

Return Address:

CITY CLERKCITY OF NORTH BEND920 SE CEDAR FALLS WAYNORTH BEND, WA 98045Please 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 ¼, SE 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**

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**

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**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 ¼, SE ¼, 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 136<sup>th</sup> 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 140<sup>th</sup> Street, SE 18<sup>th</sup> Street, Granite Way SE, SE 16<sup>th</sup> Street, Tanner Falls Way, 20 foot wide public easement to Tract D, Tract D, SE 136<sup>th</sup> 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 140<sup>th</sup> Street, SE 18<sup>th</sup> Street, Granite Way SE, SE 16<sup>th</sup> Street, Tanner Falls Way, 20 foot wide public easement to Tract D, Tract D, SE 136<sup>th</sup> 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 140<sup>th</sup> Street, SE 18<sup>th</sup> Street, Granite Way SE, SE 16<sup>th</sup> 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 18<sup>th</sup> Street, Granite Way SE, SE 16<sup>th</sup> Street, Tanner Falls Way, shall be owned and maintained by the Tanner Falls HOA. Street lights installed along SE 140<sup>th</sup> 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.

GRANTEE:  
City of North Bend

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

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





## EXHIBIT B

Tanner Falls BOS  
2/21/2023

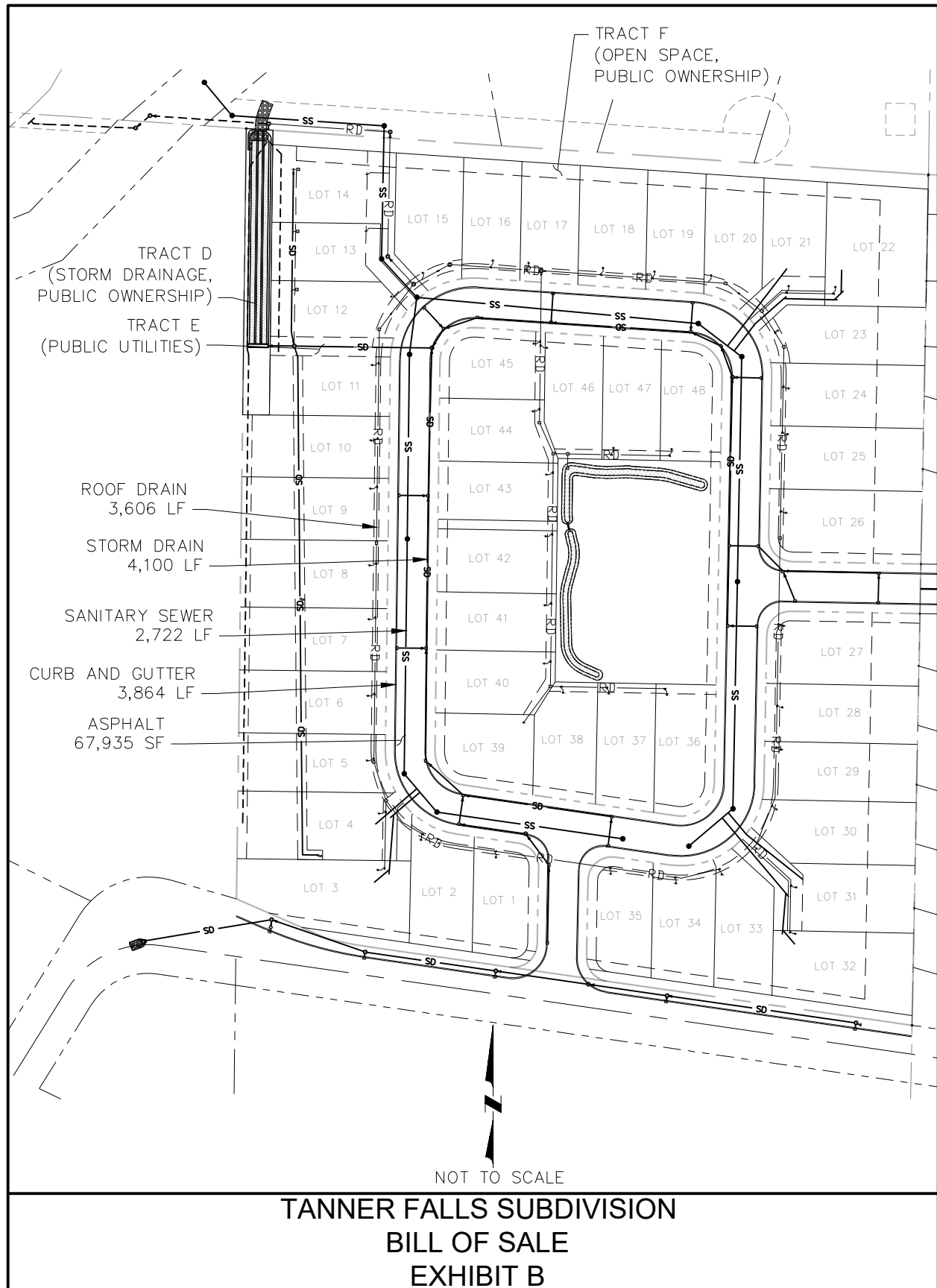
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Storm System	8" SD Pipe	1566	LF	\$ 12.22	\$ 19,136.52
Storm System	12" ADS PIPE	2252	LF	\$ 18.77	\$ 42,270.04
Storm System	15" ADS PIPE	336	LF	\$ 23.22	\$ 7,801.92
Storm System	18" ADS PIPE	823	LF	\$ 31.23	\$ 25,702.29
Storm 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
				<b>SUBTOTAL</b>	<b>\$ 190,086.71</b>

<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
				<b>SUBTOTAL</b>	<b>\$ 139,037.90</b>

<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
				<b>SUBTOTAL</b>	<b>\$ 205,390.00</b>

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Curb, Gutter & Sidewalk	Vetical 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
				<b>SUBTOTAL</b>	<b>\$ 157,183.50</b>
				<b>TOTAL</b>	<b>\$ 691,698.11</b>

EXHIBIT B



**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.