

UPON RECORDING RETURN TO:

City Clerk
City of North Bend
P.O. Box 896
North Bend, WA 98045

BILL OF SALE

Reference Numbers of Related Documents: N/A

Grantor: Polygon WLH, LLC

Grantee: City of North Bend

Legal Description: See pages XXX of Bill of Sale (below)

Abbreviated Legal: [INSERT]

Tax Parcel Identification Number: [INSERT]

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Dollar (\$1.00) and other good and sufficient consideration, receipt whereof is hereby acknowledged, Polygon WLH, LLC, a Washington limited liability company (“Grantor”), does by these presents hereby grant, convey, set over, assign, transfer and sell to the City of North Bend, a Washington municipal corporation (“Grantee” or “the City”), the following described wastewater collection system, storm drainage system, curbs, and street paving, all of which has been constructed and installed within the existing public right of way and/or subdivision commonly known as The Cottages at North Bend:

Wastewater Collection System:

Approximately 954 lineal feet of 8” diameter sewer lines. In addition to the sewer lines, associated sewer structures and appurtenances were also constructed. The above described sewer collection system is located in SE Cedar Falls Way, Little Si Ave. SE, SE 12th Street, and Haystack Ave. SE.

Storm Drainage System:

Approximately 200 lineal feet of 8” diameter storm lines and 533 lineal feet of 12” diameter storm main. In addition to the storm lines, associated storm structures, BMPS and appurtenances were also constructed. Only storm lines and associated storm structures and appurtenances located within the road prism will be owned and maintained by the City. Storm lines, associated storm structures, BMPS and all other appurtenances constructed outside of the road prism shall be owned and maintained by the adjacent landowner or The Cottages at North Bend Homeowner’s Association. The above described storm collection system is located in SE Cedar Falls Way, Little Si Ave. SE, SE 12th Street, and Haystack Ave. SE.

Curbs and Street Paving:

Approximately 2,384 lineal feet of vertical curb and gutter was constructed within the road prism of SE Cedar Falls Way, Little Si Ave. SE, SE 12th Street, and Haystack Ave. SE to be owned and maintained by the City. In addition, paving of approximately 3317 square yards was also constructed within the road prism to be owned and maintained by the City. City will own and maintain street signs located outside of the road prism. Landscape strips, street trees, sidewalks, street lights, and all other associated facilities and appurtenances located outside of the road prism shall not be owned or maintained by the City, and shall be owned and maintained by the adjacent landowner or The Cottages at North Bend Homeowner's Association pursuant to the North Bend Public Works Standards or other applicable rules, laws or codes. Damage to any improvements within the road prism caused by failure to maintain landscape strips, street trees, sidewalks, street lights and/or associated facilities located outside the road prism shall be reconstructed, removed or replaced by the adjacent landowner or The Cottages at North Bend Homeowner's Association.

Grantor warrants that it is the sole owner of all the property above described and has full power to convey all rights herein conveyed and agrees to hold Grantee harmless from any and all claims which might result from execution of this document.

Grantor warrants that the property above described is free from all liens and encumbrances and Grantor warrants and will defend the property hereby conveyed to Grantee and its successors and assigns against the lawful claims and demands of all persons.

By accepting and recording this instrument, the City accepts and agrees to maintain only the property expressly conveyed herein, and to do so in the same manner as though it had been constructed by the City.

IN WITNESS WHEREOF the Grantor(s) has/have executed these presents this ____ day of _____, 20____.

GRANTOR:
Polygon WLH, LLC

GRANTEE:
City of North Bend

By: _____

Its: _____

By: _____

Its: _____

APPROVED AS TO FORM:

Michael R. Kenyon, City Attorney

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument on oath stated that (he/she) was authorized to execute the instrument and acknowledge it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

(Stamp)

(Print: _____)
NOTARY PUBLIC in and for the State of Washington
My appointment expires _____

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STATE OF WASHINGTON)
)ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument on oath stated that (he/she) was authorized to execute the instrument and acknowledge it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

(Stamp)

(Print: _____)
NOTARY PUBLIC in and for the State of Washington
My appointment expires _____