

202109030014

DEEDS (EXCEPT QCDS)

Rec: \$208.50

9/3/2021 7:53 AM 1 of 6

SNOHOMISH COUNTY, WA

Electronically Recorded

First American Title

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
P. O. Box 47338
Olympia, WA 98504-7338

Thank you for your payment.
E171362 \$10.00
AL EVID 00000004

Document Title: Warranty Deed

Reference Number of Related Document: N/A

Grantor: Mukilteo Landing, LLC

Grantee: State of Washington, Department of Transportation

Legal Description: Ptn of Lots 1, 2 and alley, Blk 1, and Lot 1, Blk 2, all in Fredriksen's Addition to Mukilteo, Vol 9 Plats, page 23, and Ptn of Lots 1, 2, 6-10 and alley, Blk 1, in Thomas' Addition to Town of Mukilteo, Vol 1 Plats, page 89, Snohomish County

Additional Legal Description is on Pages 4 and 5 of Document

Assessor's Tax Parcel Number: Ptn 00451300100100

FIRST AMERICAN 3672376

WARRANTY DEED

State Route 525, Mukilteo Ferry Terminal Lincoln to Park Vic.

The Grantor, MUKILTEO LANDING, LLC, a Washington limited liability company, 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 **State of Washington, acting by and through its Department of Transportation**, Grantee, the following described real property situated in Snohomish County, in the State of Washington, under the imminent threat of the Grantee's exercise of its right of Eminent Domain:

For legal description and additional terms and conditions,
see Exhibit A attached hereto and made a part hereof.

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described TRACT "X", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

WARRANTY DEED

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated 09/14, 2021

MUKILTEO LANDING, LLC,
a Washington limited liability company

By: William D. Tackitt
WILLIAM D. TACKITT, Manager

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation,
Ferries Division

By: _____
Patty Rubstello
Assistant Secretary, Washington State
Ferries, Authorized Agent

Date: _____

WARRANTY DEED

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated June 14, 2021

MUKILTEO LANDING, LLC,
a Washington limited liability company

By: William D. Tackitt
WILLIAM D. TACKITT, Manager

Accepted and Approved

STATE OF WASHINGTON,
Department of Transportation,
Ferries Division

By: Patty K Rubstello
Patty Rubstello
Assistant Secretary, Washington State
Ferries, Authorized Agent

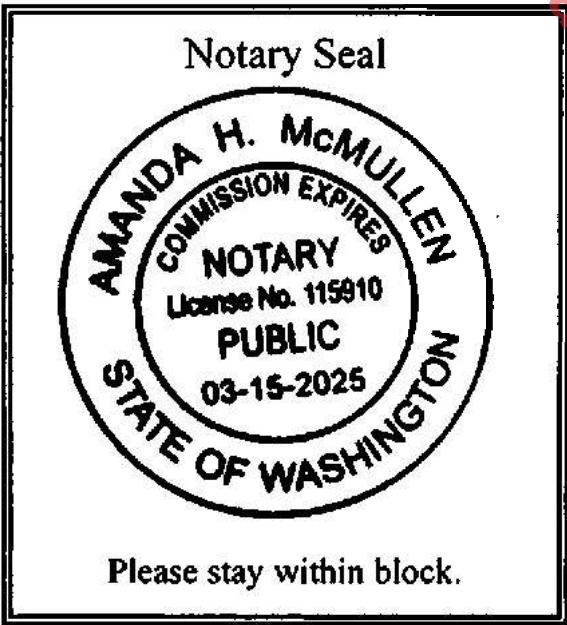
Date: Jul 6, 2021

WARRANTY DEED

STATE OF WASHINGTON)
) §
County of Snohomish)

On this 14th day of June, 2021, before me personally appeared WILLIAM D. TACKITT, to me known to be the Manager of MUKILTEO LANDING, LLC, a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Amanda H. McMullen
Notary (print name) Amanda H. McMullen
Notary Public in and for the State of Washington,
residing at Snohomish
My commission expires 03/15/2025

WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described TRACT "X" lying southerly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) TF 100+78.73 on the TF line survey of SR 525, Mukilteo Ferry Terminal Lincoln to Park Vic. and 57.50 feet northwesterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES TF 101+52.15 thereon; thence northeasterly parallel with said line survey to a point opposite HES TF 104+42.50 thereon; thence southeasterly to a point opposite HES TF 104+42.01 on said line survey and 47.50 feet northwesterly therefrom; thence northeasterly to a point opposite HES TF 105+04.57 on said line survey and 46.50 feet northwesterly therefrom and the end of this line description.

TRACT "X"

Parcel A:

Lots 1 and 2, Block 1, Fredriksen's Addition to Mukilteo, according to the plat thereof recorded in Volume 9 of Plats, page 23, in Snohomish County, Washington;
TOGETHER WITH that portion of alley lying between said Lots 1 and 2, as vacated by town of Mukilteo Ordinance No. 53, recorded under Auditor's File No. 1142260, records of Snohomish County, Washington;
ALSO TOGETHER WITH that portion of Lot 1, Block 2, of said Fredriksen's Addition to Mukilteo, lying southerly of First Street and northerly of the Burlington Northern-Santa Fe Railroad right-of-way.

Parcel B:

Lots 1 and 2, the west 5 feet of Lot 3, and Lots 9 and 10, Block 1, Thomas' Addition to Town of Mukilteo, according to the plat thereof recorded in Volume 1 of Plats, page 89, in Snohomish County, Washington;
TOGETHER WITH that portion of the alley lying between said Lots 1 and 10, as vacated by town of Mukilteo Ordinance No. 53, recorded under Auditor's File No. 1142260, records of Snohomish County, Washington;

ALSO TOGETHER WITH that portion of the 16 foot wide alley lying southerly of the southerly line of said Lot 2 and the southerly line of the westerly 5 feet of said Lot 3 and lying northerly of the northerly line of said Lot 9 of said Block 1, as vacated by City of Mukilteo Ordinance No. 1055, recorded under Auditor's File No. 200209171215, records of Snohomish County, Washington.

WARRANTY DEED

Parcel C:

The north 40 feet of Lots 6, 7 and 8, Block 1, Thomas' Addition to Town of Mukilteo, according to the plat thereof recorded in Volume 1 of Plats, page 89, in Snohomish County, Washington;
TOGETHER WITH the south 8 feet of the alley abutting said Lots 6, 7 and 8, as vacated by City of Mukilteo Ordinance No. 1211, recorded under Auditor's File No. 200811190267, records of Snohomish County, Washington.

The lands herein described contain an area of 17,325 square feet, more or less, the specific details concerning all of which are to be found on sheet 2 of that certain plan entitled SR 525, Mukilteo Ferry Terminal Lincoln to Park Vic., now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval February 1, 2017, revised December 2, 2020.

Grantor's Initials
