 FEET;
THENCE N 58° 35' 19" W A DISTANCE OF 7.83 FEET;
THENCE N 76° 15' 10" W A DISTANCE OF 14.89 FEET;
THENCE N 87° 43' 44" W A DISTANCE OF 5.84 FEET;
THENCE N 01° 45' 52" E A DISTANCE OF 2.19 FEET TO THE SOUTHERLY MARGIN OF NE 145TH ST;
THENCE ALONG SAID SOUTHERLY MARGIN S 88° 14' 08" E A DISTANCE OF 17.18 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE WHICH CENTER BEARS S 01° 45' 52" W 20.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88° 01' 48", A DISTANCE OF 30.73 FEET TO THE WESTERLY MARGIN OF LAKE CITY WAY NE;
THENCE ALONG SAID MARGIN S 00° 12' 20" E A DISTANCE OF 0.72 FEET TO THE POINT OF BEGINNING;

CONTAINING 177 SQ. FT., MORE OR LESS.

DEED FOR STREET PURPOSES

EXHIBIT B

