

After recording return to:

City Clerk
City of Puyallup
333 South Meridian
Puyallup, WA 98371

Document Title: Right of Way Dedication Deed

Reference Number of Related Document(s): N/A

Grantee: City of Puyallup

Grantor: East Town Crossing, LLC

Legal Description: S26,35 / T20N / R4E

Additional Legal Description on Page(s): 4 - 7

Assessor's Tax Parcel Number: 0420264054, 0420264053, 0420264021,
0420351030, 0420351029, 0420351026

RIGHT OF WAY DEDICATION DEED

The Grantor(s), East Town Crossing, LLC, for and in good and valuable consideration, hereby grants and dedicates to Grantee, City of Puyallup, a Washington State municipal corporation, its successors, assigns, principals, and agents, for right of way purposes, that real property within which it is described in Exhibit A, and shown on a map in Exhibit B. The real property area(s) dedicated is/are situated in the County of Pierce, State of Washington.

Grantee shall have the right to regulate and use the area(s) dedicated as and for right(s) of way and for utility purposes. Such use shall include, but not be limited to the following: (1) the right of ingress and egress through and along said area(s); (2) the right to locate, design, construct, install, inspect, protect, maintain, repair, modify, and otherwise change utilities, rights of way, and any other appurtenances or related elements, including, but not limited to, signs, curbs, gutters, conduits, cables, wires, splicing boxes, power sources, and facilities, including but not limited to those for storm water, wastewater, water, electricity, gas, oil, telecommunications, communication transmission and reception, together with fencing and gates when the same are deemed by the Grantee to be necessary to protect facilities, prevent intrusions, and otherwise protect the public from loss or harm; and (3) the right to engage in any other activity that is reasonably related to the construction, operation and maintenance of public utilities and rights of way that are located in the dedicated area(s). In addition, Grantee shall have the right to clear, remove and dispose of any material, obstructions, timber and vegetation within the dedication area.

Subject to the terms hereof, Grantee shall have all other rights and benefits that are reasonably necessary or useful for Grantee's full and complete use of the area(s) dedicated. Grantor(s) shall not authorize or otherwise permit any person or entity to interfere with Grantee's use of the dedicated area(s).

All oil, gas and mineral rights are reserved to Grantor(s), provided that Grantor(s) shall not use a method of extraction that unreasonably interferes with or impairs in any way the exercise of Grantee's rights herein, or Grantee's use of the easement; Nor shall Grantor(s) permit another person or entity to use a method of extraction that unreasonably interferes with or impairs in any way the exercise of Grantee's rights herein, or Grantee's use of the area(s) dedicated, except to the extent that any such person or entity has an existing right or entitlement to use such method of extraction.

Grantor(s) warrant(s) that he/she/they are seized of the real property interests that are granted in this instrument. Grantor(s) warrant(s) that he/she/they have the right to grant, and dedicate to the City for public use, the real property interests that are granted in this instrument. Grantor(s) warrant(s) that the real property interests that are granted in this instrument are not encumbered. Except where legally justified, Grantor(s) warrant(s) that Grantee will not be disturbed in Grantee's regulation and use of the real property interests that are granted in this instrument due to a person or entity having superior title. Furthermore, Grantor(s) warrant(s) that Grantor(s) and his/her/their successors and assigns will defend against claims and will compensate the Grantee(s) for any loss that the Grantee(s) may sustain due to a person or entity having superior title.

Also, the undersigned hereby request the Assessor and Treasurer of Pierce County to set-over to the remainder of the herein described Parcel "A" the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

<Signature page to follow>

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EXHIBIT "A"
(LEGAL DESCRIPTION FOR ROAD DEDICATION)

THOSE PORTIONS OF THE BELOW DESCRIBED TAX PARCELS **0420264054, 0420264053, 0420264021, 0420351030, 0420351029, AND 0420351026** LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A FOUND 2-INCH BRASS DISK MARKED WITH A PUNCH IN A CASE AT THE INTERSECTION OF PIONEER WAY EAST AND SHAW ROAD EAST, FROM WHICH A FOUND 3" SURFACE BRASS DISK AT THE APPARENT POINT OF CURVATURE OF PIONEER WAY EAST BEARS SOUTH 74°07'22" EAST, A DISTANCE OF 1,125.97 FEET; THENCE ALONG THE MONUMENTED CENTERLINE OF PIONEER WAY EAST SOUTH 74°07'22" EAST, A DISTANCE OF 725.44 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 01°15'10" WEST, A DISTANCE OF 54.26 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 74°07'22" WEST, A DISTANCE OF 622.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 37.00 FEET, (THE LONG CHORD OF WHICH BEARS SOUTH 53°29'45" WEST, 58.61 FEET);
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 104°45'46", AN ARC DISTANCE OF 67.65 FEET;
THENCE SOUTH 01°06'52" WEST, A DISTANCE OF 149.05 FEET;
THENCE SOUTH 02°44'57" WEST, A DISTANCE OF 131.64 FEET;
THENCE SOUTH 02°44'57" WEST, A DISTANCE OF 109.88 FEET;
THENCE SOUTH 01°06'37" WEST, A DISTANCE OF 283.94 FEET TO THE **POINT OF TERMINUS** OF THIS DESCRIBED LINE.

CONTAINING 22,549 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.



02/21/2025

TAX PARCEL 0420264054

PARCEL B, PER QUIT CLAIM DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 200801090302:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.;
THENCE ON THE SOUTH LINE OF SAID SECTION, WEST 640 FEET TO THE **TRUE POINT OF BEGINNING** FOR THIS DESCRIPTION;
THENCE CONTINUE WEST 20 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.;
THENCE ON SAID WEST LINE SOUTH 54 FEET;

THENCE WEST 55 FEET;
THENCE PARALLEL TO SAID WEST LINE, NORTH TO THE SOUTHERLY LINE OF PIONEER WAY COU ROAD IN SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.;
THENCE ON SAID LINE SOUTHEASTERLY TO A LINE PARALLEL WITH AND 640 FEET WEST OF THE EAST LINE OF SAID SECTION 26;
THENCE SOUTH TO THE **TRUE POINT OF BEGINNING**.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL 0420264053

PARCEL B, PER QUIT CLAIM DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 200910150210:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35 WHICH POINT BEARS N 88°32'51" W, 640.11 FEET FROM A BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 35; THENCE ALONG THE EAST LINE OF SAID WEST HALF, S 01°15'04" W, 54.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE EAST LINE OF SAID WEST HALF, S 01°15'04" W, 437.43 FEET TO A POINT LYING S 88°53'30" E, 405.26 FEET OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 OF PIERCE COUNTY SHORT PLAT NO. 9303010321; THENCE ALONG SAID NORTH LINE, N 88°53'30" W, 405.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHELY EXTENSION OF THE EAST LINE OF SAID LOT 2, N 01°06'30" W, 282.08 FEET TO A LINE 54.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 35; THENCE ALONG SAID PARALLEL LINE, S 88°32'51" E, 142.38 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPT THE SOUTH 145.00 FEET THEREOF.

CONTAINING 202,648 SQ. FT., MORE OR LESS.

TAX PARCEL 0420264021

PER STATUTORY WARRANTY DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 202101120936:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M. WITH THE EAST 1/16TH LINE OF SAID SECTION; THENCE SOUTH ALONG THE 1/16TH LINE OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., A DISTANCE OF 95.4 FEET; THENCE EAST 258.26 FEET; THENCE NORTH TO THE SOUTHERLY LINE OF COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF COUNTY ROAD TO THE EAST 1/16TH LINE OF SECTION 26; THENCE SOUTH ALONG SAID 1/16TH LINE TO THE **TRUE POINT OF BEGINNING**.

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NO. 1618885 FOR SHAW COUNTY ROAD;

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9408230215, A BEING A RE-RECORD OF INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9308310480;

AND ALSO EXCEPT ANY PORTION THEREOF LYING SOUTHERLY AND WESTERLY OF A LINE DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, HEREINAFTER CALLED "POINT A"; THENCE SOUTH ALONG THE 1/16TH LINE 95.4 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE EAST 258.35 FEET; THENCE SOUTH TO A POINT 495.4 FEET SOUTH OF AND 258.35 FEET EAST OF "POINT A"; THENCE EAST TO THE EAST LINE OF SAID PREMISES AND THE TERMINUS OF SAID LINE, SAID POINT ALSO BEING DESCRIBED AS THE SOUTHWEST CORNER OF LOT 3 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200303315001;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL 0420351030

PER STATUTORY WARRANTY DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 202101120937:

BEGINNING AT THE SIXTEENTH CORNER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, 1,321.48 FEET WEST OF THE CORNER COMMON TO SECTION 25, 26, 35, AND 36; THENCE SOUTH ALONG THE SIXTEENTH SECTION LINE 95.4 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE EAST 258.26 FEET; THENCE SOUTH 100 FEET; THENCE WEST 258.26 FEET; THENCE NORTH 100 FEET TO THE **TRUE POINT OF BEGINNING**, IN PIERCE COUNTY, WASHINGTON.

EXCEPT SHAW COUNTY ROAD.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL 0420351029

PER STATUTORY WARRANTY DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 202102180246:

BEGINNING AT THE 1/16 SECTION CORNER, 1,321.48 FEET WEST OF CORNER MONUMENT COMMON TO SECTIONS 25, 26, 35, AND 36 IN TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH ALONG THE 1/16 SECTION LINE 195.4 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE EAST 258.26 FEET; THENCE SOUTH 100 FEET; THENCE WEST 258.26 FEET; THENCE NORTH 100 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD.

TAX PARCEL 0420351026

PER STATUTORY WARRANTY DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 202101120937:

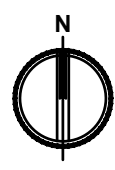
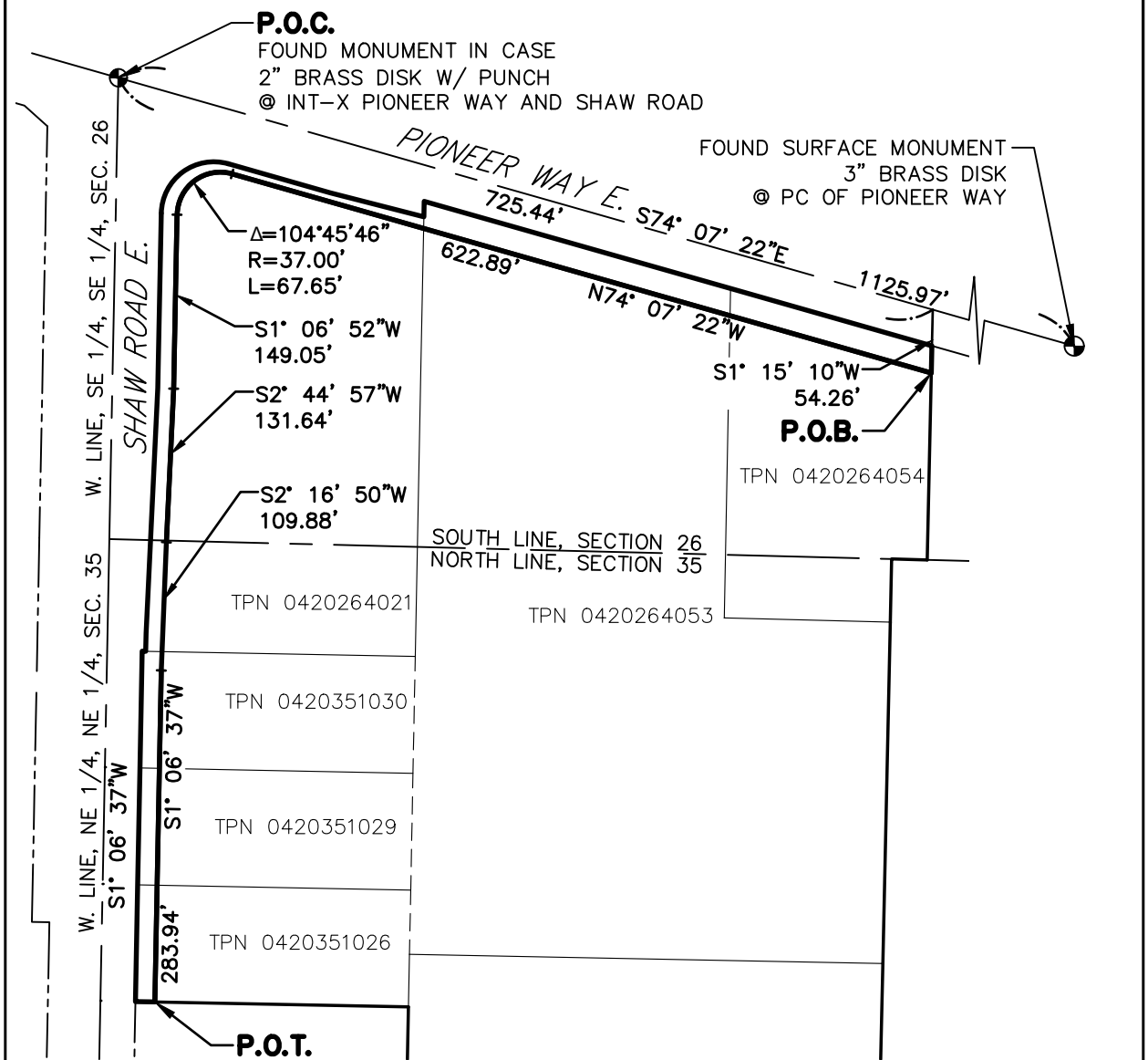
BEGINNING AT THE 1/16 CORNER 1,321.48 FEET WEST OF THE CORNER MONUMENT COMMON TO SECTION 25, 26, 35, AND 36 IN TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN

PIERCE COUNTY, WASHINGTON; THENCE SOUTH ALONG THE 1/16 SECTION LINE 294.5 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE EAST 258.35 FEET; THENCE SOUTH 100 FEET; THENCE WEST 258.35 FEET; THENCE NORTH 100 FEET TO THE **TRUE POINT OF BEGINNING** IN PIERCE COUNTY, WASHINGTON.

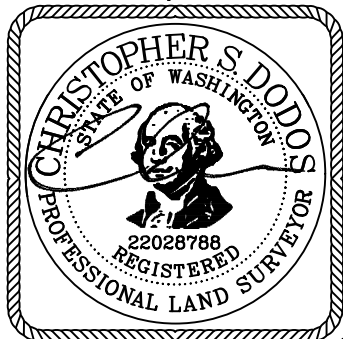
EXCEPT SHAW COUNTY ROAD.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

EXHIBIT "B"

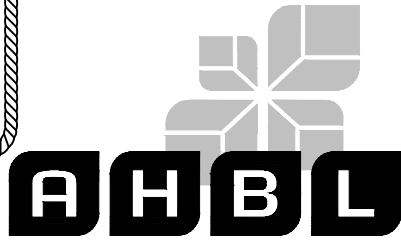


1"=150'



JOB NO. 2230752.50
 2/21/25
 ROAD DEDICATION
 LEGAL BY: CD EXHIBIT BY: CD
 SE 1/4, SE 1/4, S26, T20N, R4E
 NE 1/4, NE 1/4, S35, T20N, R4E
 w:\sdsproj\2023\2230752\2230752 dedication.dwg

02/21/2025



2215 North 30th Street,
 Suite 200,
 Tacoma, WA 98403
 253.383.2422 TEL
 253.383.2572 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL. Page 8 of 8