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10/11/2001 10:49 AM Snohomish County
P.0003 RECORDED

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO
ABEYTA & ASSOCIATES
1001 Fourth Avenue Plaza, Suite 3200,
Seattle, WA 98154

1ST AFRICAN 132203-1 (10)

STATUTORY WARRANTY DEED

IN THE MATTER OF

Project Name 67TH AVE NE IMPROVEMENTS SR 531 TO 204TH ST NE
Project No. 36651-01
Parcel No. 1431053028
Section/Township/Range SW14 31N 05E
Tax Parcel No. 1431053028 31051400302800

Grantor JEFFREY C NEWELL AND ANITA M NEWELL, husband and wife
Grantee City of Arlington, a municipal corporation
Abbreviated Legal Description A PORTION OF LOT 2 OF THAT RECORD OF SURVEY AS FILED IN VOLUME 9 OF SURVEYS, PAGE 275, UNDER AUDITOR'S FILE NO 7905290175 RECORDS OF SAID COUNTY
Assessor's Tax Parcel ID No 1431053028

The GRANTOR(s), JEFFREY C NEWELL AND ANITA M NEWELL, husband and wife, for and in consideration of Ten and No/100 Dollars (\$10 00), in hand paid, does hereby convey and warrant to the City of Arlington, a municipal corporation, State of Washington Fee Simple Title, in and to the following described real estate and any after acquired interest therein, situated in Snohomish County, in the State of Washington, to the same extent and purpose as if the rights herein granted and had been acquired under the Eminent Domain statute of the State of Washington

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W M , IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 14, THENCE NORTH 00°36'32" WEST ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 594 84 FEET TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF THAT PARCEL AS DESCRIBED IN PARCEL "A" AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 88°50'41" EAST ALONG SAID WESTERLY EXTENSION, 49 32 FEET, THENCE NORTH 00°14'09" EAST, 429 20 FEET TO A POINT ON A CURVE TO THE RIGHT WHOSE RADIUS CENTER BEARS SOUTH 89°45'51" EAST, 40 00 FEET, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 63 47 FEET TO THE NORTH LINE OF SAID PARCEL AS DESCRIBED IN PARCEL "A" AND THE SOUTH MARGIN OF 191ST STREET NORTHEAST, THENCE NORTH 88°50'41" WEST ALONG THE WESTERLY EXTENSION OF SAID LINE, 96 90 FEET TO THE WEST LINE OF SAID SECTION 14, THENCE SOUTH 00°36'32" EAST ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 470 00 FEET TO THE TRUE POINT OF BEGINNING

PARCEL A"

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 31 NORTH, RANGE 5 EAST, W M , IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 14, THENCE NORTH 00°36'32" WEST ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 28 76 FEET, THENCE NORTH 89°23'28" EAST, A DISTANCE OF 40 00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF 67TH AVENUE NE, THENCE NORTH 00°36'32" WEST ALONG THE EASTERLY RIGHT OF WAY OF 67TH AVENUE NE, A DISTANCE OF 564 85 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 00°36'32" WEST ALONG THE EASTERLY RIGHT OF WAY OF 67TH AVENUE NE, A DISTANCE OF 433 91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS

CENTER BEARS NORTH 89°23'28" EAST, A DISTANCE OF 35 00 FEET, THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56 06 FEET THROUGH A CENTRAL ANGLE OF 91°45'51", THENCE SOUTH 88° 50'41" EAST, A DISTANCE OF 431 31 FEET, THENCE SOUTH 00°36'32" EAST, A DISTANCE OF 470 00 FEET TO A POINT THAT BEARS SOUTH 88°50'41" EAST FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 88°50'41" WEST, A DISTANCE OF 467 41 FEET TO THE TRUE POINT OF BEGINNING,

ALSO KNOWN AS A PORTION OF LOT 2 OF THAT RECORDED SURVEY AS FILED IN VOLUME 9 OF SURVEYS, PAGE 275, UNDER AUDITOR'S FILE NO 7905290175, RECORDS OF SAID COUNTY, EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF ARLINGTON BY DEED RECORDED UNDER RECORDING NO 9806300848

Situate in the County of Snohomish County State of Washington

The undersigned hereby agrees to surrender possession of the lands and/or rights herein conveyed, granted, transferred and/or released upon receipt of payment by the owner, or grantor

It is understood and agreed that the delivery of this deed is tendered and that the terms and obligations hereof shall not become binding upon the City of Arlington, State of Washington unless and until accepted and approved in writing by the City of Arlington's Director of Public Works or City Engineer

The covenants shall run with the land and bind the Grantor and Grantor's heirs, successors and assigns

DATED this 22 day of AUGUST, 2001

Jeffrey C Newell

Jeffrey C Newell (Grantor)

Anita M Newell

Anita M Newell (Grantor)

STATE OF WASHINGTON

County of Snohomish

SS

I certify that I know or have satisfactory evidence that Jeffrey and Anita Newell are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument

DATED 8/22



[Signature]

Name (typed or printed)

NOTARY PUBLIC in and for the State of Washington

Residing at Casco, WA

My appointment expires 11/04

STATUTORY WARRANTY DEED
FROM

Jeffrey and Linda Russell

TO
CITY OF ARLINGTON

Dated *August 22*, 2001

FILE FOR RECORD AT REQUEST OF
Department of Public Works

Dir of PUBLIC WORKS APPROVAL

Approval Rec'd

[Signature]

City Engineer

Checked by *[Signature]*