After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Barret Aldrich

20190404000481

EXCISE TAX NOT REQUIRED

EASEMENT Rec: \$104.00 4/4/2019 12:37 PM KING COUNTY, WA

Document Title: Catchment Wall Easement

Reference Number of Related Document: N/A Grantor(s): Mark Duane Lewis

Grantee: City of Seattle

Abbreviated Legal Description: Ptn of PTN LOTS 2 & 3, BLK 2, MAYES ADD TO

SEATTLE, King County, WA

Additional Legal Description is on Page(s) 5 of Document.

Assessor's Tax Parcel Number(s): 524180-0066

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), MARK DUANE LEWIS, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the CITY OF SEATTLE, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands ("the Easement area") for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 524180-0066 Project Parcel 2

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The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, in the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 60 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantors:

MARK DUANE LEWIS

Date: 02|21 | 19 , 2018

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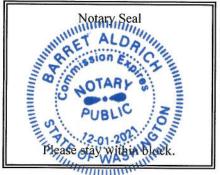
STATE OF WASHING	ΓON)	
County of King	: §)	
	ay of February	, 2018, before me personally
appeared MARK DUAL	NE LEWIS to me known to	to be the individual described in and

who executed the foregoing instrument, and acknowledged that they signed the same as

their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year

first above written.



Notary (print name) Barret Adductory
Notary Public in and for the State of Washington, residing at Vastron WA

Approved and Accepted By: CITY OF SEATTLE
By: Sam Zimbabwe, Director Seattle Department of Transportation
Date: 2/26, 2019
STATE OF WASHINGTON) : §
County of King)
On this Aday of, 2019, before me personally appeared SAM ZIMBABWE, 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.
WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.
Notary Seal,

Tax Parcel Number 524180-0066 Project Parcel 2

Notary (print name) Caretchen M Hay Notary Public in and for the State of Washington, residing at Sealth W17

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My Appointment expires April

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION

FOR LOT 2 AND 3 BLOCK 2 MAYES ADDITION TO THE CITY OF SEATTLE

THAT PORTION OF LOT 2 LYING SOUTHEASTERLY OF A LINE WHICH BEGINS AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 2 DISTANT SOUTH 62°56'11" EAST, 59.17 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 1 IN SAID BLOCK 2 AND RUNS; THENCE NORTH 48°33'49" EAST, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1 AND THE NORTHWESTERLY HALF OF LOT 3, BLOCK 2, MAYES ADDITION TO CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS;

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LOT 1, BLOCK 2 OF SAID PLAT; THENCE ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH S 58° 13' 45" E 57.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 58° 13' 45" E 58.72 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 49° 44' 15" W 5.26 FEET; THENCE N 58° 13' 45" W 58.72 FEET; THENCE N 49° 44' 15" E 5.26 FEET TO THE POINT OF BEGINNING.

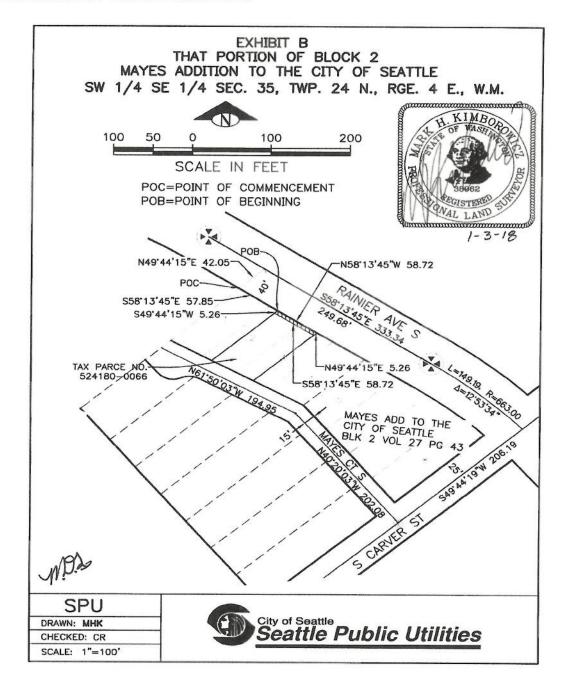
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 294 SQ. FT., MORE OR LESS



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