

Record Date:7/22/2020 2:21 PM

Electronically Recorded King County, WA EXCISE TAX NOT REQUIRED BY KAREN GREAGOR, DEPUTY

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

Document Title: Easement for Street Purposes

Reference Number of Related Document: N/A

Grantor (s): Seattle School District No. 1

Grantee: City of Seattle

Abbreviated Legal Description: Ptn of Dixons S P Green Lake Acre Trs Por Nwly of Pinehurst

Way Plat Block: Plat Lot: Res. Vol 17, PP19, King County, Washington

Additional Legal Description on Exhibit A Page 4 of Document.

Assessor's Tax Parcel Number(s): 204450-0390

EASEMENT FOR STREET PURPOSES

Project: NE 117th St Intersection Redesign and Sidewalk

The Grantor, **SEATTLE SCHOOL DISTRICT NO. 1**, a municipal corporation of the State of Washington, 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, an Easement for street purposes over, under, upon and across the hereinafter described lands, 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:

See Exhibit A attached hereto and made a part hereof.

EASEMENT

**EXHIBIT A
PERMANENT EASEMENT FROM PARCEL NO. 2044500390**

An easement for sidewalk purposes across a portion of the below described PARCEL A, lying northerly, northeasterly and southeasterly of the following described line:

Beginning at the intersection of the centerlines for NE 117th Street and 15th Ave NE, being a found 2-inch brass disk set into a concrete monument in case; thence along the centerline of said NE 117th Street North 88°22'37" West, 160.06 feet; thence at right angles to said centerline South 01°37'23" West, 30.00 feet to a point on the northerly line of said PARCEL A, said northerly line also being the southerly margin of the aforementioned NE 117th Street, and the TRUE POINT OF BEGINNING of the hereinafter described line; thence leaving said southerly margin South 84°52'37" East, 13.78 feet; thence South 44°16'07" East, 6.29 feet; thence South 40°18'43" West, 33.28 feet; thence South 54°25'03" East, 1.07 feet to a point on the northwesterly margin of Pinehurst Way NE, and the terminus of said line description, containing 102 square feet, more or less.

PARCEL A

THAT PORTION OF THE TRACT DESCRIBED AS "RESERVE" IN THE PLAT OF S.P. DIXON'S GREEN LAKE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 19, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY MARGIN OF PINEHURST WAY;
AND

EXCEPT PORTION CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 64122216.



