

EXHIBIT B

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. Cedar River Developer Inc _____, _____

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 ¼, Sec. 14, Twn. 23 N., Rge. 8 E., W.M.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

142308-9191

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

EXHIBIT B

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: Cedar River Developer Inc

Grantee: City of North Bend

Legal Description: See Attached

Abbreviated Legal: Por. of NW ¼, Sec. 14, Twn. 23 N., Rge. 8 E., W.M.

Tax Parcel Identification Number: 142308-9191

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, Cedar River Developer Inc, a Washington 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, storm drainage system, curbs, and street paving, all of which has been constructed and installed in the existing public right of way or subdivision commonly known as Dahlgren Property (“Project”):

Water Distribution System:

The project constructed approximately 11,143 lineal feet of 8" through 16" diameter watermain and other applicable watermain facilities and appurtenances located in North Bend Public Works Maintenance Facility, E North Bend Way, SE North Bend Way, 436th Avenue SE, Dahlgren Way SE, and Lot 1, Lot 2, Tracts A, B, C, of Dahlgren Short Plat, Rec. No. 20220202900004. The above described water distribution system will be owned and maintained by the City.

City will own and maintain all water service up to and including the water meter.

Water service lines in Lot 1 and Lot 2 between water meters and buildings shall be owned and maintained by the individual unit owner for which it serves in situations where buildings contain multiple owners or homeowner's association in situations where only one water service is provided to a single building.

Irrigation systems in Lot 1 and Lot 2 which includes those improvements within the public right of way of SE North Bend Way and is defined as the northerly back of curb line of SE North Bend Way extending to the property line, roundabout to the west at the point where the sidewalk

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tapers to the curb line, and Dahlgren entrance to the east with exception to the SE North Bend Way roundabout island and associated planter islands, shall be owned and maintained by Lot 1 and Lot 2

Irrigation system that serves the SE North Bend Way roundabout, specifically, the roundabout island and associated planter islands, and planter strips along the south side of the roundabout between back of curb and sidewalk shall be owned and maintained by the City.

Irrigation systems that serve Tracts A, B, and C shall be owned and maintained by the City.

Wastewater Collection System:

The project constructed approximately 2,592 lineal feet of 8" diameter sewer main and other applicable wastewater facilities and appurtenances located in SE North Bend Way, Dahlgren Way SE, Lot 1, Lot 2, Tracts A and B will be owned and maintained by the City.

Side sewers shall be owned and maintained by the individual unit owner for which it serves in situations where buildings contain multiple owners or homeowner's association in situations where only one side sewer is provided to a single building.

The side sewer extending to Tract A from Dahlgren Way SE shall be owned and maintained by the City.

Storm Drainage System:

The project constructed approximately 10,331 square feet of stormwater infiltration ponds, stormwater infiltration galleries tied to specific buildings, approximately 2,500 lineal feet of 8" through 18" diameter stormwater conveyance (piping), stormwater collection (yard drains, catch basins, and manholes) and other stormwater appurtenances, located in SE North Bend Way, 436th Avenue SE, SE Tanner Road, Dahlgren Way SE, and Lot 1, Lot 2, Tracts A, B, and C.

Stormwater infiltration ponds, stormwater infiltration galleries tied to specific buildings, stormwater conveyance, stormwater collection and other stormwater appurtenances located within Lot 1 and Lot 2 shall be owned and maintained by Lot 1 and Lot 2.

Stormwater infiltration ponds, stormwater conveyance, stormwater collection and other stormwater appurtenances located in the public right of way of SE North Bend Way fronting Lot 1 and Lot 2 and is defined as the northerly back of curb line of SE North Bend Way extending to the property line, roundabout to the west at the point where the sidewalk tapers to the curb line, and Dahlgren Family Park Entrance to the east shall be owned and maintained by Lot 1 and Lot 2.

Stormwater infiltration ponds, stormwater conveyance, stormwater collection and other stormwater appurtenances located in the public right of way of SE North Bend Way along the frontage of Tract A shall be owned and maintained by the City.

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Stormwater infiltration ponds, stormwater conveyance, stormwater collection and other stormwater appurtenances located in the public right of way along the south side of SE North Bend Way shall be owned and maintained by the City.

Stormwater conveyance, stormwater collection, and other stormwater appurtenances located within the road prism (road prism as defined as back of curb to back of curb or edge of pavement to edge of pavement on public streets) of SE North Bend Way, 436th Avenue SE, SE Tanner Road, and Dahlgren Way SE shall be owned and maintained by the City.

Stormwater infiltration ponds, stormwater conveyance, stormwater collection, and other stormwater appurtenances located in Tracts A, B, and C shall be owned and maintained by the City.

Curbs and Streets:

Approximately 3,585 lineal feet of vertical curb/gutter, paving, and street signs were constructed as part of this project.

Vertical curb/gutter, paving, and street signs located in the SE North Bend Way/436th Ave SE roundabout, SE North Bend Way, 436th Avenue SE, SE Tanner Road, Dahlgren Way SE right of way shall be owned and maintained by the City.

Curbs, paving, street signs, sidewalks, trails, landscaping, pathways, and pathway lighting located in Lot 1 and Lot 2 shall be owned and maintained by Lot 1 and Lot 2.

Sidewalks, trails, landscaping, pathways, and pathway lighting located within the public right of way of SE North Bend Way and is defined as the northerly back of curb line of SE North Bend Way extending to the property line, roundabout to the west at the point where the sidewalk tapers to the curb line, and Dahlgren Family Park Entrance to the east shall be maintained by Lot 1 and Lot 2.

Vertical curb/gutter, paving, street signs, sidewalks, trails, pathways and pathway lighting located in Tract A, B, and C shall be owned and maintained by the City.

Sidewalks along the south side of the SE North Bend Way/436th Ave SE roundabout, street lights located in SE North Bend Way, 436th Ave SE, SE Tanner Road, Dahlgren Way SE and Tract A, B, and C shall be owned and maintained by the City.

The bus stop shelter serving the bus pullout along SE North Bend Way shall be owned and maintained by Lots 1 and 2.

Rectangular Rapid Flashing Beacons located near the bus stop shelter and the new SE Tanner Road connector road to SE North Bend Way shall be owned and maintained by the City.

Snoqualmie Valley Trail crossing improvements at SE North Bend Way including Rectangular Rapid Flashing Beacons shall be owned and maintained by the City.

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Damage to any improvements in the road prism caused by failure of Lot 1 or Lot 2 to maintain their stormwater infiltration ponds, stormwater infiltration galleries tied to specific buildings, stormwater conveyance, stormwater collection and other stormwater appurtenances, landscaping, landscape strips, street trees, sidewalks, or other facilities situated outside the road prism under ownership and maintenance of Lot 1 and Lot 2 shall be reconstructed, removed or replaced by Lot 1 and Lot 2.

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:
Cedar River Developer Inc

GRANTEE:
City of North Bend

By: _____
Its: _____

By: _____
Its: _____

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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)

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DATED: _____

(Stamp) _____

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

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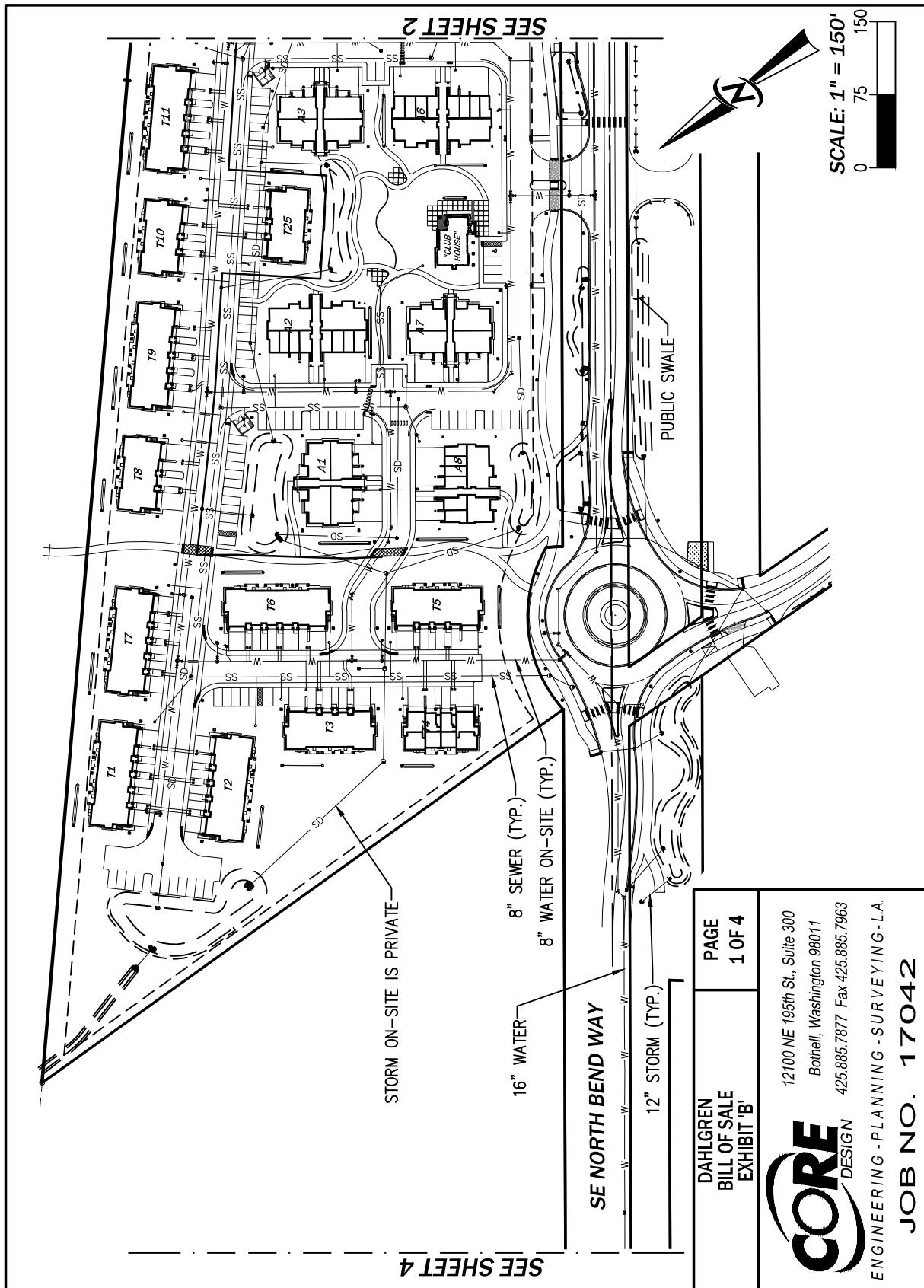


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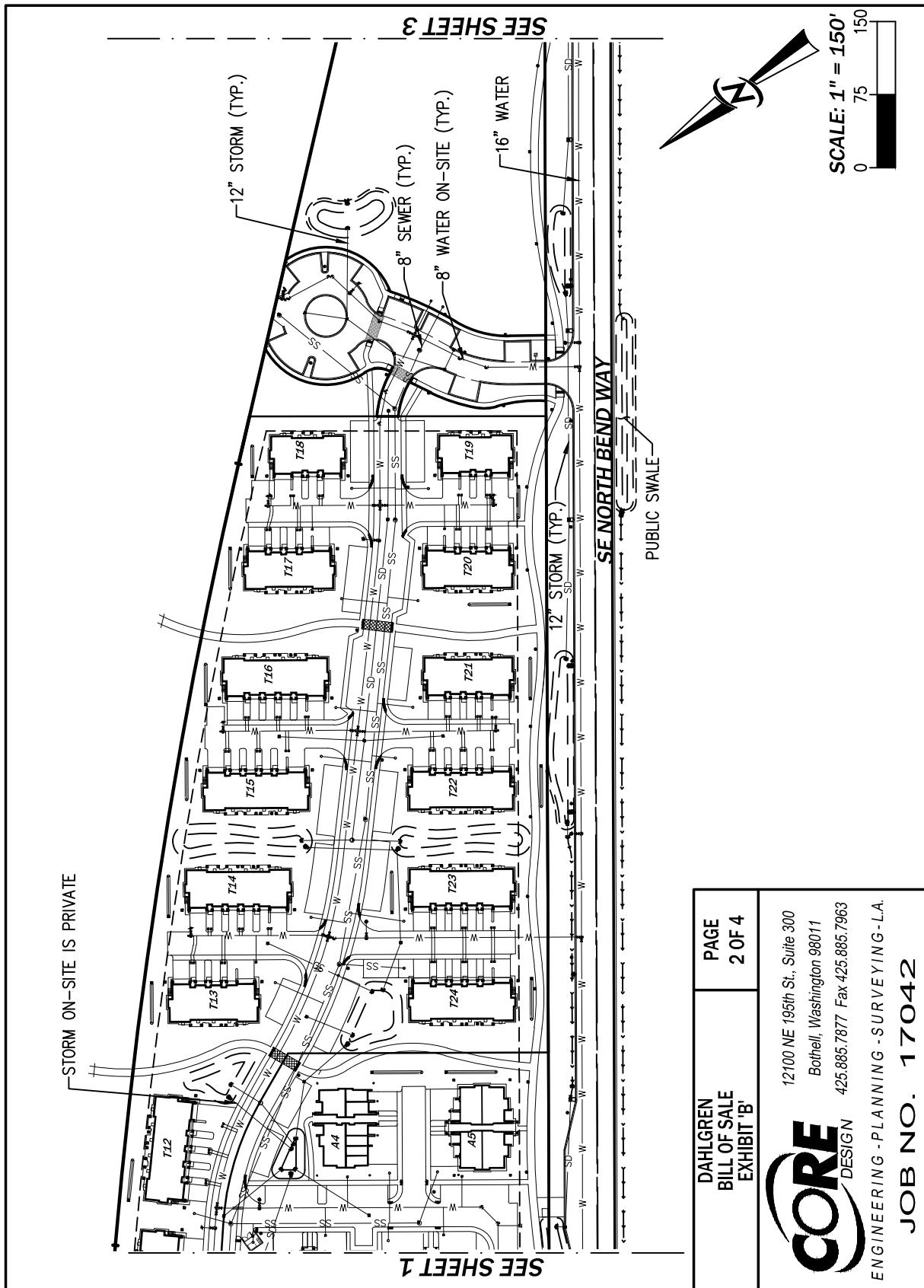


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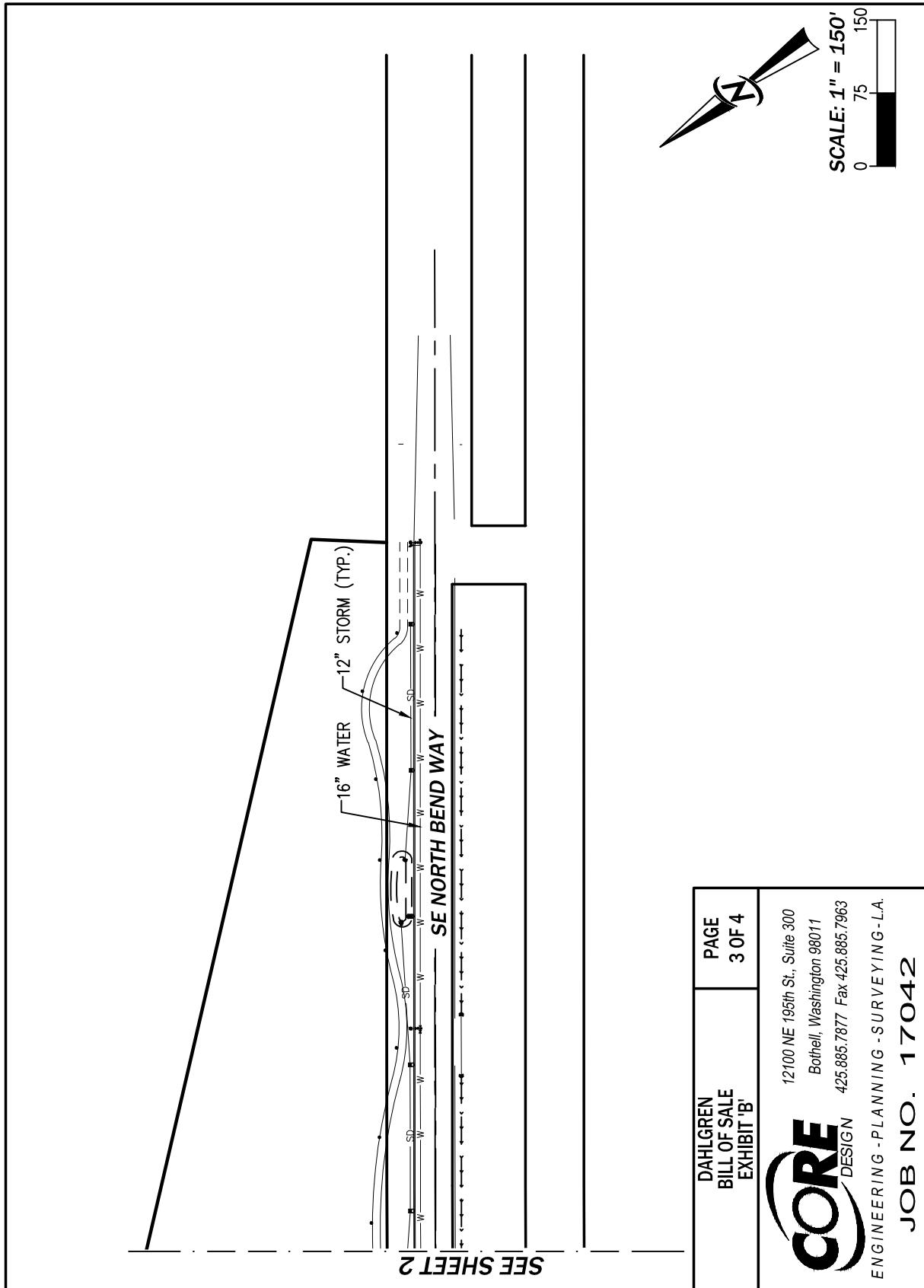


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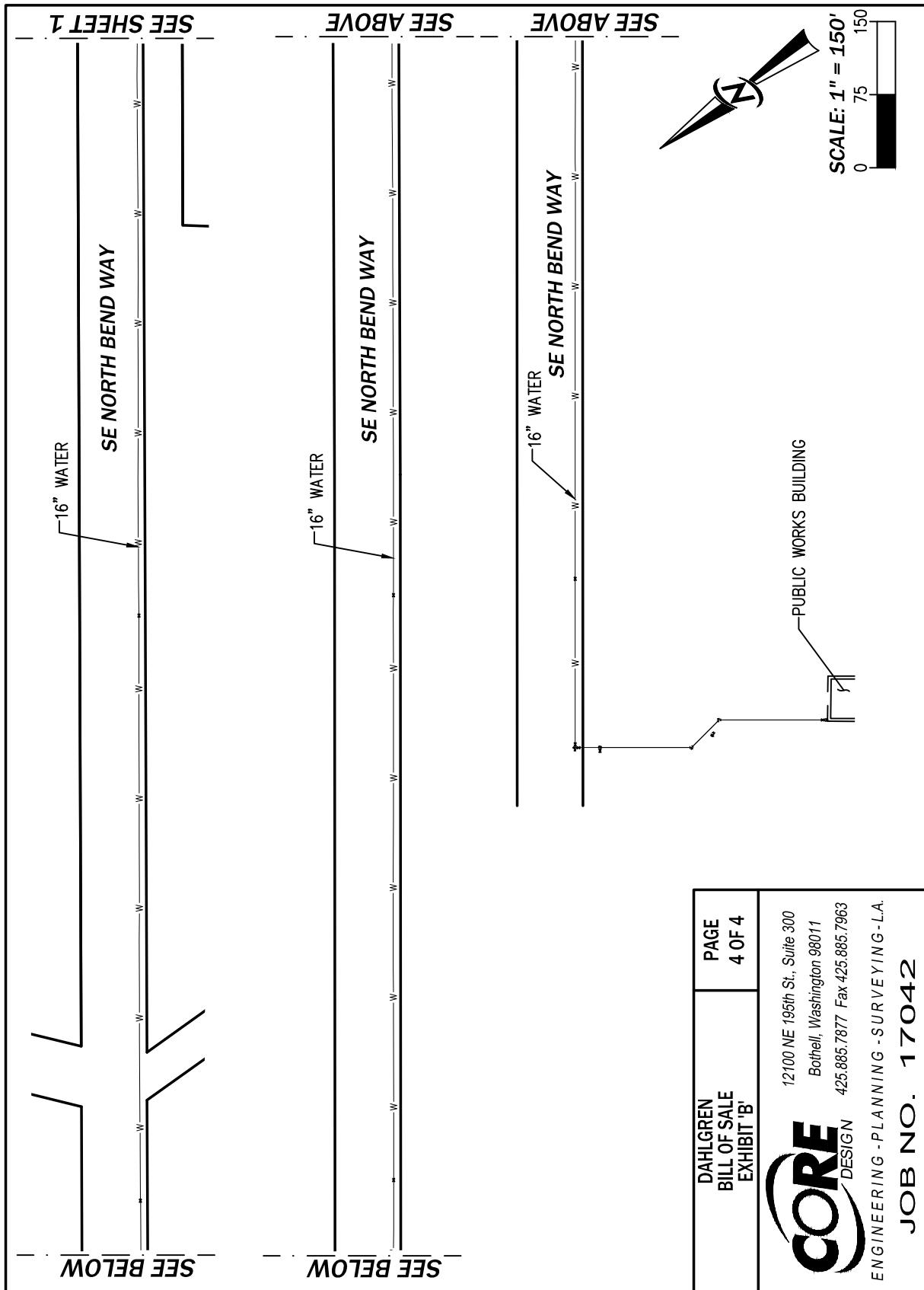


EXHIBIT B

**CORE DESIGN, INC.
Bothell WA 98011**

Core Project No: 17042
05/10/2019

Exhibit C

Legal Description

That portion of the northwest quarter of Section 14, Township 23 North, Range 8 East, Willamette Meridian, in King County, Washington, described as follows:

Beginning at the intersection of the west line of said northwest quarter and the southwesterly margin of Chicago, Milwaukee and St. Paul railroad right-of-way;

Thence south 49°30'09" east along said right-of-way 1055.58 feet to a point of curve;

Thence southeasterly along said curve to the right having a radius of 5679.58 feet, through a central angle of 08°12'00", an arc length of 812.15 feet (812.84 feet calc.);

Thence south 41°18'09" east 1049.10 feet to the "orchard fence" as established by decree entered in King County Superior Court Cause Number 148126;

Thence south 38°03'22" west along said fence 77.38 feet to the northeasterly margin of State Route 2, also known as SE North Bend Way, as monumented;

Thence north 54°22'36" west along said margin 662.57 feet to an angle point in said margin;

Thence continuing along said margin north 54°34'06" west 1837.28 feet to the west line of the northwest quarter of said Section 14;

Thence north 00°51'55" east along said west line 653.81 feet to the point of beginning;

EXCEPT that portion of the northwest quarter of section 14, township 23 north, Range 8 East, Willamette meridian, lying westerly of the following described line:

Commencing at the west quarter corner of said section 14;

Thence north 00°51'55" east along the west line thereof 1457.52 feet, more or less, to the northeasterly margin of SE North Bend Way (a.k.a. Sunset Highway);

Thence south 54°34'06" east 33.72 feet to the point of beginning;

Thence north 00°00'26" east 658.18 feet, more or less, to the intersection with the southwesterly margin of the Chicago, Milwaukee & St. Paul Railroad right of way and the terminus of this described line.

(Also known as Revised Parcel C as delineated on Record of Survey recorded under recording number 20020930900005, and amendment thereto recorded under recording number 20110615900001.)