CITY OF
SEQUIM

152 West Cedar Street, Sequim, WA 98382
City Hall (360) 683-4139 FAX (360) 681-3448
Public Works (360) 683-4908 FAX (360) 681-9552

Craig A. Ritchie, City Attorney critchie@sequimwa.gov
Direct Line: 360-681-6611 Direct Fax: 360-681-2380

January 29, 2016

Auditor's Office
Clallam County Courthouse
223 East Fourth Street
Port Angeles WA 98362

Re: ~~Easement~~ Recording – Sequim / CTS (Revised)

Dear Auditor:

Enclosed for recording is the original of a reciprocal Easement for parking entered into between the City of Sequim and the Clallam Transit System. Also enclosed is our check for $76.00 for the recording fee. We were informed by the County Treasurer that no excise tax affidavit is required.

We've provided a self-addressed stamped envelope for you to return the document to us after recording.

Thanks.

Yours truly,

Craig A. Ritchie
City Attorney

CAR:elh
Enc: as stated
cc: CRAIG MILLER – approved changes by phone 2/10/16

Note: Had to make Auditor's requested corrections by hand as this original doc is on Miller's computer, not City's.

L:\City Hall\Clallam Transit Center\auditor cover letter for 2016 easement.doc

Return Address:

City Attorney's Office
City of Sequim
152 West Cedar Street
Sequim WA 98382

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. EASEMENT 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. CITY OF SEQUIM, _____

2. CLALLAM TRANSIT SYSTEM

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. CITY OF SEQUIM, _____

2. CLALLAM TRANSIT SYSTEM

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOTS 12, 13, 17, 18, BLOCK 1, CENTRAL PLAT, SEQUIM

Additional legal is on page 1 of document.

Assessor's Property Tax Parcel/Account Number ☐ Assessor Tax # not yet assigned 033019511120000; 033019511121000; 033019511123000

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

Filed for record at the request of:
Craig L. Miller & Associates, P.S.
Attorneys at Law
711 East Front Street, Suite A
Port Angeles, WA 98362
(360) 457-3349

EASEMENT

Grantor and Grantee:	City of Sequim ("City")
Grantee and Grantor:	Clallam Transit System ("CTS")
Abbr Legal:	Lots 12 and 13 and 17 and 18, Block 1, central plat of Sequim
	~~19-30-03~~
Assessor's Parcel Nos:	~~193003-51121, 193003-511120 and 193003-511123~~ 033019511120000; 033019511121000000; 033019511123000000

EASEMENT FROM CITY TO CTS

1.1 Grant of Perpetual Easement. City of Sequim hereby grants to Clallam Transit System and its heirs, successors, and assigns, an easement as described herein of the type described herein for the purposes described herein.

1.2 Consideration. This easement is for good and valuable consideration the sufficiency and receipt of which are hereby acknowledged by the parties

1.3 Burdened Property. This easement is to burden the following described real property situated in the County of Clallam, State of Washington.

> The West 30 feet of Lot 12, and all of Lot 13, Block 1 of the Central Plat of Sequim, Section 19, Township 30, Range 03, W.M.
> Situate in the County of Clallam, State of Washington.

1.4 Purpose. The purpose of this easement is for the location and use of park and ride parking by CTS.

1.5 Term of Easement. The term of this easement is perpetual.

1.6 Appurtenant Easement. The benefits granted and imposed by this instrument shall run with the lands described herein.

EASEMENT FROM CTS TO CITY

1.1 Grant of Perpetual Easement. CTS grants to City and its, successors, and assigns, an easement as described herein of the type described herein for the purposes described herein.

1.2 Consideration. This easement is for good and valuable consideration the sufficiency and receipt of which are hereby acknowledged by the parties

1.3 Burdened Property. This easement is to burden the following described real property situated in the County of Clallam, State of Washington.

> The East 10 feet of Lot 17, and all of Lot 18, Block 1 of the Central Plat of Sequim, Section 19, Township 30, Range 03, W.M.
> Situate in the County of Clallam, State of Washington.

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City of Sequim

Charles P. Bush
Its City Manager

Dated 1-26-16

Clallam Transit System

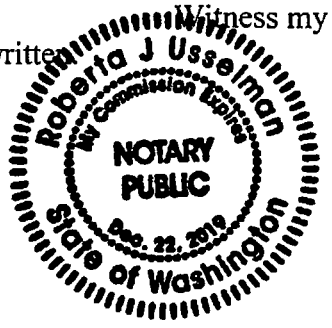
Its General Manager

Dated 1-25-16

STATE OF WASHINGTON)
COUNTY OF CLALLAM) SS

On this 21st day of January 2016 before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Charles P. Bush, known to be the individual named in and who executed the within and foregoing instrument, and he acknowledged to me that he signed the same his free and voluntary act and deed for the uses and purposes stated therein.

Witness my hand and official seal hereto affixed the day and year first above written.



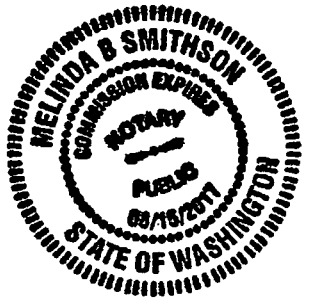
Roberta J Usselman

Name: Roberta J. Usselman
NOTARY PUBLIC, State of Washington
My appointment expires 12/22/2019

STATE OF WASHINGTON)
COUNTY OF CLALLAM)SS

On this 25th day of January 2016, before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Wendy Clark-Getzin, known to be the individual named in and who executed the within and foregoing instrument, and he acknowledged to me that he signed the same his free and voluntary act and deed for the uses and purposes stated therein.

Witness my hand and official seal hereto affixed the day and year first above written.



Melinda B. Smithson

Name: Melinda B. Smithson
NOTARY PUBLIC, State of Washington
My appointment expires 8/15/17

FILE COPY

CITY OF SEQUIM

152 West Cedar Street, Sequim, WA 98382
City Hall (360) 683-4139 FAX (360) 681-3448
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Direct Line: 360-681-6611 Direct Fax: 360-681-2380

January 29, 2016

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We've provided a self-addressed stamped envelope for you to return the document to us after recording.

Thanks.

Yours truly,

Craig A. Ritchie
City Attorney

CAR:elh
Enc: as stated
CC: CRAIG MILLER

L:\City Hall\Clallam Transit Center\auditor cover letter for 2016 easement.doc

Return Address:

City Attorney's Office
City of Sequim
152 West Cedar Street
Sequim WA 98382

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Additional reference #'s on page — of document

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1. CITY OF SEQUIM,

2. CLALLAM TRANSIT SYSTEM,

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. CITY OF SEQUIM,

2. CLALLAM TRANSIT SYSTEM

Additional names on page — of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOTS 12, 13, 17, 18, BLOCK 1, CENTRAL PLAT, SEQUIM

Additional legal is on page 1 of document.

Assessor's Property Tax Parcel/Account Number ☐ Assessor Tax # not yet assigned 193003-51121, 193003-51120, 193003-51123

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_____ Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional $50 fee if the document meets margin/formatting requirements

Filed for record at the request of:
Craig L. Miller & Associates, P.S.
Attorneys at Law
711 East Front Street, Suite A
Port Angeles, WA 98362
(360) 457-3349

EASEMENT

Grantor and Grantee:	City of Sequim ("City")
Grantee and Grantor:	Clallam Transit System ("CTS")
Abbr Legal:	Lots 12 and 13 and 17 and 18, Block 1, central plat of Sequim 19-30-03
Assessor's Parcel Nos:	193003-51121, 193003-511120 and 193003-511123

EASEMENT FROM CITY TO CTS

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> Situate in the County of Clallam, State of Washington.

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> The East 10 feet of Lot 17, and all of Lot 18, Block 1 of the Central Plat of Sequim, Section 19, Township 30, Range 03, W.M.
> Situate in the County of Clallam, State of Washington.

1.4 Purpose. The purpose of this easement is for the location and use of parking by the City.

1.5 Term of Easement. The term of this easement is perpetual.

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City of Sequim

Charles P. Bush
Its City Manager

Dated 1-26-16

Clallam Transit System

Its General Manager

Dated 1-25-16

STATE OF WASHINGTON)
COUNTY OF CLALLAM) SS

On this 26th day of January 2016 before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Charles P. Bush, known to be the individual named in and who executed the within and foregoing instrument, and he acknowledged to me that he signed the same his free and voluntary act and deed for the uses and purposes stated therein.

Witness my hand and official seal hereto affixed the day and year first above written.

Roberta J Usselman
My Commission Expires
NOTARY PUBLIC
Dec. 22, 2019
State of Washington

Roberta J Usselman

Name: Roberta J. Usselman
NOTARY PUBLIC, State of Washington
My appointment expires 12/22/2019

STATE OF WASHINGTON)
COUNTY OF CLALLAM)SS

On this 25th day of January 2016, before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Wendy Clark-Getzin, known to be the individual named in and who executed the within and foregoing instrument, and he acknowledged to me that he signed the same his free and voluntary act and deed for the uses and purposes stated therein.

Witness my hand and official seal hereto affixed the day and year first above written.

MELINDA B SMITHSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
08/15/2017

Melinda B. Smithson

Name: Melinda B. Smithson
NOTARY PUBLIC, State of Washington
My appointment expires 8/15/17

Clallam County Auditor's Office

Tomi Elliott, Deputy Auditor

223 E. 4TH ST., SUITE NO. 1 ✧ PORT ANGELES, WA 98362-0338
(v) 360-417-2220 ✧ (f) 360-417-2517
email: telliott@co.clallam.wa.us

February 3, 2016

Craig Ritchie, City Attorney
152 W. Cedar
Sequim, WA 98382

Dear Craig,

I received an easement document for recording in today's mail. I am sending it back to ask if you want to correct the parcel numbers on the document and also the cover sheet. I am enclosing copies from the Assessor/Treasurer pages and have highlighted the parcel numbers. The first parcel number listed on the cover sheet does not have enough numbers in it and the first six digits are in the wrong order on all three parcel numbers.

I had recorded it and noticed the errors before I scanned it, so I backed it out and am mailing it back to you in case you want to correct it.

If you have any questions, I can be reached at the above contact numbers. Thank you.

Sincerely,

Tomi Elliott

Tomi Elliott
Recorder

Clallam County Assessor & Treasurer

Property Search Results > 21444 CITY OF SEQUIM for Year 2015 - 2016

Property

Account

Property ID:	21444	Legal Description:	LOT 12 BL 1 CENTRAL PLAT OF SEQUIM
Geographic ID:	0330195111200000	Agent Code:	
Type:	Real		
Tax Area:	0020 - SEQ 323 PORT ST CNTY FD3 L H2 SQP&R	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	171 W SPRUCE ST SEQUIM, WA 98382	Mapsco:	
Neighborhood:	Sequim Twn Comm	Map ID:	1
Neighborhood CD:	2055000		

Owner

Name:	CITY OF SEQUIM	Owner ID:	215431
Mailing Address:	609 W WASHINGTON ST STE 17 SEQUIM, WA 98382	% Ownership:	100.0000000000%
		Exemptions:	EX

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2016 - 14587 (Balance)	$0.00	$1.63	$0.00	$0.00	$1.63

Total Amount to Pay: $

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 02/03/2016

Amount Due if Paid on:

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2016	14587	$1.63	$0.00	$0.00	$0.00	$0.00	$1.63
▸ Statement Details							
2015	14085	$1.63	$0.00	$0.00	$0.00	$1.63	$0.00

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$89,199	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$68,063	
(+) Curr Use (HS):	+	$0	$0
(+) Curr Use (NHS):	+	$0	$0
(=) Market Value:	=	$157,262	
(–) Productivity Loss:	–	$0	
(=) Subtotal:	=	$157,262	
(+) Senior Appraised Value:	+	$0	

Clallam County Assessor & Treasurer

Property Search Results > 21445 CITY OF SEQUIM for Year 2015 - 2016

Property

Account

Property ID:	21445	Legal Description:	LOT 13 BL 1 CENTRAL PLAT OF SEQUIM V2 OF PLATS P77
Geographic ID:	0330195111210000	Agent Code:	
Type:	Real		
Tax Area:	0020 - SEQ 323 PORT ST CNTY FD3 L H2 SQP&R	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	191 W SPRUCE ST SEQUIM, WA 98382	Mapsco:	
Neighborhood:	Sequim Twn Comm	Map ID:	1
Neighborhood CD:	2055000		

Owner

Name:	CITY OF SEQUIM	Owner ID:	51587
Mailing Address:	CITY MANAGER 152 WEST CEDAR ST SEQUIM, WA 98382-3317	% Ownership:	100.0000000000%
		Exemptions:	EX

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2016 - 14588 (Balance)	$0.00	$1.63	$0.00	$0.00	$1.63

Total Amount to Pay: $

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 02/03/2016

Amount Due if Paid on:

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2016	14588	$1.63	$0.00	$0.00	$0.00	$0.00	$1.63
▸ Statement Details							
2015	14086	$1.63	$0.00	$0.00	$0.00	$1.63	$0.00

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$27,090	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$68,063	
(+) Curr Use (HS):	+	$0	$0
(+) Curr Use (NHS):	+	$0	$0

(=) Market Value:	=	$95,153	
(–) Productivity Loss:	–	$0	

(=) Subtotal:	=	$95,153	
(+) Senior Appraised Value:	+	$0	

Clallam County Assessor & Treasurer

Property Search Results > 21447 CLALLAM TRANSIT SYSTEM for Year 2015 - 2016

Property

Account

Property ID:	21447	Legal Description:	SEQUIM, CENTRAL PLAT OF LTS 15-18 BL 1 SUR V54 P87 SURVEY V54 P87
Geographic ID:	0330195111230000	Agent Code:	
Type:	Real		
Tax Area:	0020 - SEQ 323 PORT ST CNTY FD3 L H2 SQP&R	Land Use Code	89
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	190 W CEDAR ST SEQUIM, WA 98382	Mapsco:	
Neighborhood:	Sequim Twn Comm	Map ID:	1
Neighborhood CD:	2055000		

Owner

Name:	CLALLAM TRANSIT SYSTEM	Owner ID:	18307
Mailing Address:	830 LAURIDSEN BLVD PORT ANGELES, WA 98363	% Ownership:	100.0000000000%
		Exemptions:	EX

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2016 - 14589 (Balance)	$0.00	$1.63	$0.00	$0.00	$1.63

Total Amount to Pay: $

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 02/03/2016

Amount Due if Paid on: NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▸ Statement Details							
2016	14589	$1.63	$0.00	$0.00	$0.00	$0.00	$1.63
▸ Statement Details							
2015	14087	$1.63	$0.00	$0.00	$0.00	$1.63	$0.00

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$0	
(+) Curr Use (HS):	+	$0	$0
(+) Curr Use (NHS):	+	$0	$0
