



## MONROE CITY COUNCIL

### Agenda Bill No. 20-024

<b>SUBJECT:</b>	<b>Approve Purchase and Authorize the Mayor to Sign Right-of-Way Deed, Easements, and Associated Documentation of Parcel 13, for Chain Lake Road Phase 2a (Non-Motorized Pedestrian Path)</b>
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DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
2/11/2020	Design & Construction	Jim Gardner	Scott Peterson	Consent Agenda Item #5

**Discussion:** 12/11/2012; 02/18/2014; 07/18/2017; 01/16/2018; 05/14/2019; 8/13/19; 10/8/19; 10/22/19; 11/12/19; 12/10/19; 2/11/20

- Attachments:**
1. Parcel 13, Becker/Bunge, Six (6) documents as follows: Right-of-Way Dedication Deed, Slope Easement, Temporary Construction Easement, Two (2) Real Estate Excise Tax Affidavit and Real Property Voucher.
  2. Vicinity Map

**REQUESTED ACTION:** Move to approve the purchase of Parcel 13; authorize the Mayor to sign the right-of-way deed, easements, and associated documentation for the Chain Lake Road Phase 2a (Non-Motorized Pedestrian Path) Project; and expressly authorize further minor revisions as deemed necessary or appropriate.

#### **POLICY CONSIDERATIONS**

*The City of Monroe ROW Procedures Policy must comply with applicable Federal regulations (49 CFR Part 24), State law (Ch. 8.26 RCW) and State regulations (Ch. 468-100 WAC). The City of Monroe, ROW Procedures and Policy, 'Administrative Settlement Policy' section requires that 'all final settlements involving City funds must first be approved by the City Council.'*

#### **DESCRIPTION/BACKGROUND**

The Chain Lake Road Phase 2a project proposes to provide a ten foot wide concrete pedestrian and bicycle trail on the west side of Chain Lake Road, from the existing trail terminus north of Rainier View Road to the proposed Gilmartin Plat near Brown Road. The project would include preparation of design documents, purchase of necessary right-of-way (ROW) from several adjacent parcels, and eventual construction of the trail. Once complete, this project will significantly improve pedestrian and bicyclist access and safety along this stretch of the road.

On January 16, 2018, Universal Field Services (UFS) was selected to negotiate and process ROW offers and obtain WSDOT ROW Certification for the City. The City is required to complete the purchase as expediently as possible, 49 CFR 24.102a. There are a total of nineteen parcels. This acquisition is for Parcels 8 and 9.

Fourteen other properties (Parcels 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16 and 17) were previously authorized for purchase. The remaining 4 parcels are still being negotiated.

#### ROW Status:

<u>Parcel</u>	<u>Status</u>
Parcel 1	Pending Plat will dedicate right-of-way
Parcel 2	Purchase Completed.
Parcel 3	Purchase Completed.

Parcel 4	Purchase Completed.
Parcel 5	Purchase Completed.
Parcel 6	Authorization 12-10-19
Parcel 7	Purchase Completed.
Parcel 8	Purchase Completed.
Parcel 9	Purchase Completed.
Parcel 10	Purchase Completed.
Parcel 11	Authorization 12-10-19
Parcel 12	Under negotiation
Parcel 13	Authorization this Bill
Parcel 14	Authorization 12-10-19
Parcel 15	Authorization 12-10-19
Parcel 16	Authorization 12-10-19
Parcel 17	Authorization 12-10-19
Parcel 18	Under negotiation
Parcel 19	Under negotiation
Parcel 20	Under negotiation

**FISCAL IMPACTS**

Parcel 13 partial acquisition is for \$21,200. It was expected that all right-of-way acquisitions would have been completed in 2019. However, due to the nature of property acquisitions (e.g., negotiations, clearing title) several purchases have been delayed into 2020. The table below represents 2020 anticipated right-of-way costs remaining, as well as anticipated construction costs:

<b>STREET 318 FUND</b>	
FY 2020 BUDGET (CONSTRUCTION)	\$ 3,241,350
ANTICIPATED 2020 CONSTRUCTION COSTS	\$ 2,150,000
ANTICIPATED 2020 CONSTRUCTION GRANT REIMBURSEMENTS	\$ 1,845,692
FY 2020 BUDGET (ROW)	\$ -0-
ANTICIPATED 2020 ROW PAYMENTS	\$ 466,258
ANTICIPATED 2020 GRANT REIMBURSEMENTS	\$ 413,625

Regarding grant sources, The Puget Sound Regional Council (PSRC) awarded two grants to the City. The first grant helps fund design (PE) and the purchase of right-of-way (RW) for the project. The PE/RW grant amount is \$583,527. PSRC also awarded to the City a \$1,515,692 grant and a \$330,000 supplement to partially fund the construction (CN) phase of the pedestrian/bicycle path. Both grants and supplement were previously accepted through Council action.

**TIME CONSTRAINTS**

49 CFR 24.102a requires that ROW acquisition occur as expediently as possible.

**ALTERNATIVES TO REQUESTED ACTION**

Do not approve acquisition, recognizing that without right-of-way the project cannot proceed to construction and risk loss of PSRC construction grant monies.

**After recording return to:**  
City Clerk  
City of Monroe  
806 W. Main Street  
Monroe, WA 98272

**Document Title**

Right-of-Way Dedication Deed

**Reference Number of Related Documents**

**Grantors** (Last, First and Middle Initial)

Geraldine L. and Richard W. Becker Family Trust  
John L. and Carol Y. Bunge Family Trust  
Becker, Geraldine Louise  
Bunge Joint Revocable Trust

**Grantee** (Last, First and Middle Initial)

City of Monroe

**Legal Description** (abbreviated form; i.e., lot, plat or section, township, range, quarter/quarter)

PTN EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.

**Assessor's Property Tax Parcel/Account Number at the Time of Recording**

280731-002-015-00

**RIGHT-OF-WAY DEDICATION DEED**

The Grantors, Geraldine L. Becker, as Trustee of the Geraldine L. and Richard W. Becker Family Trust under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and Geraldine L. Becker and Richard W. Becker, as Trustees; John L. Bunge and Carol Y. Bunge, as Trustees of the John L. and Carol Y. Bunge Family Trust under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and John L. Bunge and Carol Y. Bunge, as Trustees; Geraldine Louise Becker, as her sole and separate property and John L. Bunge and Carol Y. Bunge, Trustees of the Bunge Joint Revocable Trust u/a/d April 18, 2016, all as their interest may appear of record, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, hereby conveys, grants and dedicates to the CITY OF MONROE, a municipal corporation of the State of Washington, and its assigns, a public right-of-way easement, to the same extent and purposes as if the rights granted had been acquired under the Eminent Domain Statute of the State of Washington, to be used for all lawful right-of-way purposes, surface and subsurface, including without limitation the construction, installation, operation, maintenance and repair of streets, sidewalks, plantings, right-of-way beautification improvements, utilities, stormwater conveyance, retention and/or treatment facilities, signalization, signage, and such other appropriate municipal right-of-way uses from time to time, now or in the future, for the use and benefit of the public, over, under, upon and across the hereinafter described lands:

**See Exhibit A for right-of-way legal description and Exhibit B for right-of-way depiction, said exhibits attached hereto and incorporated herein by reference as if set forth in full.**

The Grantor warrants that it has all right, title and authority to make such conveyance, grant and dedication.

This Deed may be executed in any number of counterparts and by different parties in separate counterparts. Each counterpart when so executed shall be deemed to be an original and all of which together shall constitute one and the same Deed.

DATED this 16<sup>th</sup> day of December, 2019.

GRANTORS:

**The GERALDINE L. AND RICHARD W. BECKER FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and Geraldine L. Becker and Richard W. Becker, as Trustees**

Geraldine L. Becker, Trustee  
Geraldine L. Becker, Trustee

Date: 12/16/19

**Geraldine Becker**  
Geraldine Louise Becker  
Geraldine Louise Becker

Date: 12/16/19

**The JOHN L. AND CAROL Y. BUNGE FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlor, and John L. Bunge and Carol Y. Bunge, as Trustees**

John L. Bunge, Trustee      Carol Y. Bunge, Trustee  
John L. Bunge, Trustee      Carol Y. Bunge, Trustee  
Date: 12-27-19      Date: 12-27-19

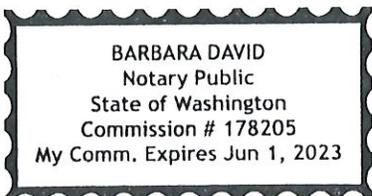
**The Bunge Joint Revocable Trust u/a/d April 18, 2016**

John L. Bunge, Trustee      Carol Y. Bunge, Trustee  
John L. Bunge, Trustee      Carol Y. Bunge, Trustee  
Date: 12-27-19      Date: 12-27-19

STATE OF WASHINGTON )  
 ) ss.  
COUNTY of King )

On this 16 day of December 2019, before me personally appeared Geraldine L. Becker, as the TRUSTEE of The GERALDINE L. AND RICHARD W. BECKER FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlors, and Geraldine L. Becker and Richard W. Becker, as Trustees, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

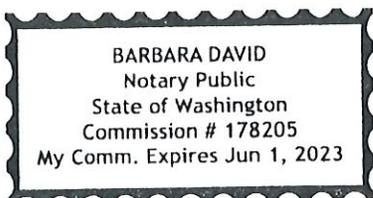


Barbara David  
Printed Name: Barbara David  
Notary Public in and for the State of Washington,  
residing at King County  
My commission expires June 1, 2023

STATE OF WASHINGTON )  
 : ss  
County of King )

On this 16 day of December before me personally appeared Geraldine Louise Becker, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

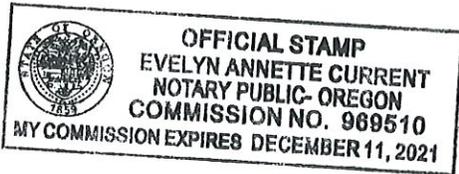


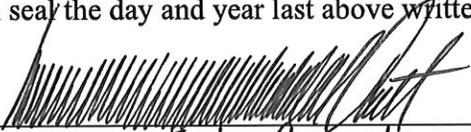
Barbara David  
Notary Public in and for the State of Washington,  
residing at King County  
My commission expires June 1, 2023

STATE OF OREGON )  
COUNTY of Deschutes ) ss.

On this 27<sup>th</sup> day of December 2019, before me personally appeared John L. Bunge and Carol Y. Bunge, as the TRUSTEES of The JOHN L. AND CAROL Y. BUNGE FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and John L. Bunge and Carol Y. Bunge, as Trustees, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

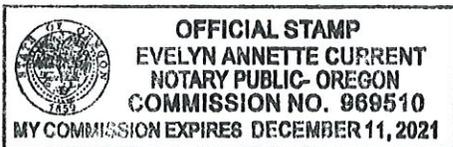


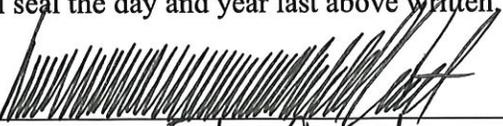
  
Printed Name: Evelyn Current  
Notary Public in and for the State of Oregon,  
residing at Redmond Or  
My commission expires 12/11/2021

STATE OF OREGON )  
COUNTY of Deschutes ) ss.

On this 27<sup>th</sup> day of December 2019, before me personally appeared John L. Bunge and Carol Y. Bunge, as the TRUSTEES of The Bunge Joint Revocable Trust u/a/d April 18, 2016, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



  
Printed Name: Evelyn Current  
Notary Public in and for the State of Oregon,  
residing at Redmond Or  
My commission expires 12/11/2021

ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF MONROE

By: \_\_\_\_\_

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Elizabeth Smoot, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
J. Zachary Lell, City Attorney

EXHIBIT A

Parcel 13

Tax Account No.: 28073100201500

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

EXPECT THEREFROM THAT PORTION LYING WITHIN CHAIN LAKE ROAD.

SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

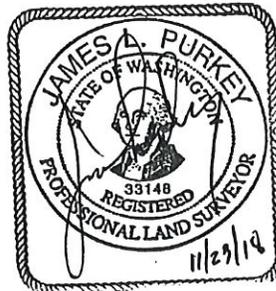
RIGHT OF WAY – PARCEL

A PORTION OF THE ABOVE PARCEL DESCRIBED AS FOLLOWS:

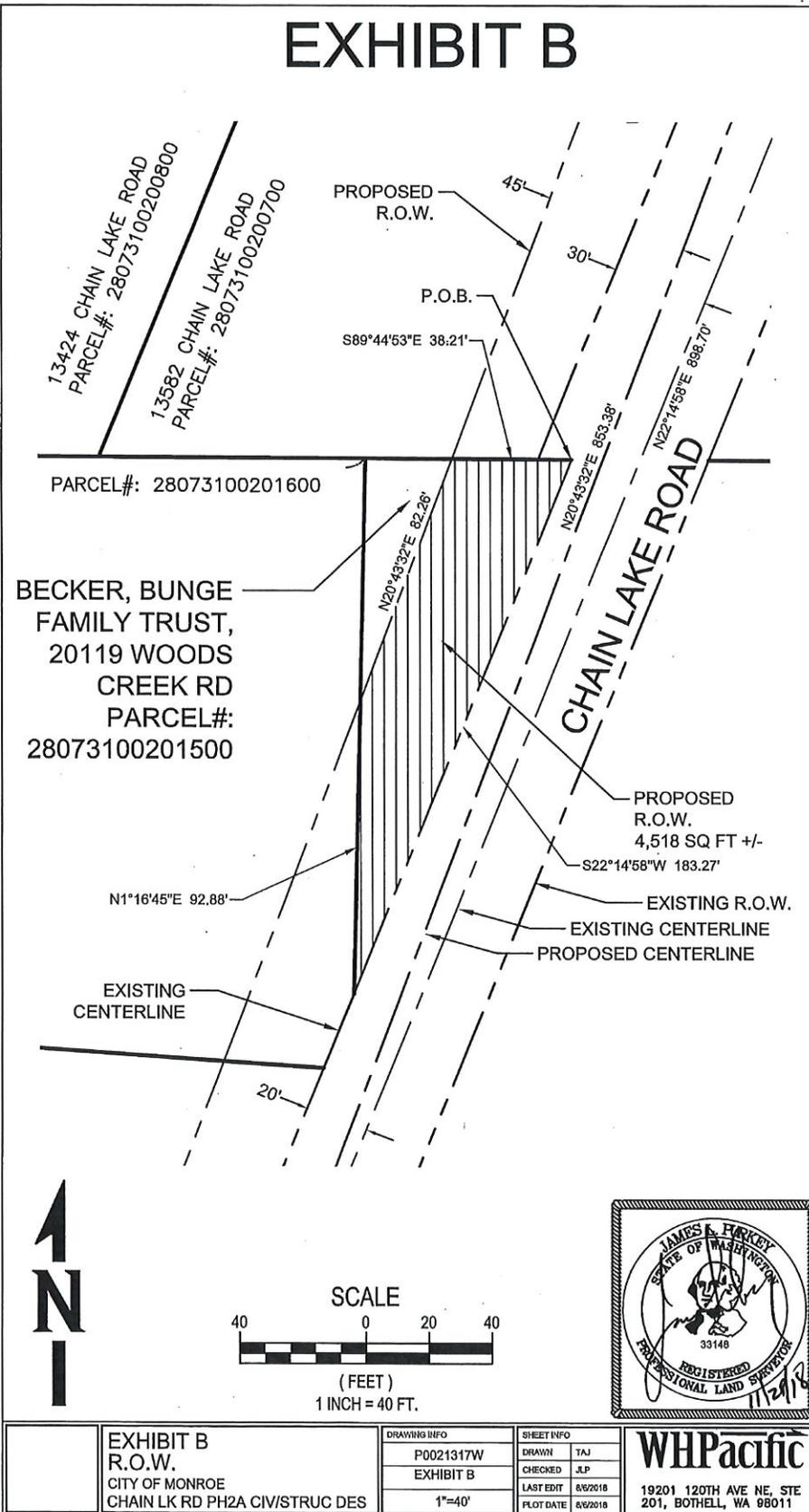
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL ALONG THE EXISTING RIGHT OF WAY OF THE ABOVE DESCRIBED PROPERTY;

THENCE SOUTH 22° 14' 58" WEST ALONG THE OLD RIGHT OF WAY OF CHAIN LAKE ROAD, A DISTANCE OF 183.27 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 01° 16' 45" EAST ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 92.88 FEET; THENCE NORTH 20° 43' 32" EAST, A DISTANCE OF 82.26 FEET MORE OF LESS TO THE NORTHERLY LINE OF SAID PARCEL; THENCE SOUTH 89° 44' 53" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 38.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,518 SQUARE FEET +/-



# EXHIBIT B





**REAL ESTATE EXCISE TAX AFFIDAVIT**

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**

(See back of last page for instructions)

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Geraldine L. and Richard W. Becker Family Trust, et al</u>	2 BUYER GRANTEE	Name <u>City of Monroe, a Washington municipal corporation</u>
	Mailing Address <u>9505 NE 13th Street</u>		Mailing Address <u>806 West Main Street</u>
	City/State/Zip <u>Bellevue, WA 98004</u>		City/State/Zip <u>Monroe, WA 98272</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>(360) 794-7400</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers – check box if personal property	
Name _____	_____	PTN of <u>28073100201500</u>	<input type="checkbox"/> List assessed value(s) <u>\$32,300</u>
Mailing Address _____	_____	_____	<input type="checkbox"/>
City/State/Zip _____	_____	_____	<input type="checkbox"/>
Phone No. (including area code) _____	_____	_____	<input type="checkbox"/>

4 Street address of property: 20119 Woods Creek Road

This property is located in Monroe

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit) see Exhibit "A"

5 Select Land Use Code(s):  
45 - Highway and street right of way  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)  
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land  does  does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)  
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

7 List all personal property (tangible and intangible) included in selling price.  
None

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_

Type of Document ROW Dedication Deed

Date of Document \_\_\_\_\_

Gross Selling Price \$	<u>20,300</u>
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	<u>20,300</u>
Excise Tax : State \$	<u>259.84</u>
<input type="checkbox"/> 0.0050 Local \$	<u>101.50</u>
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	<u>361.34</u>
*State Technology Fee \$	_____ 5.00
*Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	<u>371.34</u>

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX  
\*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Geraldine L. Becker</u>	Signature of Grantee or Grantee's Agent _____
Name (print) <u>Geraldine L. Becker</u>	Name (print) _____
Date & city of signing: <u>12/16/19 Mercer Island</u>	Date & city of signing: _____

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

EXHIBIT A

Parcel 13

Tax Account No.: 28073100201500

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

EXPECT THEREFROM THAT PORTION LYING WITHIN CHAIN LAKE ROAD.

SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SLOPE EASEMENT – PARCEL

A PORTION OF THE ABOVE PARCEL DESCRIBED AS FOLLOWS:

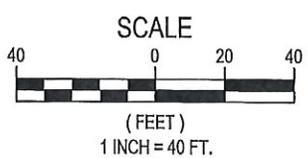
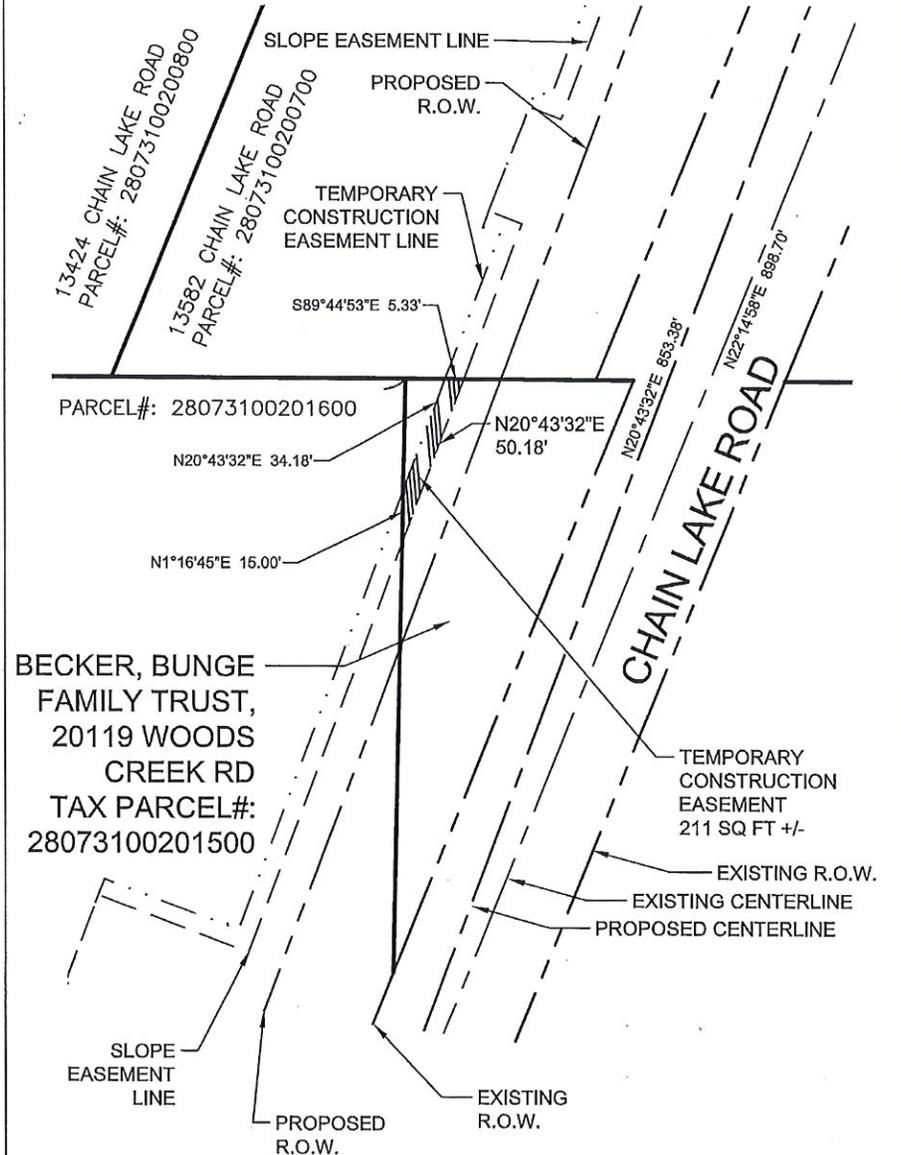
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL ALONG THE EXISTING RIGHT OF WAY OF THE ABOVE DESCRIBED PROPERTY; THENCE NORTH 89° 44' 53" WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 38.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 20° 43' 32" WEST, A DISTANCE OF 82.26 FEET MORE OR LESS TO THE WESTERLY LINE OF SAID PARCEL; THENCE NORTH 01° 16' 45" EAST ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 30.06 FEET; THENCE NORTH 20° 43' 32" EAST, A DISTANCE OF 50.18 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID PARCEL; THENCE SOUTH 89° 44' 53" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 663 SQUARE FEET +/-



# EXHIBIT A

## PARCEL 13



<b>EXHIBIT A</b> <b>TEMP. CONST. EASEMENT</b> CITY OF MONROE CHAIN LK RD PH2A CIV/STRUC DES	DRAWING INFO P0021317W EXHIBIT A	SHEET INFO DRAWN TAJ CHECKED JLP	<b>WHPacific</b> 19201 120TH AVE NE, STE 201, BOTHELL, WA 98011
	1"=40'	LAST EDIT 12/10/2018 PLOT DATE 12/10/2018	

AFTER RECORDING MAIL TO:

City of Monroe  
806 West Main Street  
Monroe, WA 98272

### **SLOPE EASEMENT**

*Grantor: Geraldine L. and Richard W. Becker Family Trust, et al*

*Grantee: City of Monroe*

*Abbreviated Legal: PTN EAST HALF OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST,  
W.M. IN SNOHOMISH COUNTY, WASHINGTON*

*Tax Parcel No.: 28073100201500*

*City of Monroe / Chain Lake Road Phase 2a Project*

*Project Parcel #13*

THE GRANTORS, Geraldine L. Becker, as Trustees of the Geraldine L. and Richard W. Becker Family Trust under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and Geraldine L. Becker and Richard W. Becker, as Trustees; John L. Bunge and Carol Y. Bunge, as Trustees of the John L. and Carol Y. Bunge Family Trust under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and John L. Bunge and Carol Y. Bunge, as Trustees; Geraldine Louise Becker, as her sole and separate property, and John L. Bunge and Carol Y. Bunge, Trustees of the Bunge Joint Revocable Trust u/a/d April 18, 2016, all as their interest may appear of record, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby grant and convey to the City of Monroe, a Washington municipal corporation, for the use of the public, an easement and privilege to construct and maintain cuts and/or fills for slopes occasioned by the original grading and reestablishment of grades for street purposes along, across, and upon the following described real property situated in Snohomish County, Washington, to the same extent and purposes as if the rights granted had been acquired under the Eminent Domain Statute of the State of Washington, together with the right to enter upon said premises at any time with all necessary men, material, and equipment for the purposes of constructing, inspecting, repairing, and maintaining the same, to wit:

#### **PER EXHIBIT A AND AS DEPICTED IN EXHIBIT B ATTACHED HERETO AND INCORPORATED BY REFERENCE**

It is understood and agreed that, in the event the Grantors, or assigns, shall excavate and/or place an embankment upon the area covered by this slope easement to the level of the grade abutting thereon, all rights of the grantee herein shall cease and terminate.

**SLOPE EASEMENT**

The lands herein described contain an area of 663 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the Office of the City Engineer in Monroe, Washington, and entitled the Chain Lake Road Phase 2a Project.

This Easement may be executed in any number of counterparts and by different parties in separate counterparts. Each counterpart when so executed shall be deemed to be an original and all of which together shall constitute one and the same Easement.

**GRANTORS:**

**The GERALDINE L. AND RICHARD W. BECKER FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and Geraldine L. Becker and Richard W. Becker, as Trustees**

Geraldine L. Becker, Trustee  
Geraldine L. Becker, Trustee

Date: 12/16/19  
\_\_\_\_\_

**Geraldine Becker**

Geraldine Louise Becker  
Geraldine Louise Becker

Date: 12/16/19  
\_\_\_\_\_

SLOPE EASEMENT

The JOHN L. AND CAROL Y. BUNGE FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlor, and John L. Bunge and Carol Y. Bunge, as Trustees

John L. Bunge, Trustee      Carol Y. Bunge, Trustee  
John L. Bunge, Trustee      Carol Y. Bunge, Trustee

Date: 12/27/19

Date: 12/27/19

The Bunge Joint Revocable Trust u/a/d April 18, 2016

John L. Bunge, Trustee      Carol Y. Bunge, Trustee  
John L. Bunge, Trustee      Carol Y. Bunge, Trustee

Date: 12/27/19

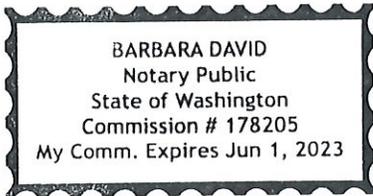
Date: 12/27/19

SLOPE EASEMENT

STATE OF WASHINGTON )  
 ) ss.  
COUNTY of King )

On this 16 day of December, 2019, before me personally appeared Geraldine L. Becker, as the TRUSTEE of The GERALDINE L. AND RICHARD W. BECKER FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and Geraldine L. Becker and Richard W. Becker, as Trustees, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

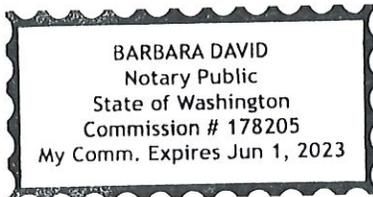


Barbara David  
Printed Name: Barbara David  
Notary Public in and for the State of Washington,  
residing at King County  
My commission expires June 1, 2023

STATE OF WASHINGTON )  
 ) ss.  
County of King )

On this 16 day of December, 2019 before me personally appeared Geraldine Louise Becker, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



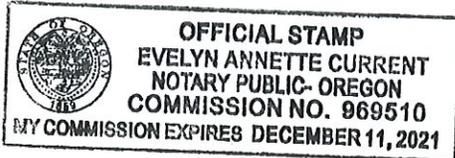
Barbara David  
Notary Public in and for the State of Washington,  
residing at King County  
My commission expires June 1, 2019

SLOPE EASEMENT

STATE OF OREGON )  
COUNTY of Deschutes ) ss.

On this 27<sup>th</sup> day of December 2019, before me personally appeared John L. Bunge and Carol Y. Bunge, as the TRUSTEES of The JOHN L. AND CAROL Y. BUNGE FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and John L. Bunge and Carol Y. Bunge, as Trustees, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

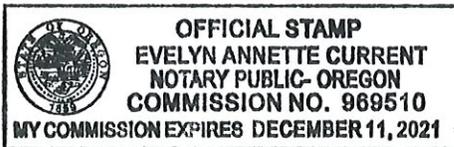


*[Signature]*  
Printed Name: Evelyn Current  
Notary Public in and for the State of Oregon,  
residing at Redmond Or  
My commission expires 12/11/2021

STATE OF OREGON )  
COUNTY of Deschutes ) ss.

On this 27<sup>th</sup> day of December 2019, before me personally appeared John L. Bunge and Carol Y. Bunge, as the TRUSTEES of The Bunge Joint Revocable Trust u/a/d April 18, 2016, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



*[Signature]*  
Printed Name: Evelyn Current  
Notary Public in and for the State of Oregon,  
residing at Redmond Or  
My commission expires 12/11/21

**SLOPE EASEMENT**

**Accepted by the City of Monroe**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Approved as to form:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: City Attorney  
Date: \_\_\_\_\_

EXHIBIT A

Parcel 13

Tax Account No.: 28073100201500

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

EXPECT THEREFROM THAT PORTION LYING WITHIN CHAIN LAKE ROAD.

SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SLOPE EASEMENT – PARCEL

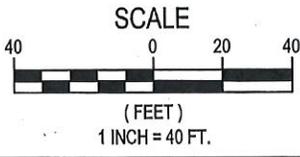
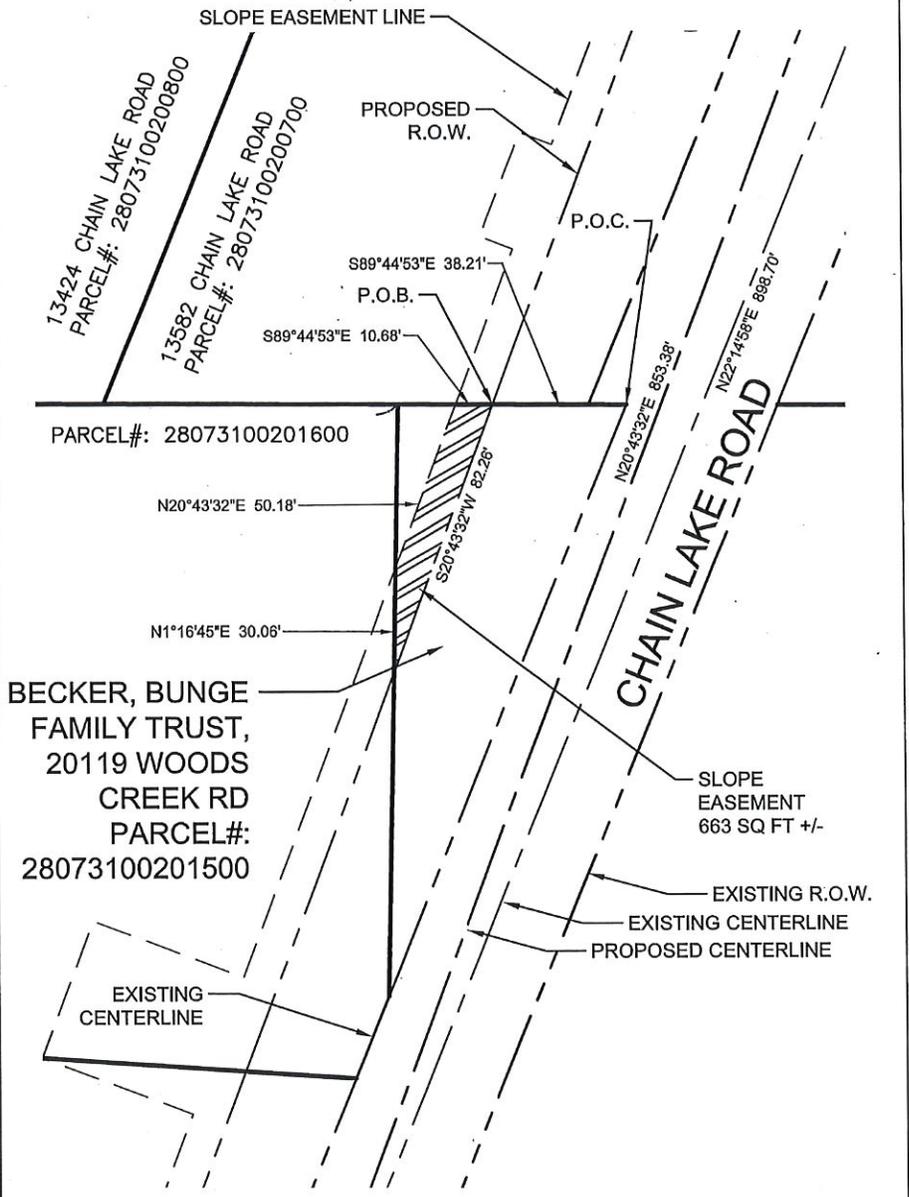
A PORTION OF THE ABOVE PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL ALONG THE EXISTING RIGHT OF WAY OF THE ABOVE DESCRIBED PROPERTY; THENCE NORTH 89° 44' 53" WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 38.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 20° 43' 32" WEST, A DISTANCE OF 82.26 FEET MORE OR LESS TO THE WESTERLY LINE OF SAID PARCEL; THENCE NORTH 01° 16' 45" EAST ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 30.06 FEET; THENCE NORTH 20° 43' 32" EAST, A DISTANCE OF 50.18 FEET MORE OF LESS TO THE NORTHERLY LINE OF SAID PARCEL; THENCE SOUTH 89° 44' 53" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 663 SQUARE FEET +/-



# EXHIBIT B



<b>EXHIBIT B</b> <b>SLOPE EASEMENT</b> CITY OF MONROE CHAIN LK RD PH2A CIV/STRUC DES	DRAWING INFO		SHEET INFO	
	P0021317W		DRAWN	TAJ
	EXHIBIT B		CHECKED	JLP
	1"=40'		LAST EDIT	11/15/2018
		PLOT DATE	11/15/2018	 19201 120TH AVE NE, STE 201, BOTHELL, WA 98011



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

1 SELLER GRANTOR Name Geraldine L. and Richard W. Becker Family Trust, et al
Mailing Address 9505 NE 13th Street
City/State/Zip Bellevue, WA 98004
Phone No. (including area code)
2 BUYER GRANTEE Name City of Monroe, a Washington municipal corporation
Mailing Address 806 West Main Street
City/State/Zip Monroe, WA 98272
Phone No. (including area code) (360) 794-7400
3 Send all property tax correspondence to: [X] Same as Buyer/Grantee
List all real and personal property tax parcel account numbers - check box if personal property
List assessed value(s)
PTN of 28073100201500 [ ] \$32,300

4 Street address of property: 20119 Woods Creek Road
This property is located in Monroe
[ ] Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
see Exhibit "A"

5 Select Land Use Code(s):
45 - Highway and street right of way
enter any additional codes:
(See back of last page for instructions)
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? [ ] YES [X] NO

6 Is this property designated as forest land per chapter 84.33 RCW? [ ] YES [X] NO
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? [ ] YES [X] NO
Is this property receiving special valuation as historical property per chapter 84.26 RCW? [ ] YES [X] NO
If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.
This land [ ] does [ ] does not qualify for continuance.

DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE
PRINT NAME

7 List all personal property (tangible and intangible) included in selling price.
None

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection)
Reason for exemption

Type of Document Slope Easement
Date of Document

Table with columns for tax items and amounts: Gross Selling Price \$740.00, \*Personal Property (deduct) \$, Exemption Claimed (deduct) \$, Taxable Selling Price \$740.00, Excise Tax: State \$9.55, Local \$3.73, \*Delinquent Interest: State \$, Local \$, \*Delinquent Penalty \$, Subtotal \$13.28, \*State Technology Fee \$5.00, \*Affidavit Processing Fee \$5.00, Total Due \$23.28

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
\*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent Geraldine L. Becker
Signature of Grantee or Grantee's Agent
Name (print) Geraldine L. Becker
Name (print)
Date & city of signing: 12/16/19 Mercer Island
Date & city of signing:

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

EXHIBIT A

Parcel 13

Tax Account No.: 28073100201500

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

EXPECT THEREFROM THAT PORTION LYING WITHIN CHAIN LAKE ROAD.

SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

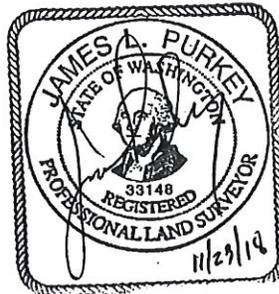
RIGHT OF WAY – PARCEL

A PORTION OF THE ABOVE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL ALONG THE EXISTING RIGHT OF WAY OF THE ABOVE DESCRIBED PROPERTY;

THENCE SOUTH 22° 14' 58" WEST ALONG THE OLD RIGHT OF WAY OF CHAIN LAKE ROAD, A DISTANCE OF 183.27 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 01° 16' 45" EAST ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 92.88 FEET; THENCE NORTH 20° 43' 32" EAST, A DISTANCE OF 82.26 FEET MORE OF LESS TO THE NORTHERLY LINE OF SAID PARCEL; THENCE SOUTH 89° 44' 53" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 38.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,518 SQUARE FEET +/-



## TEMPORARY CONSTRUCTION EASEMENT

*Grantor: Geraldine L. and Richard W. Becker Family Trust, et al*

*Grantee: City of Monroe*

*Abbreviated Legal: PTN EAST HALF OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST,  
W.M. IN SNOHOMISH COUNTY, WASHINGTON*

*Tax Parcel No.: 28073100201500*

*City of Monroe / Chain Lake Road Phase 2a Project*

*Project Parcel #13*

THIS INSTRUMENT is made this 16 day of December, 2019, by and between Geraldine L. Becker, as Trustee of the Geraldine L. and Richard W. Becker Family Trust under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and Geraldine L. Becker and Richard W. Becker, as Trustees; John L. Bunge and Carol Y. Bunge, as Trustees of the John L. and Carol Y. Bunge Family Trust under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and John L. Bunge and Carol Y. Bunge, as Trustees; Geraldine Louise Becker, as her sole and separate property, and John L. Bunge and Carol Y. Bunge, Trustees of the Bunge Joint Revocable Trust u/a/d April 18, 2016, all as their interest may appear of record, hereinafter called the "Grantors", and the City of Monroe, a Washington municipal corporation, hereinafter called the "Grantee".

WITNESSETH:

1) Grant of Easement. The Grantors, for and in consideration of the public good and other valuable consideration, do by these presents, convey and warrant unto the Grantee a temporary construction easement (the "Easement") to the same extent and purposes as if the rights granted had been acquired under the Eminent Domain Statute of the State of Washington, for access over, through, across and upon the following described real estate (the "Easement Area") situated in the County of Snohomish, State of Washington, for the placement of personnel and equipment for construction of public street improvements with necessary appurtenances, including placement of public and private utilities, within the adjoining public right of way:

### **PER EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE**

2) Purpose of Easement. The Grantee, its contractors, agents, and permittees, shall have the right at such times as may be necessary, to enter upon the Easement Area, including entry into private improvements located in the Easement Area for the purpose of constructing, maintaining, repairing, altering or reconstructing said street improvements, or making any connections therewith, including utility connections. Grantee shall have the right to re-grade slopes and/or make cuts and fills to match street grade. Grantee's rights to use the Easement

## TEMPORARY CONSTRUCTION EASEMENT

Area shall be exclusive at such times and for such duration as Grantee's construction requires, in Grantee's discretion.

The rights herein granted shall include all incidental rights, including but not limited to, right of ingress and egress necessary to properly perform the work indicated for construction of the project. Grantee and those entitled to exercise the rights granted herein shall exercise all due diligence in their activities upon the property, and Grantee does hereby agree to indemnify and hold harmless the Grantors against and from any and all liability for losses, damages and expenses on account of damage to property or injury to persons resulting from or arising out of the rights herein granted to Grantee and/or its contractors, employees, agents, successors or assigns.

3) Improvements. All street improvements shall be constructed entirely within the public right of way. In the event private improvements in the Easement Area are disturbed or damaged by Grantee's use of the Easement, on or before the end of the Term, they shall be restored or replaced in as good a condition as they were immediately before Grantee entered the Easement Area. During the Term, Grantee may on an interim basis, restore the Easement Area to a reasonably safe and convenient condition.

4) Grantor's Right to Use Easement Area. Except for those times when Grantee is making exclusive use of the Easement Area, the Grantors shall retain the right to use and enjoy the Easement Area, including the right to use existing private improvements located in the Easement Area so long as such use does not interfere with Grantee's construction of the public improvements described in this Easement.

5) Term of Easement. The term of this Easement is 12 months (the "Term"). The Term shall remain in force until **no later September 30, 2020**, or until completion of construction and restoration of the property, whichever occurs first. Grantee shall provide fourteen (14) days written notice to the Grantors prior to commencement of construction. This Easement may be extended by mutual written consent of the Grantors and Grantee.

6) Binding Effect. The Easement granted hereby is solely for the benefit of Grantee, and is personal to Grantee, its successors in interest and assigns. Grantee shall have the right to permit third parties to enter upon the Easement Area to accomplish the purposes described herein, provided that all such parties abide by the terms of this Easement. The Easement granted hereby, and the duties, restrictions, limitations and obligations herein created, shall run with the land, shall burden the Easement Area and shall be binding upon and the Grantors and its respective successors, assigns, mortgagees and sublessees and each and every person who shall at any time have a fee, leasehold, mortgage or other interest in any part of the Easement Area.

7) Notification. Should the undersigned owner (Grantors), sell the property described herein, Grantors shall promptly disclose and notify the buyer of this agreement.

TEMPORARY CONSTRUCTION EASEMENT

8) This Easement may be executed in any number of counterparts and by different parties in separate counterparts. Each counterpart when so executed shall be deemed to be an original and all of which together shall constitute one and the same Easement.

**Grantors:**

**The GERALDINE L. AND RICHARD W. BECKER FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and Geraldine L. Becker and Richard W. Becker, as Trustees**

Geraldine L. Becker, Trustee  
Geraldine L. Becker, Trustee  
Date: 12/16/19

**GERALDINE LOUISE BECKER**

Geraldine Louise Becker  
Geraldine Louise Becker  
Date: 12/16/19

**The JOHN L. AND CAROL Y. BUNGE FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and John L. Bunge and Carol Y. Bunge, as Trustees**

\_\_\_\_\_  
John L. Bunge, Trustee  
Date: \_\_\_\_\_

\_\_\_\_\_  
Carol Y. Bunge, Trustee  
Date: \_\_\_\_\_

**The BUNGE JOINT REVOCABLE TRUST u/a/d April 18, 2016**

\_\_\_\_\_  
John L. Bunge, Trustee  
Date: \_\_\_\_\_

\_\_\_\_\_  
Carol Y. Bunge, Trustee  
Date: \_\_\_\_\_

TEMPORARY CONSTRUCTION EASEMENT

8) This Easement may be executed in any number of counterparts and by different parties in separate counterparts. Each counterpart when so executed shall be deemed to be an original and all of which together shall constitute one and the same Easement.

**Grantors:**

**The GERALDINE L. AND RICHARD W. BECKER FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and Geraldine L. Becker and Richard W. Becker, as Trustees**

\_\_\_\_\_  
Geraldine L. Becker, Trustee

Date: \_\_\_\_\_

**GERALDINE LOUISE BECKER**

\_\_\_\_\_  
Geraldine Louise Becker

Date: \_\_\_\_\_

**The JOHN L. AND CAROL Y. BUNGE FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and John L. Bunge and Carol Y. Bunge, as Trustees**

John L. Bunge, Trustee      Carol Y. Bunge, Trustee

John L. Bunge, Trustee

Carol Y. Bunge, Trustee

Date: 12/27/19

Date: 12/27/19

**The BUNGE JOINT REVOCABLE TRUST u/a/d April 18, 2016**

John L. Bunge, Trustee      Carol Y. Bunge, Trustee

John L. Bunge, Trustee

Carol Y. Bunge, Trustee

Date: 12/27/19

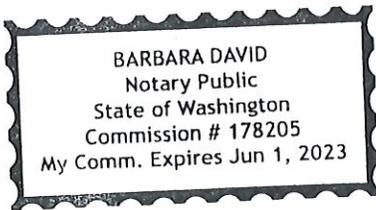
Date: 12/27/19

TEMPORARY CONSTRUCTION EASEMENT

STATE OF WASHINGTON )  
 ) ss.  
COUNTY of King )

On this 16 day of December 2019, before me personally appeared Geraldine L. Becker, as the TRUSTEE of The GERALDINE L. AND RICHARD W. BECKER FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and Geraldine L. Becker and Richard W. Becker, as Trustees, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

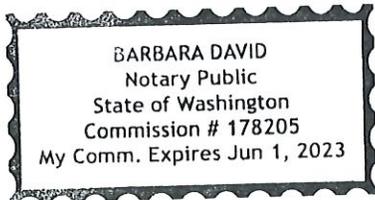


Barbara David  
Printed Name: Barbara David  
Notary Public in and for the State of  
Washington, residing at King County  
My commission expires June 1, 2023

STATE OF WASHINGTON )  
 : ss.  
County of King )

On this 16 day of December before me personally appeared Geraldine Louise Becker, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



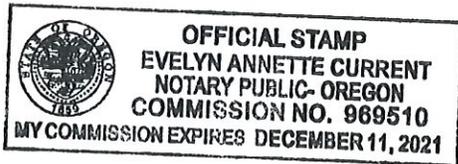
Barbara David  
Notary Public in and for the State of  
Washington, residing at King County  
My commission expires June 1, 2023

TEMPORARY CONSTRUCTION EASEMENT

STATE OF WASHINGTON )  
COUNTY of Deschutes ) ss.

On this 27<sup>th</sup> day of December 2019, before me personally appeared John L. Bunge and Carol Y. Bunge, as the TRUSTEES of The JOHN L. AND CAROL Y. BUNGE FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlor, and John L. Bunge and Carol Y. Bunge, as Trustees, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

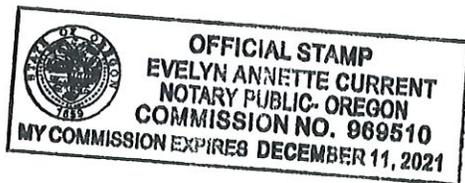


*[Signature]*  
Printed Name: Evelyn Current  
Notary Public in and for the State of  
Washington, residing at Redmond Or  
My commission expires 12/11/2021

STATE OF WASHINGTON )  
COUNTY of Deschutes ) ss.

On this 27<sup>th</sup> day of December 2019, before me personally appeared John L. Bunge and Carol Y. Bunge, as the TRUSTEES of The Bunge Joint Revocable Trust u/a/d April 18, 2016, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



*[Signature]*  
Printed Name: Evelyn Current  
Notary Public in and for the State of  
Washington, residing at Redmond Or  
My commission expires 12/11/2021

TEMPORARY CONSTRUCTION EASEMENT

**Accepted By the City of Monroe**

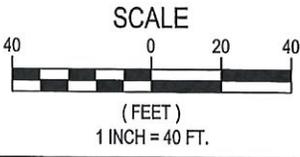
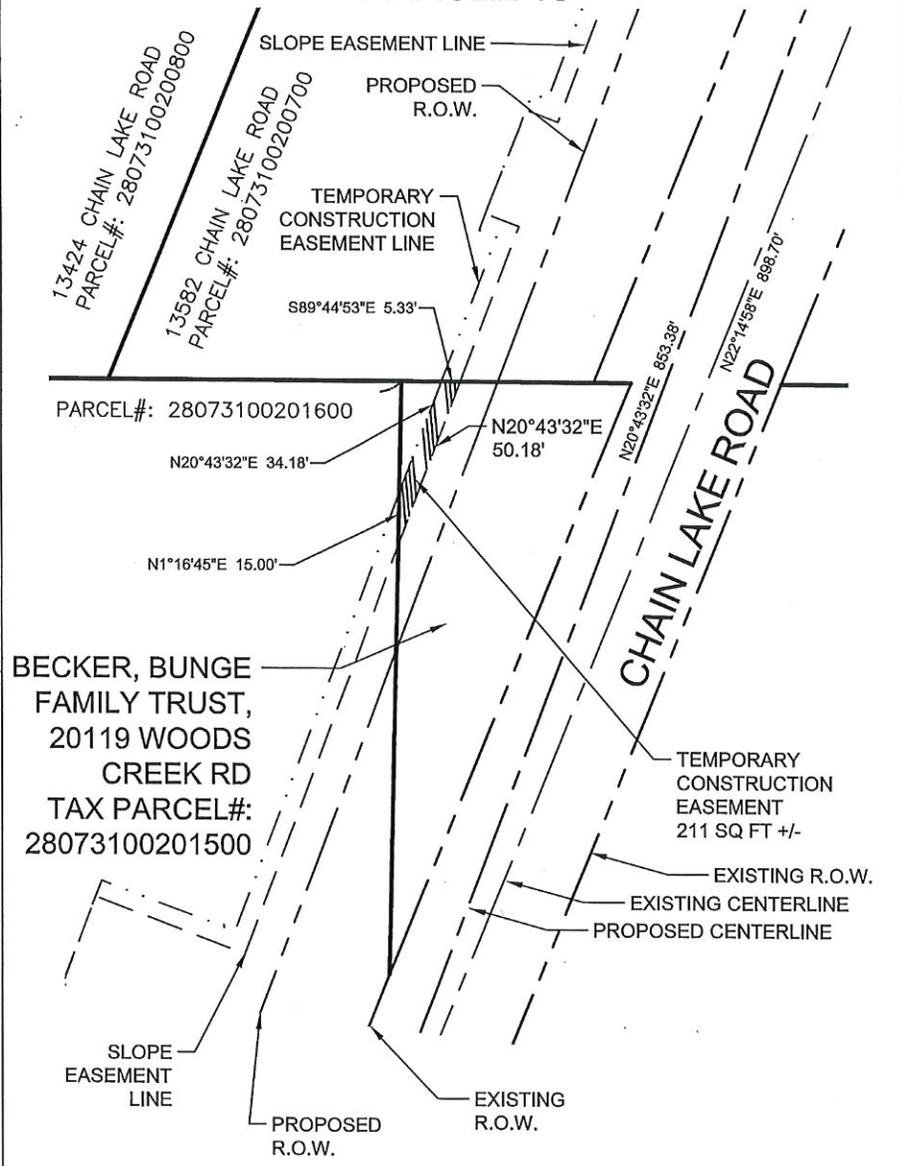
**Approved as to form:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: City Attorney  
Date: \_\_\_\_\_

# EXHIBIT A

## PARCEL 13



<b>EXHIBIT A</b> <b>TEMP. CONST. EASEMENT</b> CITY OF MONROE CHAIN LK RD PH2A CIV/STRUC DES	DRAWING INFO		SHEET INFO		 19201 120TH AVE NE, STE 201, BOTHELL, WA 98011
	P0021317W		DRAWN	TAJ	
	EXHIBIT A		CHECKED	JLP	
	1"=40'		LAST EDIT	12/10/2018	
			PLOT DATE	12/10/2018	

**City of Monroe  
806 West Main Street  
Monroe, WA 98272**

Claimants

The Geraldine L. and Richard W. Becker Family Trust  
The John L. and Carol Y. Bunge Family Trust  
Geraldine Louise Becker  
The Bunge Joint Revocable Trust  
9505 NE 13<sup>th</sup> Street  
Bellevue, WA 98004

Site Address: 20119 Woods Creek Road, Monroe, WA

City of Monroe – Chain Lake Road Phase 2a Project  
Project Parcel No. 13

---

A full, complete, and final payment for settlement for the title or interest conveyed or released as fully set forth in the ROW Dedication Deed, Slope Easement, and Temporary Construction Easement, dated 12/27/19.

---

ROW Dedication: 4,518 SF (m/l)	\$20,331.00
Lands Conveyed Easement: Slope 663 SF (m/l)	\$746.00
Temporary Construction Easement: 211 SF (m/l)	\$95.00
<b>Total (Rounded)</b>	<b>\$21,200.00</b>

---

We hereby certify under penalty of perjury that the items and amounts listed herein are proper charges against the City of Monroe, that the same or any part thereof has not been paid, and that we are authorized to sign for the claimant.

---

**The GERALDINE L. AND RICHARD W. BECKER FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and Geraldine L. Becker and Richard W. Becker, as Trustees**

Geraldine L. Becker, Trustee  
Geraldine L. Becker, Trustee

Date: 12/16/2019

Geraldine Louise Becker  
Geraldine Louise Becker

Date: 12/16/2019

The JOHN L. AND CAROL Y. BUNGE FAMILY TRUST under Trust Agreement dated January 7, 1994 between Clarence L. Bunge and Louise Bunge, as Settlers, and John L. Bunge and Carol Y. Bunge, as Trustees

John L. Bunge  
John L. Bunge, Trustee

Carol Y. Bunge, trustee  
Carol Y. Bunge, Trustee

Date: 12/27/19

Date: 12/27/19

The Bunge Joint Revocable Trust u/a/d April 18, 2016

John L. Bunge  
John L. Bunge, Trustee

Carol Y. Bunge, trustee  
Carol Y. Bunge, Trustee

Date: 12/27/19

Date: 12/27/19

City of Monroe

Cyndi Whelpley  
Cyndi Whelpley, Right-of-Way Consultant  
Date: 01/21/20  
Place Signed: Edmonds, LA

Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_  
Place Signed: \_\_\_\_\_



VICINITY MAP