

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. SSHI, LLC, dba D.R. Horton 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)

Parcel A:

Parcel A, City of North Bend Boundary Line Adjustment No. PLN2020-0379, Recorded under Recording No. 20200625900002, in King County Washington.

Parcel B:

Lot 1, King County Short Plat No. 685028, Recorded under Recording No. 8904040120, In King County Washington.

Parcel C:

Parcel A, City of North Bend Boundary Line Adjustment No. PLN2020-0380, Recorded under Recording No. 20200625900001, In King County, Washington.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

152308-1111

☐ **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: SSHI, LLC, dba D.R. Horton Inc.

Grantee: City of North Bend

Legal Description:

Parcel A:

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Parcel B:

Lot 1, King County Short Plat No. 685028, Recorded under Recording No. 8904040120, In King County Washington.

Parcel C:

Parcel A, City of North Bend Boundary Line Adjustment No. PLN2020-0380, Recorded under Recording No. 20200625900001, In King County, Washington.

Abbreviated Legal: Harrison Court II

Tax Parcel Identification Number: 152308-1111

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, SSHI, LLC, dba D.R. Horton Inc., a foreign limited liability 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, sewer distribution system, storm drainage system, curb, paving, street signage, and lighting improvements (see also, Exhibit A), all of which have been constructed and installed in the existing public right-of-way, recorded easements, or within the development project commonly known as Harrison Court II Subdivision (“Project”) as depicted on the June 24, 2025, Tree Farm as-builts on file with the City of North Bend:

Water Distribution System:

Approximately 2,819 lineal feet of 8” diameter watermain and other applicable watermain facilities (valves, fire hydrant assemblies, air-vac assemblies, blow-off assemblies) and appurtenances (including water service lines between the watermain and water meter box, meter setter, and water meter) located in Maloney Grove Avenue SE, SE 11th Place, Gaines

Avenue SE, Clearwater Way SE, SE 12th Place, and Swiftwater Way SE and within public utility easement King County Recording Number 20221011000552.

Water services beyond the water meter are not conveyed and shall be owned and maintained consistent with the North Bend Municipal Code and North Bend Public Works Standards.

Sewer Distribution System:

Approximately 2,901 lineal feet of 8” diameter sewer main and other applicable sewer main facilities and appurtenances located in Maloney Grove Avenue SE, SE 11th Place, Gaines Avenue SE, Clearwater Way SE, SE 12th Place, and Swiftwater Way SE and within public utility easement King County Recording No. 20221011000552 and public sewer easements shown on the Harrison Court II Final Plat, King County Recording No. 20250324000169.

Side sewers are not conveyed and shall be owned and maintained consistent with the North Bend Municipal Code and North Bend Public Works Standards.

Storm Drainage System:

Approximately 1,331 of 8-12” diameter conveyance piping and catch basins located within the road prism (for this bill of sale, a “road prism” extends from the center of an adjacent right-of-way to the outermost edge of pavement or the back of curb) located in Maloney Grove Avenue SE, SE 11th Place, Gaines Avenue SE, Clearwater Way SE, SE 12th Place, Swiftwater Way SE.

Stormwater drainage facilities located outside of the road prism of SE 11th Place, Gaines Avenue SE, Clearwater Way SE, SE 12th Place, Swiftwater Way SE are not conveyed and shall be owned and maintained consistent with the North Bend Municipal Code and North Bend Public Works Standards.

LID bioretention facilities and associated stormwater catch basins and piping located outside of the road prism of Maloney Grove Avenue SE are not conveyed and shall be owned and maintained by the Harrison Court II Homeowner’s Association.

The Type C drainage course through the Harrison Court II Subdivision and associated 36” diameter stormwater conveyance piping under SE 11th Place and SE 12th Place are not conveyed and shall be owned and maintained by the Harrison Court II Homeowner’s Association or the property owner for which it fronts.

Curb, Paving, Street Signage, Lighting:

Approximately 5,870 lineal feet of vertical curb and gutter along Maloney Grove Avenue SE, SE 11th Place, Gaines Avenue SE, Clearwater Way SE, SE 12th Place, Swiftwater Way SE.

Approximately 10,403 square yards of street paving and associated pavement striping within the road prism of Maloney Grove Avenue SE, SE 11th Place, Gaines Avenue SE, Clearwater Way SE, SE 12th Place, Swiftwater Way SE.

Public street signage located outside of the road prism but within the public right-of-way of Maloney Grove Avenue SE, SE 11th Place, Gaines Avenue SE, Clearwater Way SE, SE 12th Place, Swiftwater Way SE.

Street lights along Maloney Grove Avenue SE are conveyed. Street lights within the Harrison Court II Subdivision are not conveyed and shall be owned and maintained consistent with the North Bend Municipal Code and North Bend Public Works Standards.

Permeable street paving constructed on SE 12th Street (Existing Private Street) is not conveyed and shall be owned and maintained by Parcel B and C of BLA No. PLN2020-0380, King County Recording No. 20200625900001 and Lots 3 and 4 King County Short Plat Number 379044, Recording No. 7910180906 consistent with the North Bend Municipal Code and North Bend Public Works Standards.

Sidewalks, curb ramps, and driveway aprons along SE 11th Place, Gaines Avenue SE, Clearwater Way SE, SE 12th Place, Swiftwater Way SE are not conveyed and shall be owned and maintained consistent with the North Bend Municipal Code and North Bend Public Works Standards.

Sidewalks, curb ramps, and driveway aprons along Maloney Grove Ave SE are not conveyed and shall be owned and maintained by the Harrison Court II Homeowner's Association consistent with the North Bend Municipal Code and North Bend Public Works Standards.

All other retaining walls, landscape strips, street trees, signage, and associated facilities and appurtenances are not conveyed and shall be owned and maintained consistent with the North Bend Municipal Code and North Bend Public Works Standards.

Grantor represents and warrants, to the City, that all water distribution system, sewer distribution system, storm drainage system, curb, paving, street signage, and lighting improvements and appurtenances above were constructed and installed in accordance with North Bend Public Works Standards and warrants the labor and materials used in construction and installation for a period of two years from the date this conveyance is accepted by the City.

Grantor represents and warrants, to the City, that all expenses in connection with construction and installation of all water distribution system, sewer distribution system, storm drainage system, curb, paving, street signage, and lighting improvements and appurtenances above have been fully paid and the property is free from all liens, debts, and encumbrances.

Grantor represents and warrants, to the City, that it is the sole owner of all the water distribution system, sewer distribution system, storm drainage system, curb, paving, street signage, and

lighting improvements and appurtenances above and has full power and authority to convey all rights herein conveyed.

Grantor agrees to defend, indemnify, and hold harmless Grantee and its successors and assigns against any and all claims which might result from execution of this document.

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:
SSHI, LLC, dba D.R. Horton Inc.

GRANTEE:
City of North Bend

By: _____
Its: _____

By: _____
Its: _____

APPROVED AS TO FORM:

Kendra Rosenberg, City Attorney

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 SSHI, LLC, dba D.R. Horton 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 _____

STATE OF WASHINGTON))ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that 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 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 _____

Harrison Court BOS
9/15/2025

EXHIBIT A

Description	Quantity	Units	Unit Price	Total
FINE GRADING - Private				
Fine Grade Tract Road 12th (NFA)	7820	SF	\$ 0.33	\$ 2,580.60
SUBTOTAL			WSST 8.9%	\$ 2,580.60
			Total	\$ 2,810.27
SANITARY SEWER				
8" PVC Pipe	2901	LF	\$ 48.16	\$ 139,712.16
6" PVC Pipe (NFA)	2585	LF	\$ 37.38	\$ 96,627.30
6" Cleanout (NFA)	61	EA	\$ 509.37	\$ 31,071.57
48" SSMH	15	EA	\$ 4,270.58	\$ 64,058.70
SUBTOTAL			WSST 8.9%	\$ 331,469.73
			Total	\$ 29,500.81
				\$ 360,970.54
STORM DRAINAGE - Public				
12" Storm Pipe	478	LF	\$ 49.30	\$ 23,565.40
12" DI Storm Pipe	853	LF	\$ 80.01	\$ 68,248.53
Infiltration Trench (SE 12th St.) (NFA)	350	LF	\$ 59.45	\$ 20,807.50
Type I CB	7	EA	\$ 1,630.94	\$ 11,416.58
Type I CB with Beehive	5	EA	\$ 1,649.73	\$ 8,248.65
Rock Outfall Pad	2	EA	\$ 217.69	\$ 435.38
12" Trash Rack	29	EA	\$ 527.51	\$ 15,297.79
SUBTOTAL			WSST 8.9%	\$ 148,019.83
			Total	\$ 148,019.83
(NFA = Not For Acceptance)				

STORM DRAINAGE - Private (NFA)

8" DI Lot Drain	99 LF	\$	79.22	\$	7,842.78
8" PVC Lot Drain	2774 LF	\$	39.94	\$	110,793.56
6" PVC Lot Drain	390 LF	\$	32.34	\$	12,612.60
8" Perf Pipe	13 LF	\$	63.44	\$	824.72
6" Cleanout	67 EA	\$	525.66	\$	35,219.22
Collection Basin with Gravel	1 EA	\$	2,016.19	\$	2,016.19
6" PVC Stub for Infiltration Trenches (see notes)	2442 LF	\$	32.19	\$	78,607.98
Interceptor Trench with 6" Perf	873 LF	\$	37.15	\$	32,431.95
SUBTOTAL			WSST 8.9%	\$	280,349.00
			Total	\$	\$24,951.06
					\$ 305,300.06

STORM DRAINAGE - Offsite

12" DI Storm Pipe	618 LF	\$	98.30	\$	60,749.40
12" Storm Pipe	32 LF	\$	63.19	\$	2,022.08
Type I CB	5 EA	\$	1,630.94	\$	8,154.70
Type I with Beehive	3 EA	\$	1,649.73	\$	4,949.19
12" Trash Rack	5 EA	\$	527.51	\$	2,637.55
Rip Rap Pad	1 EA	\$	677.01	\$	677.01
SUBTOTAL			WSST 8.9%	\$	79,189.93
			Total	\$	79,189.93

WATER FIRE & DOMESTIC

12x8 Wet Tap inc. GV	2 EA	\$	8,754.67	\$	17,509.34
8" DI RJ Pipe	2819 LF	\$	69.84	\$	196,878.96
8" DI Pipe Undercrossing (36" Culverts)	2 EA	\$	7,743.08	\$	15,486.16
Vertical Bends Inc. Restraints	8 EA	\$	2,867.29	\$	22,938.32

Thrust Blocks	28 EA	\$	218.25	\$	6,111.00
Fire Hydrant Assembly	5 EA	\$	5,905.79	\$	29,528.95
8" Gate Valve	6 EA	\$	1,785.82	\$	10,714.92
1" Domestic Service	62 EA	\$	1,718.11	\$	106,522.82
1" Air Vac Assembly	5 EA	\$	3,249.42	\$	16,247.10
2" BO Assembly	1 EA	\$	3,269.98	\$	3,269.98
14" Steel Casing	10 LF	\$	453.09	\$	4,530.90
6" Permanent Asphalt Patch	22 TON	\$	265.90	\$	5,849.80
SUBTOTAL				\$	435,588.25
			WSST 8.9%		\$38,767.35
			Total	\$	474,355.60

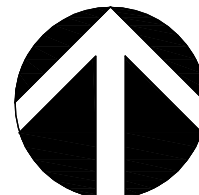
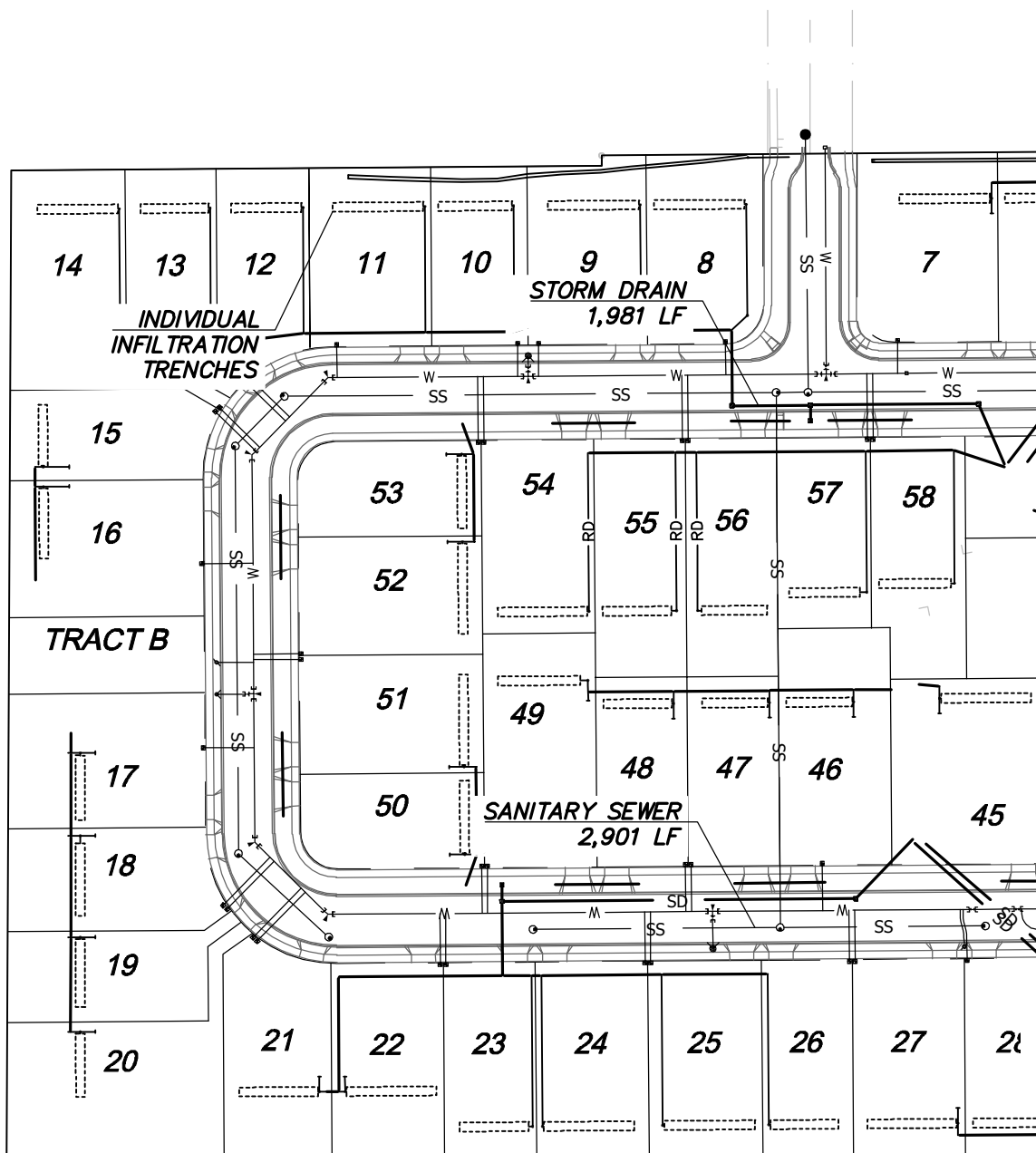
ROAD IMPROVEMENTS - Public

Install Vertical Curb and Gutter	5160 LF	\$	20.45	\$	105,522.00
Install 6" CSBC at Asphalt	2685 TON	\$	30.61	\$	82,187.85
Install 3""Depth ATB	9473 SY	\$	15.88	\$	150,431.24
Install 3" Depth HMA	9473 SY	\$	17.69	\$	167,577.37
Intall 4" CSBC at Sidewalks and Driveways	725 TON	\$	32.80	\$	23,780.00
Install 4" Sidewalk	20865 SF	\$	5.35	\$	111,627.75
Install 6" Driveway Aprons (NFA)	13880 SF	\$	8.23	\$	114,232.40
Install ADA Ramps (NFA)	6 EA	\$	2,406.29	\$	14,437.74
Biochannel - 1.25" Washed Rock (budget 12" Depth)(NFA)	1320 TON	\$	41.43	\$	54,687.60
Biochannel - 24" Amended BioRetention Soil (NFA)	2175 TCY	\$	53.57	\$	116,514.75
Biochannel - Install 2" Mulch (NFA)	283 TCY	\$	41.04	\$	11,614.32
CIP Wall Subcontractor (NFA)	5435 SF	\$	30.38	\$	165,115.30
CIP Wall Support (NFA)	1 LS	\$	35,867.93	\$	35,867.93
Striping and Signs	1 LS	\$	17,943.74	\$	17,943.74
Lock and Load 1 Panel Tall Subcontractor (NFA)	3514 LF	\$	35.19	\$	123,657.66
Lock and Load Support (NFA)	1 LS	\$	25,610.76	\$	25,610.76
SUBTOTAL				\$	1,320,808.41

ROAD IMPROVEMENTS - Offsite			WSST 8.9%	N/A
Install Vertical Curb and Gutter	657 LF	\$ 24.06		\$ 15,807.42
Install 6" CSBC at Asphalt Widening	261 TON	\$ 32.80		\$ 8,560.80
Install 4" Depth ATB at Widening	930 SY	\$ 29.00		\$ 26,970.00
Install 4" Depth HMA at Widening	930 SY	\$ 32.00		\$ 29,760.00
Install 4" CSBC at Sidewalks & Driveway Maloney Gr	70 TON	\$ 37.90		\$ 2,653.00
Install 4" Sidewalk (NFA)	2628 SF	\$ 5.35		\$ 14,059.80
Install 6" Driveway Apron (NFA)	693 SF	\$ 8.23		\$ 5,703.39
Install ADA Ramp (NFA)	3 EA	\$ 2,406.29		\$ 7,218.87
Biochannel - 1.25" Washed Rock (budget 12" Depth) (NFA)	312 TON	\$ 41.43		\$ 12,926.16
Biochannel - 24" Amended BioRetention Soil (NFA)	514 TCY	\$ 53.57		\$ 27,534.98
Biochannel - Install 2" Mulch (NFA)	50 TCY	\$ 41.04		\$ 2,052.00
2" Grind and Overlay	670 SY	\$ 36.09		\$ 24,180.30
Lock and Load 1Panel Tall Subcontractor (NFA)	966 LF	\$ 35.19		\$ 33,993.54
Lock and Load Support (NFA)	1 LS	\$ 10,656.28		\$ 10,656.28
SUBTOTAL			WSST 8.9%	N/A
		Total		\$ 222,076.54
JOINT UTILITY TRENCH				
Joint Utility Trench with Sand Bedding (NFA)	2774 LF	\$ 30.18		\$ 83,719.32
Crossings (NFA)	1185 LF	\$ 85.92		\$ 101,815.20
SUBTOTAL			WSST 8.9%	\$ 185,534.52
		Total		\$ 202,047.09

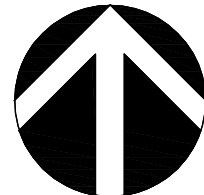
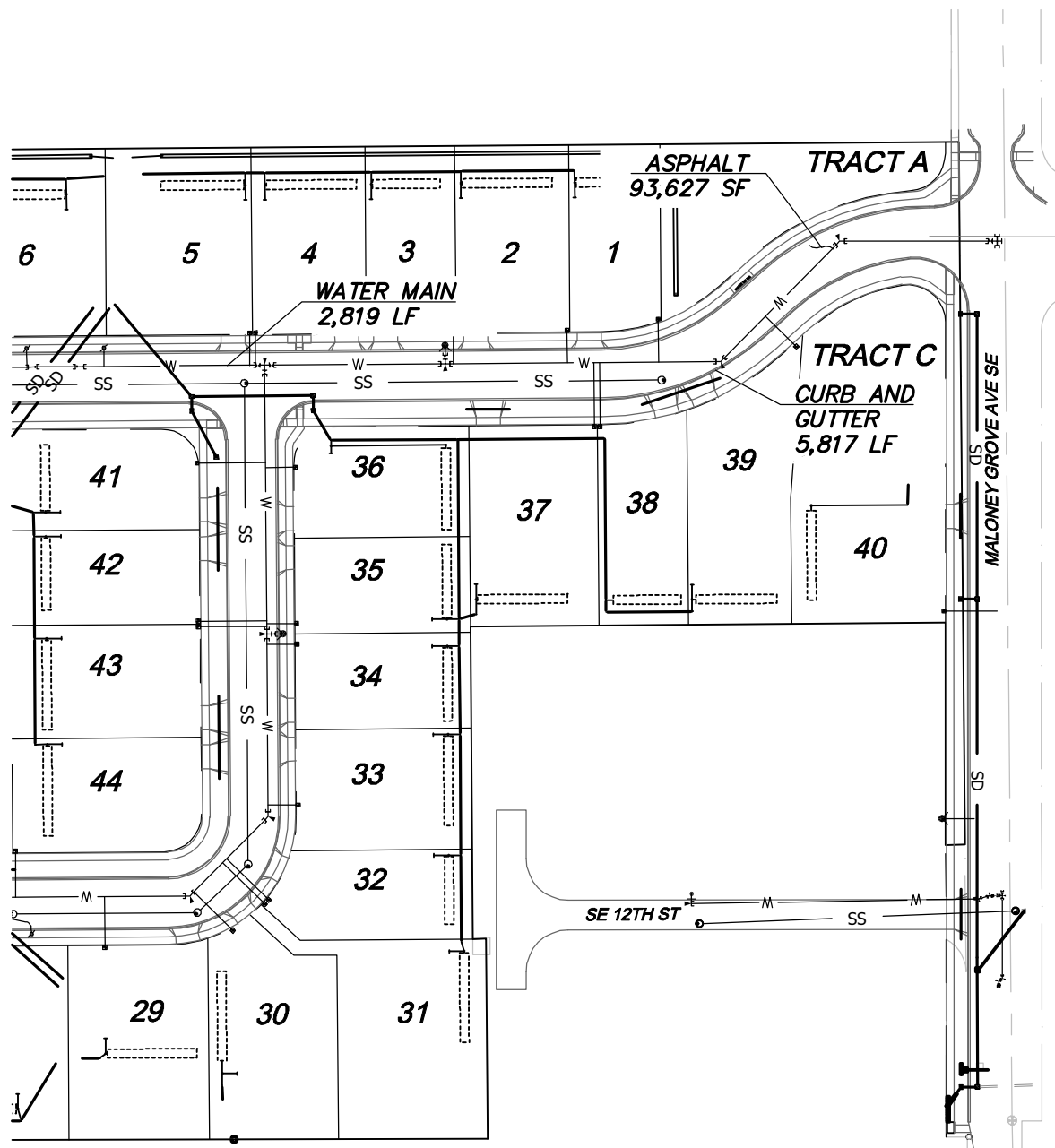
SUMMARY	
FINE GRADING - Private (NFA)	\$ 2,580.60
SANITARY SEWER	\$ 331,469.73
STORM DRAINAGE - Public	\$ 148,019.83
STORM DRAINAGE - Private (NFA)	\$ 280,349.00
STORM DRAINAGE - Offsite	\$ 79,189.93
WATER FIRE & DOMESTIC	\$ 435,588.25
ROAD IMPROVEMENTS - Public	\$ 1,320,808.41
ROAD IMPROVEMENTS - Offsite	\$ 222,076.54
JOINT UTILITY TRENCH	\$ 185,534.52
TOTAL	\$ 3,005,616.81
WSST 8.9%	\$109,961.47
TOTAL	\$ 3,115,578.28

(NFA = Not For Acceptance)



NOT TO SCALE

**HARRISON COURT
BILL OF SALE
EXHIBIT B1**



NOT TO SCALE

**HARRISON COURT
BILL OF SALE
EXHIBIT B2**

EXHIBIT C

Legal Description:

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