

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 document1. John Day Homes, Inc. _____, _____

2. _____, _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document1. 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 NE 1/4, SE 1/4, Sec. 14, Twn. 23 N., Rge. 8 E., W.M.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

856481-0520

 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: John Day Homes, Inc.

Grantee: City of North Bend

Legal Description: See Attached

Abbreviated Legal: Por. of NE 1/4, SE 1/4, Sec. 14, Twn. 23 N., Rge. 8 E., W.M.

Tax Parcel Identification Number: 856481-0520

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, John Day Homes, 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 wastewater collection, and storm drainage system improvements, and the following curb and street paving improvements, all of which has been constructed and installed in the existing public right of way or subdivision commonly known as Tanner Falls Subdivision, King County Rec. No. 20191204000624 ("Project"):

Wastewater Collection System:

Grantor constructed approximately 2,130 lineal feet of 8" diameter sewer main and other applicable wastewater facilities and appurtenances located in the Project, and SE Tanner Road, and SE 136th Street ("Wastewater Collection System"). The Wastewater Collection System will be owned and maintained by the City. Side sewers shall be owned and maintained by the individual property owners.

Storm Drainage System:

Grantor constructed approximately 6,287 lineal feet of 8" through 30" diameter storm drainage pipe, approximately 5,180 square feet of biofiltration swales and other applicable storm drainage facilities and appurtenances located within the SE 140th Street, SE 18th Street, Granite Way SE, SE 16th Street, Tanner Falls Way, 20 foot wide public easement to Tract D, Tract D, SE 136th Street public storm drainage easement, SE Tanner Road, and the 15' wide public storm drainage easement on assessor's parcel number 142308-9015.

Storm drainage facilities constructed in SE 140th Street, SE 18th Street, Granite Way SE, SE 16th Street, Tanner Falls Way, 20 foot wide public easement to Tract D, Tract D, SE 136th Street public storm drainage easement, SE Tanner Road, and the 15' wide public storm drainage easement on assessor's parcel number 142308-9015 shall be owned and maintained by the City. The biofiltration facility constructed in Tract D including associated appurtenances shall be owned and maintained by the City. Biofiltration facilities constructed within Tract C (private open space/park) shall be owned and maintained by the Tanner Falls HOA. Stormwater facilities constructed on the lots and within any private tracts shall be owned and maintained by the property owner or Tanner Falls HOA.

Curbs and Street Paving:

Approximately 3,864 lineal feet of vertical curb and gutter and approximately 67,935 sf of asphalt paving of SE 140th Street, SE 18th Street, Granite Way SE, SE 16th Street, Tanner Falls Way and street signage outside of the road prism (road prism is defined as back of curb to back of curb or edge of pavement to edge of pavement in public right of way) shall be owned and maintained by the City.

Sidewalks, landscape strips, and associated facilities and appurtenances constructed as part of the Project located outside of the road prism shall not be owned or maintained by the City. Sidewalks, landscape strips, and associated facilities and appurtenances constructed as part of the Project located outside of the road prism shall be owned or maintained by either the adjacent property owner or the Tanner Falls HOA.

Street lights within SE 18th Street, Granite Way SE, SE 16th Street, Tanner Falls Way, shall be owned and maintained by the Tanner Falls HOA. Street lights installed along SE 140th Street shall be owned and maintained by the City.

Damage to any improvements in 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 Tanner Falls HOA.

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:

John Day Homes, Inc.

By: _____

Its: _____

GRANTEE:

City of North Bend

By: _____

Its: _____

APPROVED AS TO FORM:

Kendra Rosenberg, 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 John Day Homes, Inc. 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 Rob McFarland is the person who appeared before me, and said person acknowledged that he signed this instrument on oath stated that he was authorized to execute the instrument and acknowledge it as the Mayor of the City of North Bend 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 _____

EXHIBIT B

Tanner Falls BOS

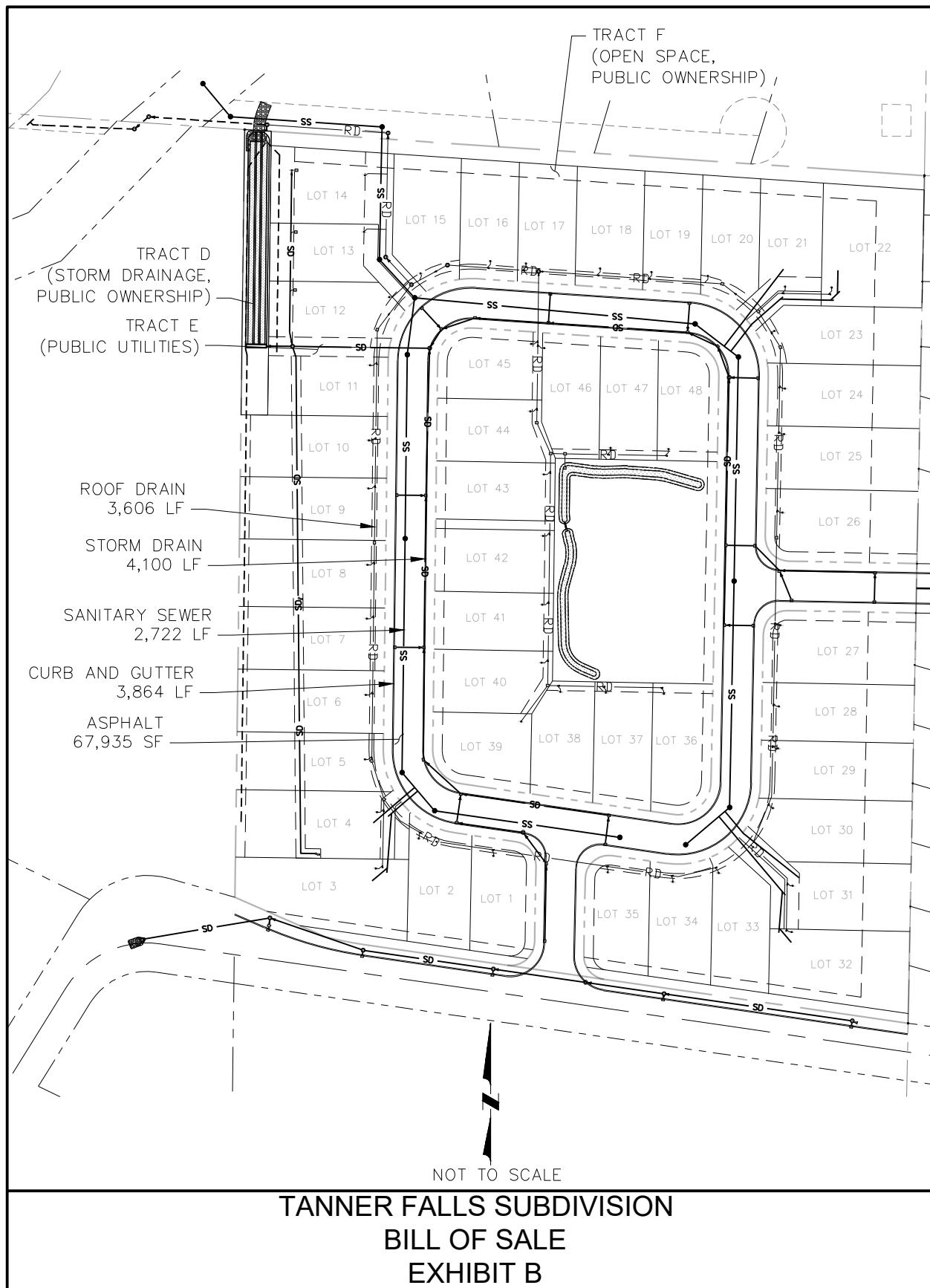
2/21/2023

| <u>ITEM</u> | <u>DESCRIPTION</u> | <u>QTY</u> | <u>UNIT</u> | <u>RATE</u> | <u>TOTAL</u> |
|--------------|--------------------|------------|-------------|-----------------|----------------------|
| Storm System | 8" SD Pipe | 1566 | LF | \$ 12.22 | \$ 19,136.52 |
| Storm System | 12" ADS PIPE | 2252 | LF | \$ 18.77 | \$ 42,270.04 |
| Storm System | 15" ADS PIPE | 336 | LF | \$ 23.22 | \$ 7,801.92 |
| Storm System | 18" ADS PIPE | 823 | LF | \$ 31.23 | \$ 25,702.29 |
| Storm System | 24" ADS PIPE | 1032 | LF | \$ 36.63 | \$ 37,802.16 |
| Storm System | 30" ADS PIPE | 278 | LF | \$ 50.06 | \$ 13,916.68 |
| Storm System | TYPE 1 MH | 40 | EA | \$ 615.33 | \$ 24,613.20 |
| Storm System | TYPE II 48" MH | 15 | EA | \$ 1,256.26 | \$ 18,843.90 |
| | | | | SUBTOTAL | \$ 190,086.71 |

| <u>ITEM</u> | <u>DESCRIPTION</u> | <u>QTY</u> | <u>UNIT</u> | <u>RATE</u> | <u>TOTAL</u> |
|----------------|-------------------------|------------|-------------|-----------------|----------------------|
| Sanitary Sewer | 8" SS Pipe | 2130 | LF | \$ 27.79 | \$ 59,192.70 |
| Sanitary Sewer | 6" SS Pipe | 2503 | LF | \$ 20.40 | \$ 51,061.20 |
| Sanitary Sewer | Sanitary Sewer Manholes | 14 | EA | \$ 2,056.00 | \$ 28,784.00 |
| | | | | SUBTOTAL | \$ 139,037.90 |

| <u>ITEM</u> | <u>DESCRIPTION</u> | <u>QTY</u> | <u>UNIT</u> | <u>RATE</u> | <u>TOTAL</u> |
|------------------|--------------------|------------|-------------|-----------------|----------------------|
| Roadway - Paving | 6' Depth Rock Base | 4100 | TN | \$ 16.91 | \$ 69,331.00 |
| Roadway - Paving | 3" HMA | 7161 | SY | \$ 19.00 | \$ 136,059.00 |
| | | | | SUBTOTAL | \$ 205,390.00 |

| <u>ITEM</u> | <u>DESCRIPTION</u> | <u>QTY</u> | <u>UNIT</u> | <u>RATE</u> | <u>TOTAL</u> |
|-------------------------|------------------------|------------|-------------|-----------------|----------------------|
| Curb, Gutter & Sidewalk | Vertical Curg & Gutter | 4714 | LF | \$ 14.00 | \$ 65,996.00 |
| Curb, Gutter & Sidewalk | 5' Sidewalk | 23570 | SF | \$ 3.75 | \$ 88,387.50 |
| Curb, Gutter & Sidewalk | Wheelchair Ramps | 112 | SF | \$ 25.00 | \$ 2,800.00 |
| | | | | SUBTOTAL | \$ 157,183.50 |
| | | | | TOTAL | \$ 691,698.11 |



**JOHN DAY HOMES, INC.
NORTH BEND, WA 98045**

FEBRUARY 23, 2023

LEGAL DESCRIPTION – TANNER FALLS SUBDIVISION

EXHIBIT “A”

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M. IN KING COUNTY,
WASHINGTON, LYING NORTHERLY OF SE 140TH STREET; EXCEPT THE
WEST 600 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.