

CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: 11/28/2016

AGENDA ITEM: Deed and Dedication of Right of Way on 39th Ave NE	
PREPARED BY: Jon Walker	DIRECTOR APPROVAL:
DEPARTMENT: Legal	
ATTACHMENTS: Exhibit A (map) and Deed	
BUDGET CODE:	AMOUNT: \$10.00
SUMMARY:	

Currently, 39th Avenue NE dead ends where it will intersect with the future extension of 156th Street NE. One parcel at this end of 39th Avenue NE extends 30 feet into the future roadway (map attached depicting this). The owners of this parcel have agreed to dedicate the 30 foot strip as right of way.

RECOMMENDED ACTION: Staff recommends the Council consider authorizing the Mayor to sign the attached deed and real estate tax affidavit accepting the conveyance of the 30 foot strip as right of way.
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EXHIBIT "A"



After Recording Return to:

CITY OF MARYSVILLE
1049 STATE AVENUE
MARYSVILLE, WA 98270

DEED AND DEDICATION FOR PUBLIC RIGHT OF WAY

Grantor: RICHARD L. CARLSON and MARY M. CARLSON
Grantee: CITY OF MARYSVILLE
Legal Description: Ptn of NW ¼ NW ¼, Snohomish Cty, WA Add'l on p. 3
Tax Parcel No: Ptn of 310533-002-054-00

THE GRANTORS, RICHARD L. CARLSON and MARY M. CARLSON, husband and wife, for and in consideration of TEN DOLLARS and other valuable consideration, in hand paid, convey, warrant and dedicate to the CITY OF MARYSVILLE, a municipal corporation of the State of Washington, the following described real estate, situated in the County of Snohomish, State of Washington, for use as a public right of way:

See EXHIBIT A attached hereto.

SUBJECT TO: Easements, covenants, restrictions and reservations of record.

Also, the Grantor requests that the Assessor and Treasurer of Snohomish County, Washington, segregate the taxes and the assessed valuation as between the portion of property herein conveyed and the remainder thereof, and set over the lien of all unpaid taxes, if any, affecting the real estate herein conveyed to the portion of tax parcel 310533-002-054-00 not conveyed hereby, as provided for by RCW 84.60.070.

DATED this 10th day of November, 2016.

Richard L. Carlson
RICHARD L. CARLSON

Mary M. Carlson
MARY M. CARLSON

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that RICHARD L. CARLSON and MARY M. CARLSON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 10th day of November, 2016.



William Hennessey
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Lake Stevens WA
My commission expires 8/29/17

ACCEPTED:

CITY OF MARYSVILLE

By _____
JON NEHRING, Mayor

EXHIBIT A

The East 30.00 feet of the north 150.00 feet, as measured perpendicular to and parallel with the east and north lines, of the East Half of the Northwest Quarter of the Northwest Quarter of Section 33, Township 31 North, Range 5 East, W.M.



4/25/2016



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

Form with fields for Seller/Grantor (Richard I. Carlson and Mary M. Carlson) and Buyer/Grantee (City of Marysville, municipal corporation). Includes mailing addresses and phone numbers.

Street address of property: PORTION OF 15322 39TH AVE NE, MARYSVILLE, WA 98271

This property is located in Marysville

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
The East 30.00 feet of the north 150.00 feet, as measured perpendicular to and parallel with the east and north lines, of the East Half of the Northwest Quarter of the Northwest Quarter of Section 33, Township 31 North, Range 5 East, W.M.

Select Land Use Code(s): 48 - Highway and street right of way

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

Is this property designated as forest land per chapter 84.13 RCW?
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?
Is this property receiving special valuation as historical property per chapter 84.26 RCW?

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below.

DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, sign (3) below.

(3) OWNER(S) SIGNATURE
PRINT NAME

List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption.

WAC No. (Section/Subsection) 458-61A-205(4)

Reason for exemption
Government transfer for a public purpose required for development approval

Type of Document Deed and Dedication for Public Right of Way

Date of Document

Table with columns for Gross Selling Price, Personal Property (deduct), Exemption Claimed (deduct), Taxable Selling Price, Excise Tax: State, Local, Delinquent Interest: State, Local, Delinquent Penalty, Subtotal, State Technology Fee, Affidavit Processing Fee, Total Due.

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent Mary M Carlson
Name (print) Mary M. Carlson
Date & city of signing: 11-10-16 Marysville

Signature of Grantee or Grantee's Agent
Name (print) Jon Nehring, Mayor
Date & city of signing: Marysville

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.021 (1)(C)).