

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. Mike Day Homes, 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 ¼, SW ¼, Sec. 13, Twn. 23 N., Rge. 8 E., W.M.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

132308-1111

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: Mike Day Homes, LLC

Grantee: City of North Bend

Legal Description: See Attached

Abbreviated Legal: Por. of NW ¼, SW ¼, Sec. 13, Twn. 23 N., Rge. 8 E., W.M.

Tax Parcel Identification Number: 132308-1111

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, Mike Day Homes, LLC, 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 storm drainage system, curbs, gutter, street paving, and sidewalk, all of which has been constructed and installed in the existing public right of way or subdivision commonly known as Tanner's Nest Subdivision, King County Rec. No. 20240726900014 ("Project"):

Storm Drainage System:

The Project constructed approximately 191 lineal feet of 12" diameter storm drainage pipe and other applicable storm drainage facilities and appurtenances located in Eagles Nest Place SE.

Stormwater piping, swales, and other stormwater appurtenances located 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 on public streets) of Eagles Nest Place SE shall be owned and maintained by the owners of the lot fronting said improvements.

Curbs and Gutter; Street Paving; Sidewalk:

Approximately 189 lineal feet of vertical curb and gutter, 119 square yards of street paving, and 945 square feet of sidewalk along Eagles Nest Place SE within the road prism 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 and maintained by the owners of the lot fronting said improvements.

Damage to any improvements in the road prism caused by failure to maintain swales, landscape strips, street trees, sidewalks and/or other associated facilities located outside the road prism shall be reconstructed, removed, or replaced by the owners of the lot fronting said improvements.

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 _____, 2024.

GRANTOR:

Mike Day Homes, LLC

GRANTEE:

City of North Bend

By: _____

Its: _____

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 _____ 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 _____

三

11

11

111

111

11

11

11

11

11

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 _____

EXHIBIT B
 Tanners Nest
 Mike Day Homes LLC
 Bill of Sale

Tanners Nest BOS

7/23/2024

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Storm System	12" DIP Storm	191	LF	\$ 68.00	\$ 12,988.00
				SUBTOTAL	\$ 12,988.00

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Sanitary Sewer	6" SS Pipe	88	LF	\$ 20.40	\$ 1,795.20
				SUBTOTAL	\$ 1,795.20

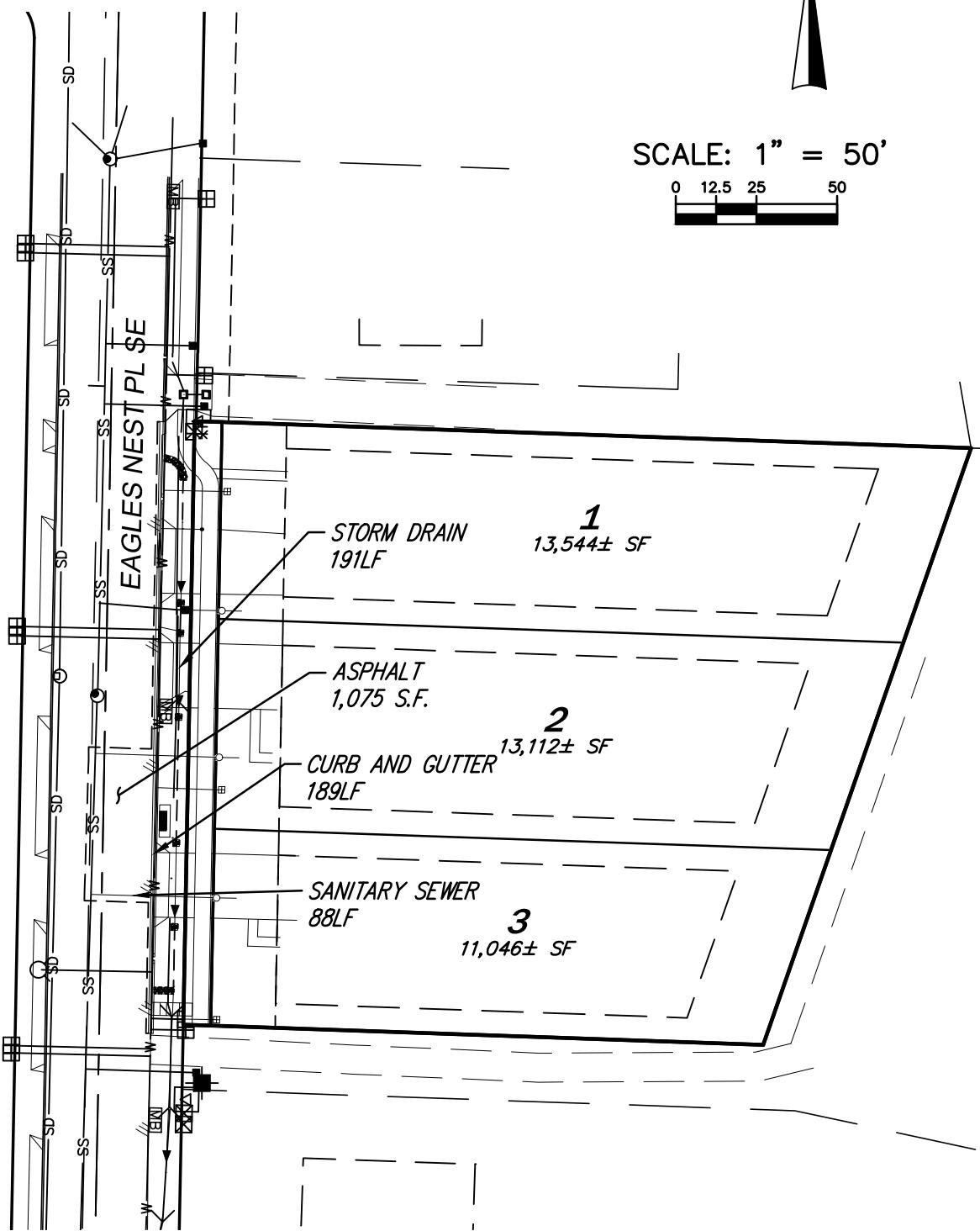
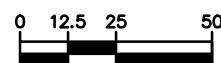
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Roadway - Paving	6' Depth Rock Base	50	TN	\$ 16.91	\$ 845.50
Roadway - Paving	2" G&O	119.44	SY	\$ 19.00	\$ 2,269.36
				SUBTOTAL	\$ 3,114.86

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Curb, Gutter & Sidewalk	Vertical Curg & Gutter	189	LF	\$ 14.00	\$ 2,646.00
Curb, Gutter & Sidewalk	5' Sidewalk	945	SF	\$ 3.75	\$ 3,543.75
Curb, Gutter & Sidewalk	Wheelchair Ramps	60	SF	\$ 25.00	\$ 1,500.00
				SUBTOTAL	\$ 7,689.75
				TOTAL	\$ 25,587.81

**TANNER'S NEST SHORT PLAT
BILL OF SALE
EXHIBIT B**



SCALE: 1" = 50'



LEGAL DESCRIPTION

LOT 4, TANNER ADDITION, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 138 OF PLATS, PAGES 77 AND 78, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON