

CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: 4/13/15

AGENDA ITEM: Quitclaim Deed from Washington State Department of Transportation	
PREPARED BY: Gloria Hirashima, Chief Administrative Officer	DIRECTOR APPROVAL:
DEPARTMENT: Executive	
ATTACHMENTS: A. Quitclaim Deed from WSDOT B. Map of parcel	
BUDGET CODE:	AMOUNT:

SUMMARY:

The Washington State Department of Transportation has declared certain properties as surplus along SR528. The City identified the property south of SR528 and north of Sunnyside Blvd, tax parcel 30053300202400 as necessary for transportation purposes (future widening of Sunnyside Blvd). As a result, WSDOT is able to transfer the property to the City at no charge.

RECOMMENDED ACTION:
Staff recommends that Council authorize the Mayor to sign the quit claim deed conveying property to the City of Marysville.



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

Development Division
Real Estate Services Office
PO Box 47338, Olympia WA 98504-7338
7345 Linderson Way SW
Tumwater, WA 98501

TTY: 1-800-833-6388
www.wsdot.wa.gov

RECEIVED

APR 06 2015

CITY OF MARYSVILLE
EXECUTIVE DEPARTMENT

April 2, 2015

Gloria Hirashima
Chief Administrative Officer/Community Development Director
1049 State Avenue
Marysville, WA 98270

RE: I. C. #: 1-31-00289
Plan Title: SR 528, Jct. SR 5 in Marysville to Jct. SR 9

Dear Ms. Hirashima:

The enclosed Quitclaim Deed from the State of Washington is sent for your review and approval. Please sign on the line(s) provided on page 5. It is not necessary to have the signature(s) acknowledged.

After the deed has been signed, please return it along with a check for the recording fee in the amount of \$76.00 made payable to the Snohomish County Auditor, and a check for the Excise Affidavit processing fee in the amount of \$10.00 payable to the Snohomish County Treasurer. We will then have the instrument executed and recorded. It will be returned to you after recording and processing.

Please contact me if you have any questions regarding this matter.

Sincerely,

Eva Betts
Property & Acquisition Specialist
Real Estate Services
(360) 705-6944
bettse@wsdot.wa.gov

AFTER RECORDING RETURN TO:

ATTN: REAL ESTATE SERVICES
DEPARTMENT OF TRANSPORTATION
P.O. BOX 47338
OLYMPIA, WA 98504-7338

Document Title: Quitclaim Deed
Reference Number of Related Document: N/A
Grantor: State of Washington
Grantee: City of Marysville
Legal Description: Ptn. SE ¼ of SE ¼, Sec 28, T30N, R5E, W. M.
Additional Legal Description is on Page 1 and 2 of document
Assessor's Tax Parcel Number: 30052800406000

QUITCLAIM DEED

SR 528, Jct. SR 5 in Marysville to Jct. SR 9

The STATE OF WASHINGTON acting by and through its DEPARTMENT OF TRANSPORTATION, Grantor, for and in consideration of CONTINUED ROAD USE PURPOSES, hereby conveys and quitclaims unto the CITY OF MARYSVILLE, a municipal corporation, Grantee, all right, title, and interest in and to the following described real property situated in Snohomish County, State of Washington:

All that portion of the hereinafter described PARCEL "A" lying Southeasterly of following described line:

Beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 74+50 of the SR 528 line survey of SR 528, Jct. SR 5 in Marysville to Jct. SR 9 and 80 feet Southerly therefrom; thence Northeasterly parallel to said line survey to a point opposite HES 76+50 of said line survey; thence Northeasterly to a point opposite HES 77+00 and 60 feet

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Southerly therefrom; thence Northeasterly parallel to said line survey to a point opposite HES 79+00 and the end of this line description.

PARCEL "A"

That property described in Warranty Deed executed by Grace H. Collingwood, Robert H. Burns and I. Nancy Burns, dated July 10, 1972, recorded October 2 1972 in Volume 634 of Deed, Page 525 under Auditor's File No. 2265748 (Tract 1) and Warranty Deed executed by Grace H. Collingwood, dated November 16, 1973, recorded January 31, 1974 in Volume 751 of Deeds, Page 348 under Auditor's File No. 2327463 (Tract 2) records of Snohomish County, Washington:

Tract 1

Commencing at the intersection of the East line of Section 28, Township 30 North, Range 5 East, W.M., and the center of Allen Creek, and running thence South on the said East line of said Section 28 to the North boundary line of the Marysville-Snohomish pave highway; thence Westerly along the North boundary line of said highway to the center of Allen Creek; thence Northeasterly along the center of Allen Creek to the place of beginning, LESS AND EXCEPT the East 200 feet of said tract situate in the County of Snohomish, State of Washington.

Tract 2

The West 55 feet of the East 200 feet of the Southeast quarter of the Southeast quarter of Section 28, Township 30 North, Range 5 East, W.M., lying Southerly of the centerline of Allen Creek and Northerly of the Marysville-Snohomish paved highway; all situate in the County of Snohomish, State of Washington.

EXCEPT, Grantor reserves to itself and its successors and/or assigns, all easement rights of access, light, view and/or air in the property herein conveyed to the extent that the property abuts the state highway right of way; therefore, the Grantee herein, including successors or assigns, shall have no right of ingress or egress to, from or between SR 528 and the lands herein described, nor shall Grantee, its successors or assigns, be entitled to compensation for any loss of access, light, view and/or air occasioned by the location, construction, reconstruction, maintenance or operation of said highway.

The specific details concerning all of which may be found on sheet 4 of 8 sheets of that certain plan entitled SR 528, Jct. SR 5 in Marysville to Jct. SR 9, now of record and on file in the office of the Secretary of Transportation at Olympia, Washington, bearing date of approval August 6, 1970, revised September 26, 2014.

Subject to all existing encumbrances, including easements, restrictions and reservations, if any.

The Grantee, on behalf of itself and successors or assigns, as part consideration made herein, waives and/or releases Grantor from any past, present, or future claims for damages directly or indirectly caused by highway drainage or runoff, and further, Grantee, its successors or assigns, shall have no right of compensation for damages to the property herein conveyed caused directly or indirectly by highway drainage or runoff.

The Grantee herein, on behalf of itself and its successors or assigns, covenants and agrees that the above referenced property is transferred for road/street purposes only, and no other use shall be allowed. Should said property cease to be used for road/street purposes said ownership shall automatically revert to Grantor, and Grantee, its successors or assigns, agree to convey by deed the property to Grantor immediately upon Grantor's written notice to Grantee, its successors or assigns. Further, Grantee, its successors or assigns, shall release in the deed all Grantee's successors', or assigns' interest in said property.

The herein described property abuts SR 528 and currently has no legally permitted approaches or driveways to said highway.

The Grantee, on behalf of itself and its successors or assigns, as part consideration herein, does hereby agree to comply with all civil rights and anti-discrimination requirements of chapter 49.60 RCW as to the lands herein conveyed.

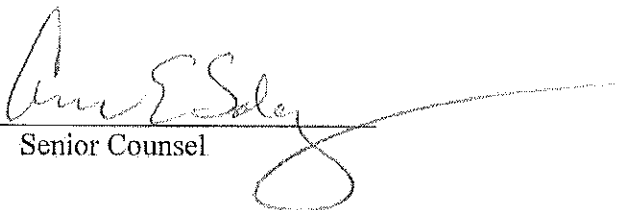
The lands herein described are not required for state highway purposes and are conveyed pursuant to the provisions of RCW 47.12.080.

Dated at Olympia, Washington, this _____ day of _____, 20____.

STATE OF WASHINGTON
GRANTOR

Lynn Peterson
Secretary of Transportation

APPROVED AS TO FORM:

By: 
Senior Counsel

REVIEWED AS TO FORM:

By: _____
GRANTEE

STATE OF WASHINGTON)

) : ss

County of Thurston)

On this _____ day of _____, 2015, before me personally appeared Lynn Peterson, known to me as the Secretary of Transportation, Washington State Department of Transportation, and executed the foregoing instrument, acknowledging said instrument to be the free and voluntary act and deed of the State of Washington, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

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

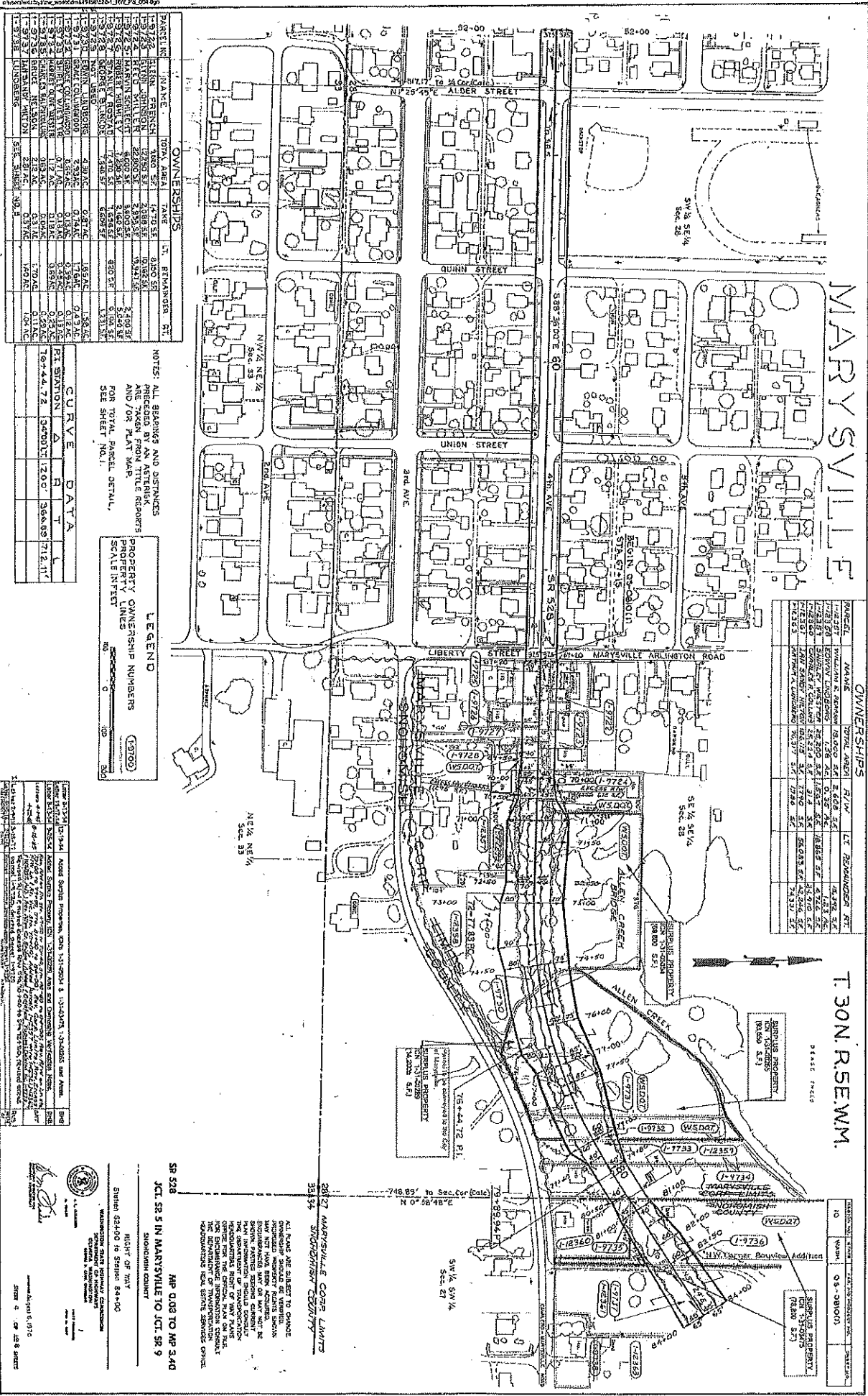
Notary (print name) _____

Notary Public in and for the State of Washington, residing
at Olympia

My Appointment Expires _____

MARYSVILLE

T 30N R 5E W 1M



OWNERSHIPS

PARCEL	OWNER	TOTAL ACRES	R/W	LT. REMAINDER	AC.
12350	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12351	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12352	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12353	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12354	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12355	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12356	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12357	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12358	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12359	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12360	WILLIAM R. BROWN	1.000	64.00	0.00	1.000

OWNERSHIPS

PARCEL	OWNER	TOTAL ACRES	R/W	LT. REMAINDER	AC.
12361	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12362	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12363	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12364	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12365	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12366	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12367	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12368	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12369	WILLIAM R. BROWN	1.000	64.00	0.00	1.000
12370	WILLIAM R. BROWN	1.000	64.00	0.00	1.000

NOTES: ALL BEARINGS AND DISTANCES PRECEDED BY AN ASTRISK ARE TAKEN FROM TITLE REPORTS AND/OR PLAT MAP. FOR TOTAL PARCEL DETAIL, SEE SHEET NO. 1.

LEGEND

PROPERTY OWNERSHIP NUMBERS (E370)

SCALE IN FEET

0 100 200

CURVE DATA

STATION	R	T	SCALE
10+44.72	34700	1200	36689 712.1'

PROPERTY OWNERSHIP NUMBERS

SCALE IN FEET

0 100 200

MAP 0.08 TO MP 3.40

JCL SR 5 IN MARYSVILLE TO JCL SR 9

SHOULDER COUNTRY

MP 0.08 TO MP 3.40

JCL SR 5 IN MARYSVILLE TO JCL SR 9

SHOULDER COUNTRY

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