

Return Address:

CITY CLERK

CITY OF NORTH BEND

920 SE CEDAR FALLS WAY

NORTH BEND, WA 98045

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Bill of Sale 2. _____

3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. 101 West Park LLC, _____

2. _____, _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. City of North Bend

2. _____, _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Stow-Healy Addition to North Bend Por. of NE Sec. 9, Twn. 23 N., Rge. 8 E., W.M.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

803620-0095

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

FILED FOR RECORD AT REQUEST OF:

CITY CLERK
CITY OF NORTH BEND
P O BOX 896
NORTH BEND, WA 98045

BILL OF SALE

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, the undersigned Seller(s) 101 West Park LLC, do(es) by these presents hereby convey, set over, assign, transfer and sell to the **City of North Bend** (the "City"), King County, Washington, a municipal corporation, the following described storm drainage system, curbs, and street paving hereto.

Commonly Known as: **North Bend Retail**

Wastewater Collection System:

Approximately 52 lineal feet of 6" diameter PVC side sewer and 4 cleanouts located in West Park Street.

Storm Drainage System:

Approximately 37 lineal feet of 12" diameter CPP storm drainage pipe, 91 linear feet of 6" diameter DI storm drainage pipe, and 3 catch basins located within the road prism of West Park Street and Main Avenue South. All other storm drainage facilities and appurtenances located outside of the right of way shall be owned and maintained by the 101 West Park LLC.

Curbs and Street Paving:

Approximately 338 lineal feet of vertical curb and gutter and 3,008 square feet of sidewalks within the road prism of West Park Street and Main Avenue South, and

approximately 1,585 square feet of street paving within the road prism of West Park Street and Main Avenue South. Landscape strips, sidewalks, and associated facilities and appurtenances located outside of the road prism shall not be owned or maintained by the City. Landscape strips, sidewalks, and associated facilities and appurtenances shall be owned and maintained by 101 West Park LLC.

Seller warrants that he/she, they, it, is/are the sole owner(s) of all the property above described and has/have full power to convey all rights herein conveyed and agree to hold the City of North Bend harmless from any and all claims which might result from execution of this document.

Seller warrants that the property above described is free from all liens and encumbrances and Seller warrants and will defend the property hereby sold to City 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 the only the above described wastewater collection system, storm drainage system, curbs, and street paving being conveyed to the City pursuant to this Bill of Sale as part of the City's wastewater collection system, storm drainage system, and street system in the same manner as though it had been constructed by the City.

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

Seller: _____

Purchaser: _____

APPROVED AS TO FORM:

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: _____

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

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: _____

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