

After Recording Mail To:

90 NB Investments, LLC  
Attn: Michael Aguero  
15 Lake Bellevue Drive, Suite 102  
Bellevue, WA 98005

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### **QUIT CLAIM DEED**

#### Coversheet Recording Information

GRANTOR: City of North Bend

GRANTEE: 90 NB Investments, LLC

LEGAL Ptn. Southeast 106<sup>th</sup> right-of-way, SE ¼ SE ¼ Sec. 4  
DESCRIPTION & SW ¼ SW ¼ Sec. 5, Twp. 23N, R. 8E  
The complete legal description is on Exhibit A.

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBERS:  
N/A

The City of North Bend, a municipality organized under the laws of the State of Washington ("Grantor"), hereby conveys and quit claims to 90 NB Investments, LLC, a Washington limited liability company ("Grantee"), all of Grantor's right, title and interest in and to that portion of the Southeast 106<sup>th</sup> Street Right of Way which was vacated pursuant to Ordinance No. AB24-077, dated August 20, 2024, situated in King County, State of Washington,

**SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE FULLY  
INCORPORATED HEREIN.**

Except for, and reserving to the City of North Bend all rights granted to the City of North Bend under the Access and Sewer Easement Agreement dated \_\_\_\_\_, 2025, granted by 90 NB Investments, LLC to the City of North Bend.

*[Signature and Notary Acknowledgment on Next Page]*

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**GRANTOR:**

CITY OF NORTH BEND

By: \_\_\_\_\_  
Mary Miller, Mayor

STATE OF WASHINGTON )  
 ) ss.  
County of King )

I certify that I know or have satisfactory evidence Mary Miller is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged 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: \_\_\_\_\_

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(Type/Print Name of Notary)  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## EXHIBIT A

### SOUTHEAST 106TH STREET RIGHT OF WAY VACATION LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST 106TH STREET RIGHT OF WAY IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., KING COUNTY WASHINGTON, AND LYING NORTHERLY OF THE NORTH RIGHT OF WAY MARGIN OF NORTHWEST 8TH STREET (FORMERLY KNOWN AS W.F. GARDNER COUNTY ROAD No. 635), BEING A LINE 20.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4, AND LYING SOUTHEASTERLY OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 5, BEING AND ENCASED 5/8 INCH BRASS PLUG WITH PUNCH, 0.6 FEET BELOW GRADE, IN THE CENTERLINE OF NORTHWEST 8TH STREET;

THENCE NORTH 03°29'02" EAST, ALONG THE EAST LINE OF SAID SECTION 5 FOR 614.70 FEET TO THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF SOUTHEAST 106TH STREET;

THENCE NORTH 54°20'03" WEST, ALONG SAID MARGIN, FOR 28.23 FEET TO THE NORTHERLY MOST CORNER OF PARCEL B OF BOUNDARY LINE ADJUSTMENT No. PLN 2023-0446, FILED UNDER KING COUNTY RECORDING No. 20240516900011, AND BEING THE **POINT OF BEGINNING** OF SAID LINE;

THENCE NORTH 35°36'50" EAST, 60.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY MARGIN OF SOUTHEAST 106TH PLACE, BEING THE **TERMINUS** OF THIS DESCRIBED LINE.

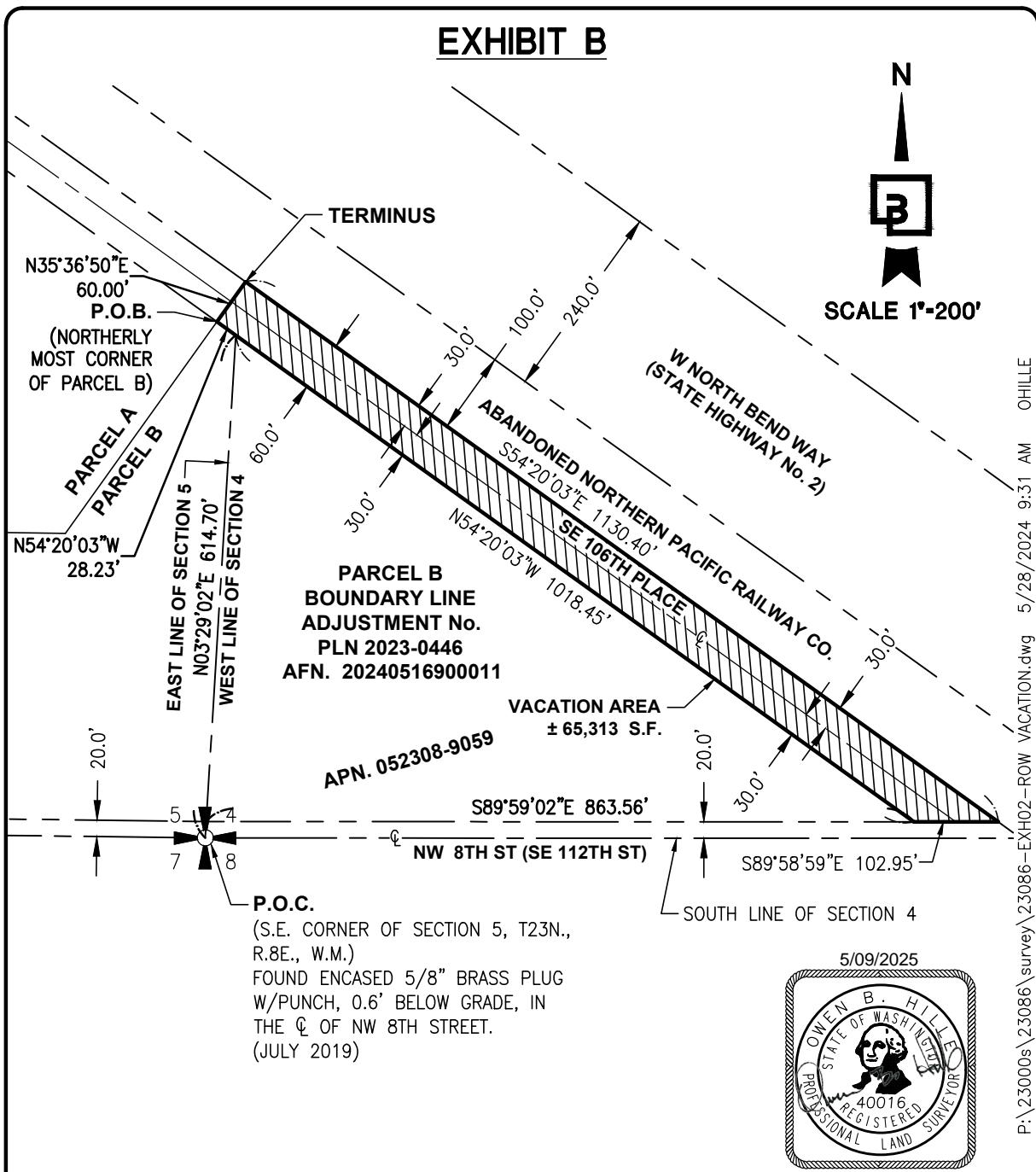
CONTAINING 65,313 SQUARE FEET, MORE OR LESS.

5/09/2025



23086 – 90 NB INVESTMENTS, LLC  
23086L.002.DOC – OBH  
May 9, 2025

## EXHIBIT B



SCALE: HORIZONTAL 1"=200' VERTICAL N/A	For: <b>90 NB INVESTMENTS, LLC</b>	JOB NUMBER <b>23086</b>
<b>Barghausen Consulting Engineers, Inc.</b> 18215 72nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a>		23086L.002.DOC
	Title: <b>RIGHT OF WAY VACATION</b>	SHEET <b>1 of 1</b>
DRAWN _____ RDL _____	CHECKED _____ OBH _____	APPROVED _____ OBH _____
DATE	5/09/25	