

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. Karakoram Properties, LLC, \_\_\_\_\_  
2. \_\_\_\_\_, \_\_\_\_\_

Additional names on page \_\_\_\_\_ of document.

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

1. City of North Bend

Additional names on page \_\_\_\_\_ of document.

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

Sec. 10, Twn. 23 N., Rge. 8 E., W.M.

Additional legal is on page \_\_\_\_\_ of document. LOT 4 LESS E 85 FT OF CITY OF NORTH BEND SHORT PLAT NO 930580211 RECORDING NO 9306239001 SAID SHORT PLAT DAF - PORTION OF E 1/2 OF SW 1/4 - BEGIN SE CORNER OF SW 1/4 OF SE 1/4 TH N ALONG E MGN 813 FT TH W PLW S MGN OF SAID SUBDIVISION 804 FEET TH N 55-15-00 W PLW NELY MGN OF STATE ROAD NO 2 802 FT TO MOST NLY CORNER OF GUY HOWARD TRACT & POB TH N 55-15-00 W 350 FT TH S 34-45-00 W 414 FT TH S 55-15-00 E 350 FT TH N 34-45-00 E 414 FT TO POB LESS SELY 15 FT MEAS ALONG NLY MGN OF STATE ROAD NO 2 --- AKA LOT B OF NORTH BEND LOT LINE ADJ NO 930581110 RECORDING NO 930929902

**Assessor's Property Tax Parcel/Account Number**

102308-9272

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**

**UPON RECORDING RETURN TO:**

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

BILL OF SALE

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**Reference Numbers of Related Documents:** N/A

**Grantor:** Karakoram Properties, LLC

**Grantee:** City of North Bend

**Legal Description:** LOT 4 LESS E 85 FT OF CITY OF NORTH BEND SHORT PLAT NO 930580211 RECORDING NO 9306239001 SAID SHORT PLAT DAF - PORTION OF E 1/2 OF SW 1/4 - BEGIN SE CORNER OF SW 1/4 OF SE 1/4 TH N ALONG E MGN 813 FT TH W PLW S MGN OF SAID SUBDIVISION 804 FEET TH N 55-15-00 W PLW NELY MGN OF STATE ROAD NO 2 802 FT TO MOST NLY CORNER OF GUY HOWARD TRACT & POB TH N 55-15-00 W 350 FT TH S 34-45-00 W 414 FT TH S 55-15-00 E 350 FT TH N 34-45-00 E 414 FT TO POB LESS SELY 15 FT MEAS ALONG NLY MGN OF STATE ROAD NO 2 --- AKA LOT B OF NORTH BEND LOT LINE ADJ NO 930581110 RECORDING NO 930929902

**Abbreviated Legal:** Sec. 10, Twn. 23 N., Rge. 8 E., W.M.

**Tax Parcel Identification Number:** 102308-9272

**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, Karakoram Properties, LLC., a corporation (“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 water distribution system which has been constructed and installed in an easement to the City of North Bend the dedicated easement in the commercial project commonly known as Karakoram (“Project”):

Water Distribution System:

The project constructed approximately 275 lineal feet of 8” and a fire hydrant assembly down the entrance to the commercial property and located west of the new building off of North Bend Way.

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 defend, indemnify, and 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 will defend, indemnify, and hold harmless Grantee and its successors and assigns against claims and demands of all persons regarding ownership in or rights to the property hereby conveyed.

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:  
Karakoram Properties, LLC.

GRANTEE:  
City of North Bend

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_





EXHIBIT A

Karakoram Bill of Sale

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	SUBTOTAL
1	8" DI WATER MAIN	275	LF	50	13,750
2	HYDRANT ASSEMBLY	1	EA	4000	<u>4,000</u>
					17,750

KARAKORAM

EXHIBIT B

LEGAL DESCRIPTION:

LOT 4 LESS E 85 FT OF CITY OF NORTH BEND SHORT PLAT NO 930580211 RECORDING NO 9306239001 SAID SHORT PLAT DAF - PORTION OF E 1/2 OF SW 1/4 - BEGIN SE CORNER OF SW 1/4 OF SE 1/4 TH N ALONG E MGN 813 FT TH W PLW S MGN OF SAID SUBDIVISION 804 FEET TH N 55-15-00 W PLW NELY MGN OF STATE ROAD NO 2 802 FT TO MOST NLY CORNER OF GUY HOWARD TRACT & POB TH N 55-15-00 W 350 FT TH S 34-45-00 W 414 FT TH S 55-15-00 E 350 FT TH N 34-45-00 E 414 FT TO POB LESS SELY 15 FT MEAS ALONG NLY MGN OF STATE ROAD NO 2 --- AKA LOT B OF NORTH BEND LOT LINE ADJ NO 930581110 RECORDING NO 930929902