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SEATTLE CITY O EAS 78.00
PAGE-001 OF 007
10/03/2012 11:11
KING COUNTY, WA

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3900
PO Box 34996
Seattle, WA 98124-4966
Attn: Larry Huggins

EXCISE TAX NOT REQUIRED
King Co. Records Division
By _____, Deputy

Document Title: Maintenance Easement
Reference Number of Related Document: N/A
Grantors: Benjamin A. Duncan and Lesley M. Duncan
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of Lot 5, Blk 6, Replat of Blk 6 Lake Dell Addition to the City of Seattle, Vol. 13, PP 46, King County, Washington
Additional Legal Description is on Pages 6 and 7 of Document.
Assessor's Tax Parcel Number: 400350-0025

MAINTENANCE EASEMENT

Project: Lake Dell Catchment Wall

The Grantors, **BENJAMIN A. DUNCAN AND LESLEY M. DUNCAN,** husband and wife, for and in consideration of TEN AND NO/100 DOLLARS ($10.00), and other valuable consideration; convey and warrant unto the Grantee, the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns; an Easement over, under, across and upon the below-described lands ("the Easement Area"); for the purposes of constructing, repairing, replacing and maintaining a catchment wall located on City right of way, and other modifications associated with the catchment wall; to the same extent and purpose as if the rights granted by this easement had been acquired under Eminent Domain statutes of the State of Washington.

The Grantors reserve the right to use the Easement Area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this easement. Neither the Grantors nor their successors and assigns may erect or construct any building or structure on the Easement Area without the prior written consent of the Seattle Department of Transportation ("SDOT"). As used in this easement, "building or structure" means anything constructed or erected on the ground or any improvement built

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MAINTENANCE EASEMENT

up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

Excavations shall not be allowed within the Easement Area without SDOT's prior written approval. Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement Area without SDOT's prior written approval.

Before any of the above-described work or any other work occurs in the Easement Area, the Grantors shall submit a proposed work plan to SDOT for SDOT's review. The work plan shall be submitted at least 120 days before the work is commenced.

The Easement Area is located in King County, State of Washington, and is described in Exhibit A that is attached to and made a part of this easement.

Grantors:

Benjamin A. Duncan

Dated: 9/7/12

Lesley M. Duncan

Dated: 9/7/2012

Accepted and Approved:
CITY OF SEATTLE

By:
Name: Peter Hahn
Its: Director of Transportation

Dated: 9-26-12

Tax Parcel Number 400350-0025

Unofficial Document

MAINTENANCE EASEMENT

STATE OF WASHINGTON)
: §
County of King)

On this 7th day of September, 2012, before me personally appeared BENJAMIN A. DUNCAN, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.

Notary Seal
MICHELLE TALBOT
COMMISSION EXPIRES
NOTARY
PUBLIC
FEB. 15, 2016
STATE OF WASHINGTON
Please stay within block.

Michelle Talbot
Notary (print name) Michelle Talbot
Notary Public in and for the State of Washington,
residing at Anacortes
My Appointment expires 2/15/16

Tax Parcel Number 400350-0025

Unofficial Document

MAINTENANCE EASEMENT

STATE OF WASHINGTON)
: §
County of King)

On this 7th day of September, 2012, before me personally appeared LESLEY M. DUNCAN, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.

Notary Seal: MICHELLE TALBOT, COMMISSION EXPIRES, NOTARY PUBLIC, FEB. 15, 2016, STATE OF WASHINGTON

Please sign below.

Michelle Talbot
Notary (print name) Michelle Talbot
Notary Public in and for the State of Washington,
residing at Anacortes
My Appointment expires 2/15/16

Tax Parcel Number 400350-0025

Unofficial Copy

MAINTENANCE EASEMENT

STATE OF WASHINGTON)
: §
County of King)

On this 26th day of September, 2012, before me personally appeared PETER HAHN, to me known to be the Director of Transportation of the City of Seattle, a Washington Municipal Corporation, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.

Notary Seal
MICHELLE TALBOT
COMMISSION EXPIRES
NOTARY
PUBLIC
FEB 15 2016
STATE OF WASHINGTON
Please trace within block.

Michelle Talbot
Notary (print name) Michelle Talbot
Notary Public in and for the State of Washington,
residing at Anacortes
My Appointment expires 2/15/16

Tax Parcel Number 400350-0025

Unofficial Document

MAINTENANCE EASEMENT

EXHIBIT A

EASEMENT DESCRIPTION FOR LOT 5

A 5 FOOT WIDE STRIP OF LAND, BEING A PORTION OF LOT 5 OF THE REPLAT OF BLOCK 6 OF THE LAKE DELL ADDITION TO THE CITY OF SEATTLE AS RECORDED IN VOLUME 13 PAGE 46 RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS;

THE EASTERLY 5 FEET OF SAID LOT 5 BEING PARALLEL AND COINCIDENT WITH THE WESTERLY RIGHT OF WAY MARGIN OF LAKE DELL AVENUE.

CONTAINING 201 SQ. FT. MORE OR LESS

8-02-2012

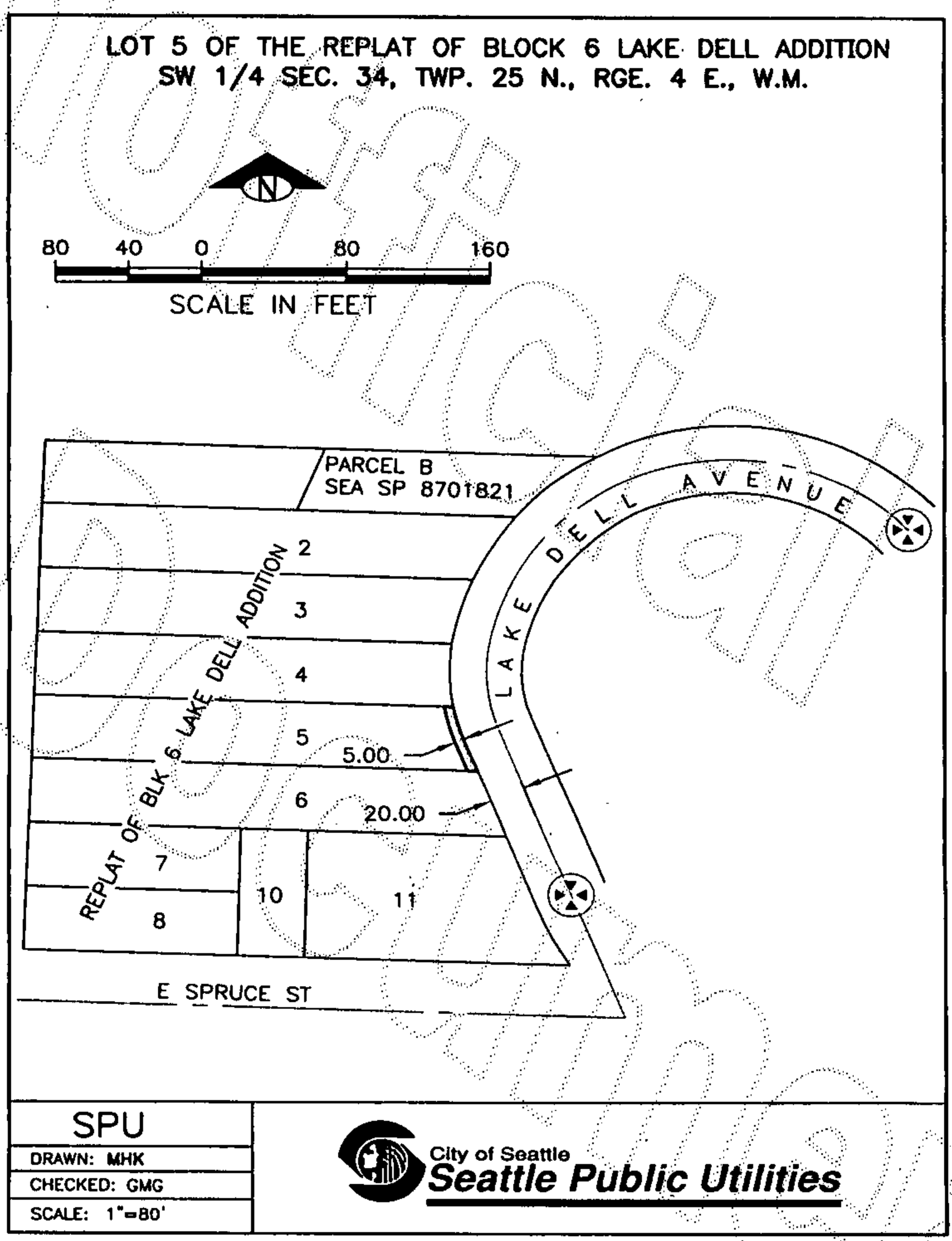
GARY M. GERVAIS
STATE OF WASHINGTON
33128
REGISTERED
PROFESSIONAL LAND SURVEYOR

Tax Parcel Number 400350-0025

Unofficial Document

MAINTENANCE EASEMENT

EXHIBIT A (Continued)



Tax Parcel Number 400350-0025