

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. NBL, 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)

Por. of NW 1/4, SW 1/4, Sec. 10, Twn. 23 N., Rge. 8 E., W.M.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

102308-9226

☐ 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
920 SE Cedar Falls Way
North Bend, WA 98045

BILL OF SALE

Reference Numbers of Related Documents: N/A

Grantor: NBL, LLC

Grantee: City of North Bend

Legal Description: See Attached

Abbreviated Legal: Por. of NW ¼, SW ¼, Sec. 10, Twn. 23 N., Rge. 8 E., W.M.

Tax Parcel Identification Number: 102308-9226

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, NBL, LLC, a limited liability 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, wastewater collection system, curbs, and street paving, all of which has been constructed and installed within the existing public right of way and/or multi-family site commonly known as Phoenix Plaza:

Water Distribution System:

The project constructed approximately 535 lineal feet of 8” diameter and approximately 273 lineal feet of 12” diameter watermain and other applicable watermain facilities and appurtenances located in East North Bend Way and on King County Tax Parcel Number 102308-9226. The above described water distribution system will be owned and maintained by the City. Water services and appurtenances between meters and building including irrigation system shall be owned and maintained by the property owner of King County Tax Parcel Number 102308-9226.

Wastewater Collection System:

The project constructed one sanitary sewer manhole and other applicable wastewater facilities and appurtenances located on King County Tax Parcel Number 102308-9226 and will be owned and maintained by the City. Side sewers from the new sanitary sewer manhole to the building including all associated appurtenances shall be owned and maintained by the property owner of King County Tax Parcel Number 102308-9226.

Storm Drainage System:

The project constructed approximately 25 lineal feet of 8” and 12” diameter storm drainage pipe located within Torguson Park. This conveyance system shall be owned and maintained by the property owner of King County Tax Parcel Number 102308-9226. The storm drainage collection and conveyance system, Stormtech chamber system, pump station, and associated drainage appurtenances located within King County Tax Parcel Number 102308-9226 shall be owned and maintained by the property owner.

Curbs and Street Paving:

Approximately 100 lineal feet of vertical curb and gutter within East North Bend Way, and approximately 450 square feet of street paving within East North Bend Way shall be owned and maintained by the City. Curb and gutter, sidewalks, paving, landscape strips, and associated facilities and appurtenances constructed as part of the Phoenix Plaza project located outside of the road prism (back of curb to back of curb on public streets) of East North Bend Way and within King County Tax Parcel Number 102308-9226, shall not be owned or maintained by the City. Curb and gutter, sidewalks, paving, landscape strips, and associated facilities and appurtenances constructed as part of the Phoenix Plaza project located outside of the road prism of East North Bend Way shall be owned and maintained by the property owner of King County Tax Parcel Number 102308-9226. Street lights and street signs located along East North Bend Way outside of the road prism but within the public right of way shall be owned and maintained by the City. Street lights and street signs located within King County Tax Parcel Number 102308-9226 shall be owned and maintained by the property owner. 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 property owner of Phoenix Plaza.

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 otherwise fully hold Grantee harmless from any and all claims which might result from execution of this document, including any claims for or actual liens filed against the Improvements.

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:
NBL, LLC

GRANTEE:
City of North Bend

By: _____

Its: _____

By: _____

Its: _____

APPROVED AS TO FORM:

Lisa Marshall, 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 _____

Phoenix Plaza

2150006.10

PROJECT NUMBER

Bill of Sale

ITEM	DESCRIPTION	NO. UNITS		UNIT PRICE	COST
SURFACING					
40.0191	Curb and Gutter	150.0	LF	63.33	\$9,500.00
40.0351	Concrete (Sidewalks and Park Area)	250.0	SY	310.00	\$77,500.00
		SUBTOTAL SEC. 40.00			\$87,000.00
WATER SYSTEM					
80.0020	D.I. Pipe 6"	22.0	LF	350.00	\$7,700.00
80.0030	D.I. Pipe 8"	535.0	LF	63.54	\$33,995.00
80.0050	D.I. Pipe 12"	273.0	LF	91.98	\$25,110.00
80.0140	Fire Hydrant Assembly	2.0	EA	7,500.00	\$15,000.00
80.0150	Connect to Exst. Main	1.0	EA	9,000.00	\$9,000.00
80.0281	Water Meter, 1" Irrigation	1.0	EA	2,250.00	\$2,250.00
80.0282	Water Meter, 2" Domestic	1.0	EA	3,200.00	\$3,200.00
80.0360	Blow Off Assembly - Type 2	1.0	EA	3,500.00	\$3,500.00
80.0530	Fire Department Connection	1.0	EA	7,500.00	\$7,500.00
		SUBTOTAL SEC. 80.00			\$107,255.00
SANITARY SEWER SYSTEM					
90.0160	Overbuild Manhole	1.0	EA	19,000.00	\$19,000.00
		SUBTOTAL SEC. 90.00			\$19,000.00
		SUBTOTAL			\$213,255.00

EXHIBIT B

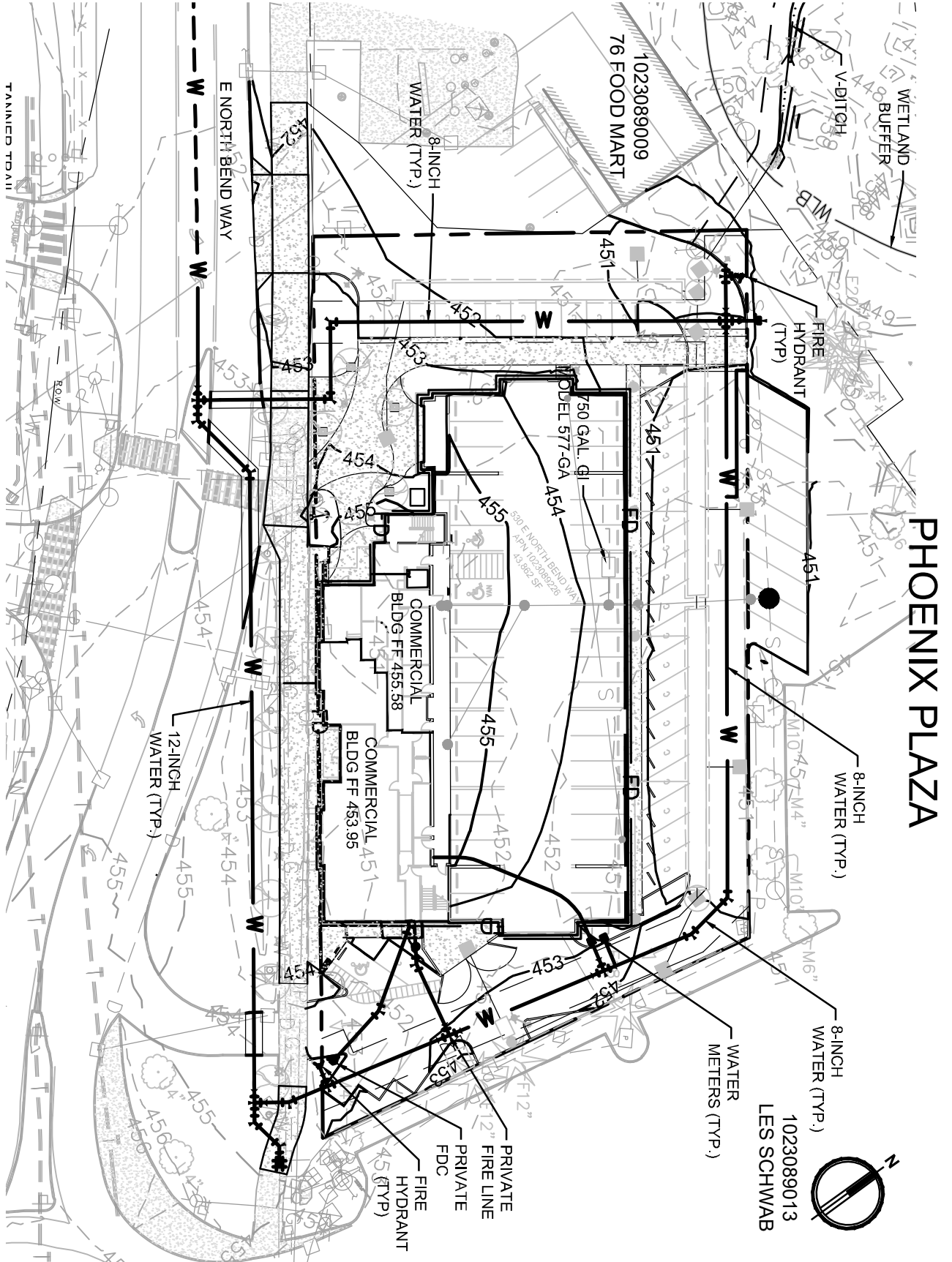


EXHIBIT "A"

LEGAL DESCRIPTION BURDENED PROPERTY

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 8 EAST W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 0°30'10" EAST ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 16 FEET TO THE NORTH LINE OF THE SOUTH 16 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE NORTH 89°57'19" EAST ALONG SAID NORTH LINE 106.67 FEET TO A POINT HEREAFTER CALLED POINT "A";

THENCE NORTH 89°57'19" EAST 73.73 FEET TO THE EAST LINE OF THE WEST 180 FEET OF SAID SUBDIVISION;

THENCE SOUTH 0°30'10" EAST 16 FEET TO THE NORTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE NORTH 89°57'19" EAST ALONG SAID NORTH LINE 149.27 FEET;

THENCE SOUTH 10°12' WEST 141.96 FEET THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 54°48' WEST 250.80 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL A AS DESCRIBED IN DEED RECORDED UNDER RECORDING NUMBER 8412310920;

THENCE SOUTHWESTERLY ON SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2;

THENCE SOUTH 55°15' EAST ALONG SAID NORTHEASTERLY MARGIN TO A POINT WHICH BEARS SOUTH 10°12" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 10°12' EAST 172.28 FEET TO THE TRUE POINT OF BEGINNING.