

9212030521

AFTER RECORDING MAIL TO:  
City of Arlington  
238 N. Olympic Avenue  
Arlington, Washington 98223



9212030521  
12/03/97 16:06  
p.0003 Recorded  
Snohomish County

REAL ESTATE EXCISE TAX  
SALE PRICE 12,500  
RECEIPT NO. 482313

DEC 03 1997

BOB DANTINI, Snohomish County Treasurer

By [Signature] Deputy

Filed for record at Request of  
Land Technologies, Inc.

QUIT CLAIM DEED

Grantor(s): Kenneth A. Klein and Catherine G. Klein, Husband and Wife

Grantee(s): City of Arlington

Abbreviated Legal: Portion of the N1/2, SE1/4, Sec. 10, T31N, R5E, W.M.

Full Legal Description on page 3 of this document.

Assessor's Property Tax Parcel Number(s): 1031-054-038-00 04

THIS INSTRUMENT is made this 31<sup>st</sup> day of October, 1997 by and between Kenneth A. Klein and Catherine G. Klein, Husband and Wife herein called the "Grantors", and the City of Arlington, a municipal corporation of Snohomish County, Washington, herein called "Grantee".

WITNESSETH:

Grantors for and in consideration of good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, hereby grant and convey to the Grantee, its successors and assigns, a tract of land for a sewer pump station together with perpetual easements for pump station access and for sewer lines, with necessary appurtenances. The tract of land and accompanying easements in Snohomish County, Washington, are more particularly described as follows:

See attached Exhibit A

Grantor also grants to Grantee and to those acting under Grantee the use of a temporary construction easement which includes the permanent easement described in the attached Exhibit A, together with 10.00 feet on the west side of said permanent easement.

Grantor also grants to Grantee and to those acting under Grantee the use of a 10.00 foot temporary construction easement adjoining the north, west and south sides of the pump station site described in the attached Exhibit A.

Said temporary construction easements shall remain in force during construction and until such time as the pump station, access road, sewer lines and appurtenances have been accepted for maintenance and operation by Grantee.

Grantee shall have the right without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said easements for the purpose of accessing the grantee's sewer pump station site, as described herein, and for the purpose of operating, constructing, repairing, altering, or reconstruction of said sewer lines and appurtenances, or making any connections therewith, without incurring any legal obligation or liability therefor; provided that such operating, construction, repairing, altering, or reconstruction of said sewer lines and appurtenances shall be accomplished in such a manner that the private improvements existing in those portions of said easement lying on each side of the permanent pump station site and pump station access road or lying south of the sewer pump station site shall not be disturbed or destroyed, or in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

Grantor shall retain the right to use the surface of the easements described herein, so long as said use does not interfere with the Grantee's access or installation, operation and maintenance of the sewer lines and appurtenances and so long as no permanent buildings, rockeries, retaining walls or similar structures are erected on said easements.

This conveyance shall be binding on the successors, heirs, and assigns of both parties hereto.

Approved as to form and content:

Kenneth A Klein  
Kenneth A Klein

Robert Kraski  
Robert Kraski, Mayor of the City of  
Arlington

Catherine G. Klein  
Catherine G. Klein

STATE OF WASHINGTON )  
COUNTY OF Sheltonish )ss

I certify that I know or have satisfactory evidence that Kenneth A. Klein and Catherine G. Klein, Husband and Wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for uses and purposes mentioned in this instrument.

Sherrri K. Phelps  
Notary Public for the State of Washington  
Printed name Sherrri K. Phelps  
Residing at Arlington  
My commission expires 10-6-2000

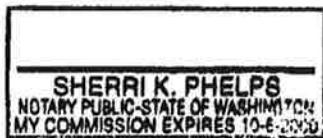


EXHIBIT A

LEGAL DESCRIPTION FOR A SEWER PUMP STATION AND ACCESS AND SEWER EASEMENTS

- KLEIN TO THE CITY OF ARLINGTON -

A SEWER PUMP STATION SITE IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THE SITE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER LIES S 3°49'54"W 2622.82 FEET DISTANT, THENCE N 87°52'32"W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1716.16 FEET;

THENCE S 2°55'25" W 72.10 FEET TO THE SOUTH RIGHT OF WAY OF STATE ROUTE 530; THENCE S 2°55'25" W 427.12 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", THE TRUE POINT OF BEGINNING; THENCE N 87°04'35"W 37.00 FEET; THENCE N 2°55'25"E 62.00 FEET; THENCE S 87°04'35"E 37.00 FEET; THENCE S 2°55'25" W 62.00 FEET; TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR ACCESS TO SAID PUMP STATION SITE AND FOR SEWER LINES AND APPURTENANCES OVER, UNDER, ACROSS AND UPON THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT SAID POINT "A", THENCE N 2°55'25" E 427.12 FEET TO A POINT ON THE CURVED SOUTH RIGHT OF WAY OF SAID STATE ROUTE 530; FROM SAID POINT THE CURVE RADIUS POINT LIES N1°29'59"E, 1875.00 FEET DISTANT; THENCE EASTERLY, ALONG SAID CURVE, FOR 20.01 FEET WHILE CONSUMING A CENTRAL ANGLE OF 0°36'41" TO THE NORTHEAST CORNER OF THAT PARCEL CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9402110365, SAID CORNER BEING AT A POINT WHERE THE NORTHERLY EXTENSION OF THE FENCE LINE DESCRIBED IN SAID DEED INTERSECTS WITH THE SOUTH RIGHT OF WAY OF STATE ROUTE 530; THENCE S 2°55'25" W, ALONG SAID EXTENSION AND FENCE LINE, 427.72 FEET; THENCE N 87°04'35" W 20.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR SEWER LINES AND APPURTENANCES OVER, UNDER, ACROSS AND UPON THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT SAID POINT "A", THENCE S 87°04'35" E 20.00 FEET; THENCE S 2°55'25"W, ALONG SAID FENCE, 312.63 FEET TO THE NORTH LINE OF THAT PARCEL CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9303290507, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, THENCE N 87°52'32"W, ALONG SAID NORTH LINE, 20.00 FEET; THENCE N 2°55'25"E, PARALLEL WITH SAID FENCE LINE, 312.91 FEET TO THE TRUE POINT OF BEGINNING;

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD;

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

OSTERGAARD-ROBINSON AND ASSOCIATES, INC.  
3630 COLBY  
EVERETT, WASHINGTON 98201

(206) 259-6445 (206) 827-5854  
92115.KLN



10/28/97

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