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10/02/2013 3:12pm \$75.00  
SNOHOMISH COUNTY, WASHINGTON

After Recording Return To:  
Weed, Graafstra and Benson, Inc PS.  
21 Avenue A  
Snohomish, WA 98290

**BARGAIN AND SALE DEED**

GRANTOR: Snohomish School District No. 201

GRANTEE: City of Snohomish

Legal Description: Lots 7-14; Ptn Lots 6 and 15, Block 1, Mrs. Hogan's Add to Snohomish,  
V. 2, p 20, Snohomish County Add'l on p. 3

Tax Parcel ID#: 004757-001 00700

Snohomish School District No. 201 ("Grantor"), for and in consideration of One Dollar (\$1.00) in hand paid, bargains, sells and conveys to the City of Snohomish, a Washington municipal corporation ("Grantee"), the following described real estate (the "Real Property"), situated in the County of Snohomish, State of Washington:

See Attachment A attached hereto and incorporated herein by this reference.

Subject to and excepting those matters listed in Attachment B attached hereto and incorporated herein by this reference.

Said conveyance being upon the express condition that the Real Property shall be used and maintained by Grantee in Public Use (as hereinafter defined), provided the specific Public Use shall be selected, and may be changed from time to time, by the Grantee in its sole discretion, from those listed below. "Public Use", as used herein, shall include any of the following uses permitted in the Pilchuck District Civic Zone in effect on the date of this conveyance:

- Temporary open air markets / vendor carts or stands;
- Other uses as determined accessory and consistent with the intent of the Civic Zone;
- Municipal offices;
- Parks and recreation;
- Community center;
- Educational facilities;
- Libraries and museums;
- Fire and police stations;
- Religious assembly;
- General assembly (e.g., private clubs, rental spaces);
- Parking garages.

If at any time in the future, the Real Property should cease to be in Public Use, the Real Property shall revert to Grantor. Grantor may initiate such reversion at any time after the cessation of the Public Use of the Real Property by providing written notice to Grantee of Grantor's intention to record a Notice of Reversion. If Grantee fails to again commence the Public Use of the Real Property within thirty (30) days after receipt of such written notice, Grantor may at any time thereafter record a Notice of Reversion in the records of Snohomish County, whereupon all title to, and interest in, the Real Property shall automatically revert to Grantor without need for further documentation.

It is the intention of Grantor and Grantee that this Bargain and Sale Deed create a fee simple determinable with a reversion to Grantor.

Dated 9-26, 2013.

Snohomish School District No. 201

By William A Mester  
William A. Mester, Ph.D., Superintendent

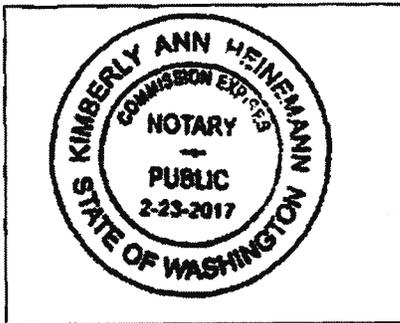
STATE OF WASHINGTON

COUNTY OF SNOHOMISH

ss.

I certify that I know or have satisfactory evidence that William A. Mester, Ph.D., is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Superintendent of Snohomish School District No. 201 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-26-13



(Use this space for notarial stamp/seal)

Kimberly Ann Heinemann  
Notary Public  
Print Name Kimberly Ann Heinemann  
My commission expires 2-23-17

**ATTACHMENT A**

**Legal Description**

Lots 7 through 14, together with the North half of adjacent Lots 6 and 15, all in Block 1, Mrs. Hogan's Addition to Snohomish, Washington, according to the plat thereof recorded in Volume 2 of Plats at page 20, records of Snohomish County, Washington. The South line of said North half of Lots 6 and 15 is to be a line connecting the midpoints of the West and East sides of said lots.

TOGETHER WITH all that portion of the West 20 feet of Pine Street as vacated by the City of Snohomish in Ordinance No. 207, lying Northerly of the Easterly extension of the South line of said North half of Lot 6.

ALSO TOGETHER WITH all that portion of Lincoln Street, formerly known as Railroad Avenue, as vacated by the City of Snohomish in Ordinance No. 694, lying Northerly of the Westerly extension of the South line of said North half of Lot 15; and all that portion of the South 20 feet of Third Street vacated by the City of Snohomish in Ordinance No. 694.

ALSO TOGETHER WITH all that portion of the alley between said Lots 6 through 15 lying Northerly of the South line of the North half of said Lots 6 and 15.

**ATTACHMENT B**

(Exceptions)

1. Any and all offers of dedication, conditions, restrictions, easements, fence line/boundary discrepancies, notes and/or provisions shown or disclosed by Short Plat or Plat of Mrs. Hogan's Addition to Snohomish recorded in Volume 2 of Plats, Page(s) 20.
2. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. 8903165002.