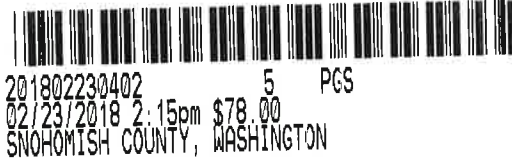


1159819

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Arlington, WA 98223



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STATUTORY WARRANTY DEED

File No: **4221-2983103 (AS)**

Date: **February 12, 2018**

Grantor(s): **Vern Rengen**

Grantee(s): **The City of Arlington**

Abbreviated Legal: **LOT 12, BLA, REC. 9802065001, SNOHOMISH COUNTY BEING A PORTION OF SEC 14 TWP 31N RGE 5E SW QTR AND LOT 13, THE CITY OF ARLINGTON BLA, REC. 9605085005, SNOHOMISH COUNTY BEING A PORTION OF SEC 14 TWP 31N RGE 5E NW QTR**

Additional Legal on page:

Assessor's Tax Parcel No(s): **310514-003-031-00 and 310514-002-033-00**

FIRST AMERICAN 2983103

THE GRANTOR(S) Vern Rengen, as a separate estate for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **The City of Arlington**, the following described real estate, situated in the County of **Snohomish**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Snohomish, State of Washington, described as follows:

PARCEL A:

THAT PORTION OF LOT 12 OF THE CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9802065001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOTS 4, 11 AND 12 OF THE ARLINGTON INDUSTRIAL PARK, AS RECORDED UNDER AUDITOR FILE NUMBER 7803100289, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON, LYING 19.00 FEET EASTERLY AND 41.00 FEET WESTERLY OF THE FOLLOWING DESCRIBED ROAD CENTERLINE;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12 OF THE CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE

NUMBER 9802065001;
THENCE SOUTH 79°00'17" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 93.67 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;
THENCE ALONG A CURVE TO THE RIGHT, WHICH CENTER OF CURVE BEARS SOUTH 60°19'32" EAST, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 6°08'15", AN ARC DISTANCE OF 107.12 FEET;
THENCE NORTH 35°48'43" EAST, A DISTANCE OF 552.85 FEET;
THENCE ON A CURVE TO THE RIGHT, WHICH CENTER OF CURVE BEARS SOUTH 54°11'17" EAST, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 17°42'07", AN ARC DISTANCE OF 308.96 FEET;
THENCE NORTH 53°30'50" EAST, A DISTANCE OF 232.49 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12, WHICH POINT BEARS SOUTH 87°56'19" EAST, A DISTANCE OF 701.61 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12, AND SAID POINT IS THE TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH A 15.00 FEET STRIP OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES, SAID STRIP OF LAND LYING BETWEEN 41.00 FEET WESTERLY AND 56.00 FEET WESTERLY OF THE HEREIN DESCRIBED ROAD CENTERLINE.

ALSO TOGETHER WITH THAT PORTION OF LOT 12 OF THE CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9802065001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOTS 4, 11 AND 12 OF THE ARLINGTON INDUSTRIAL PARK, AS RECORDED UNDER AUDITOR FILE NUMBER 7803100289, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON, LYING EASTERLY OF A LINE 19.00 FEET EASTERLY OF THE FOLLOWING DESCRIBED ROAD CENTERLINE;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12 OF THE CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9802065001;
THENCE SOUTH 79°00'17" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 93.67 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;
THENCE ALONG A CURVE TO THE RIGHT, WHICH CENTER OF CURVE BEARS SOUTH 60°19'32" EAST, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 6°08'15", AN ARC DISTANCE OF 107.12 FEET;
THENCE NORTH 35°48'43" EAST, A DISTANCE OF 552.85 FEET;
THENCE ON A CURVE TO THE RIGHT, WHICH CENTER OF CURVE BEARS SOUTH 54°11'17" EAST, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 17°42'07", AN ARC DISTANCE OF 308.96 FEET;
THENCE NORTH 53°30'50" EAST, A DISTANCE OF 232.49 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12, WHICH POINT BEARS SOUTH 87°56'19" EAST, A DISTANCE OF 701.61 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12, AND SAID POINT IS THE TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

PARCEL B:

THAT PORTION OF LOT 13 OF THE CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9605085005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOTS 13, 15, 16 AND 20 OF THE ARLINGTON INDUSTRIAL PARK, AS RECORDED UNDER AUDITOR FILE NUMBER 7803100289, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON, LYING 19.00 FEET EASTERLY AND 41.00 FEET WESTERLY OF THE FOLLOWING DESCRIBED ROAD CENTERLINE;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 13, AS SHOWN ON SAID CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9605085005;

THENCE SOUTH 87°56'19" EAST, ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 564.66 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED ROAD CENTERLINE;

THENCE NORTH 53°30'50" EAST, A DISTANCE OF 27.02 FEET;

THENCE ALONG A CURVE TO THE LEFT, WHICH CENTER OF CURVE BEARS NORTH 36°29'10" WEST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 567.55 FEET;

THENCE NORTH 20°23'16" WEST, A DISTANCE OF 113.75 FEET;

THENCE ALONG A CURVE TO THE RIGHT, WHICH CENTER OF CURVE BEARS NORTH 69°36'34" EAST, HAVING A RADIUS OF 528.00 FEET, AN ARC DISTANCE OF 47.22 FEET TO THE NORTH LINE OF SAID LOT 13, WHICH ALSO IS THE SOUTH LINE OF THAT CERTAIN PRIVATE ACCESS AND UTILITY EASEMENT KNOWN AS "74TH AVE. N.E.", AS DESCRIBED UNDER AUDITOR FILE NUMBERS 9601170532, 961255009, 9605085005, 9605160087, 200509141129 AND 201401070240 AND THE TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH A 15.00 FEET STRIP OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES, SAID STRIP OF LAND LYING BETWEEN 41.00 FEET WESTERLY AND 56.00 FEET WESTERLY OF THE HEREIN DESCRIBED ROAD CENTERLINE.

ALSO TOGETHER WITH THAT PORTION OF LOT 13, AS SHOWN ON SAID CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9605085005, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TERMINUS OF THE HEREIN ABOVE DESCRIBED CENTERLINE; THENCE SOUTH 66°09'43" WEST, ALONG THE NORTH LINE OF SAID LOT 13 AND SOUTH LINE OF "74TH AVE. N.E.", A DISTANCE OF 22.21 FEET TO AN ANGLE POINT IN SAID NORTH LINE AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 66°09'43" WEST, A DISTANCE OF 19.21 FEET; THENCE ALONG A CURVE TO THE RIGHT, WHICH CENTER OF CURVE BEARS NORTH 74°06'40" EAST, HAVING A RADIUS OF 569.00 FEET, AN ARC DISTANCE OF 46.47 FEET;

THENCE NORTH 69°18'52" WEST, A DISTANCE OF 18.76 FEET TO THE NORTH LINE OF SAID LOT 13 AND SOUTH LINE OF SAID "74TH AVE. N.E." PARCEL;
THENCE SOUTH 88°16'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 11.38 FEET;
THENCE ALONG A CURVE TO THE RIGHT, ALONG SAID NORTH LINE, WHICH CENTER OF CURVE BEARS SOUTH 1°42'16" WEST, HAVING A RADIUS OF 24.98 FEET, AN ARC DISTANCE OF 29.02 FEET;
THENCE ALONG A CURVE TO THE LEFT, WHICH CENTER OF CURVE BEARS NORTH 68°15'45" EAST, HAVING A RADIUS OF 257.29 FEET, AN ARC DISTANCE OF 9.48 FEET;
THENCE SOUTH 23°50'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 21.01 FEET TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH A 15.00 FEET STRIP OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LYING WITHIN 15.00 FEET WEST OF THE WESTERLY LINE OF THE HEREIN BEFORE DESCRIBED PORTION OF SAID LOT 13.

EXCEPT THEREFROM ANY PORTION OF THE HEREIN DESCRIBED LANDS LYING WITHIN THAT CERTAIN PRIVATE ACCESS ROAD KNOWN AS "74TH AVE. N.E."

ALSO TOGETHER WITH THAT PORTION OF LOT 13 OF THE CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9605085005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOTS 13, 15, 16 AND 20 OF THE ARLINGTON INDUSTRIAL PARK, AS RECORDED UNDER AUDITOR FILE NUMBER 7803100289, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON, LYING EASTERLY OF A LINE LYING 19.00 FEET EASTERLY OF THE FOLLOWING DESCRIBED ROAD CENTERLINE;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 13, AS SHOWN ON SAID CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9605085005;
THENCE SOUTH 87°56'19" EAST, ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 564.66 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED ROAD CENTERLINE;
THENCE NORTH 53°30'50" EAST, A DISTANCE OF 27.02 FEET;
THENCE ALONG A CURVE TO THE LEFT, WHICH CENTER OF CURVE BEARS NORTH 36°29'10" WEST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 567.55 FEET;
THENCE NORTH 20°23'16" WEST, A DISTANCE OF 113.75 FEET;
THENCE ALONG A CURVE TO THE RIGHT, WHICH CENTER OF CURVE BEARS NORTH 69°36'34" EAST, HAVING A RADIUS OF 528.00 FEET, AN ARC DISTANCE OF 47.22 FEET TO THE NORTH LINE OF SAID LOT 13, WHICH ALSO IS THE SOUTH LINE OF THAT CERTAIN PRIVATE ACCESS AND UTILITY EASEMENT KNOWN AS "74th AVE. N.E.", AS DESCRIBED UNDER AUDITOR FILE NUMBERS 9601170532, 9061255009, 9605085005, 9605160087, 200509141129 AND 201401070240 AND THE TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Vern Rengen
Vern Rengen

STATE OF Washington)
COUNTY OF Snohomish)-ss
)

I certify that I know or have satisfactory evidence that **Vern Rengen**, is/~~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 his/~~her~~/~~their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 21, 2018

ALONNA M. SOFIE



Notary Public in and for the State of Washington
Residing at: Sultan
My appointment expires:

5/09/21