

202101260749 CPENNYP 6 PGS  
01/26/2021 12:50:11 PM \$108.50  
AUDITOR, Pierce County, WASHINGTON

After recording return to:

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

RANGE	TOWNSHIP	SECTION	QUARTER	SERIAL NUMBER	PAGE NUMBER
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DOCUMENT NUMBER					

**Document Title:** Right of Way Dedication Deed

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

**Grantee:** City of Puyallup

**Grantor:** CASCADE CHRISTIAN SCHOOLS

**Legal Description:** SEE ATTACHED EXHIBIT A

**Additional Legal Description on Page(s):** EXHIBITS A, B1 AND B2

**Assessor's Tax Parcel Number:** 0420352148

**RIGHT OF WAY DEDICATION DEED**

The Grantor(s), CASCADE CHRISTIAN SCHOOLS, 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).

01/26/2021 12:50:11 PM CPENNYP 4553711 4 PGS  
EXCISE COLLECTED: \$0.00 PROC FEE: \$5.00  
AUDITOR Pierce County, WASHINGTON TECH FEE: \$5.00

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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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Dated: 1/8/21

[Signature]  
Grantor: Cascade Christian Schools  
Chair, Board of Trustees

Dated: 1-11-21

Grantee: City of Puyallup, Accepted by:  
Hans Hunger, PE (City Engineer)

Dated: 1/6/2021

DocuSigned by:  
[Signature]  
EF5BA5DC2E5544B...  
Approved as to form:  
Joseph N. Beck (City Attorney)

STATE OF WA )  
COUNTY OF Pierce )

-ss

I certify that I know or have satisfactory evidence that Tyler McClung is the person who appeared before me, and on 1/8/21 said person acknowledged that he or she signed this instrument, on oath stated that he or she was authorized to execute the instrument and acknowledged it as the Chair, Board of Trustees of Cascade Christian Schools to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/8/21

[Signature]  
Printed Name: Lizette E. Patee  
Notary Public, State of Washington  
My appointment expires: 7/7/22



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**EXHIBIT A**  
**CASCADE CHRISTIAN SCHOOLS LEGAL DESCRIPTION**

REVISED PARCEL "A" OF CITY OF PUYALLUP RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION CASE NO. 95-84-010, AS RECORDED UNDER PIERCE COUNTY AUDITORS FILE NUMBER 9512110261. MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT MARKING THE INTERSECTION OF 21ST ST SE AND 9TH AVE SE BEING ON THE SECTION LINE BETWEEN SECTIONS 26, TOWNSHIP 20 NORTH, RANGE 04 EAST OF THE WILLAMETTE MERIDIAN AND SECTION 35, TOWNSHIP 20 NORTH, RANGE 04 EAST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 88°59'43" EAST ALONG SAID SECTION LINE, 30 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID 21ST STREET EAST AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°59'43" EAST ALONG SAID SECTION LINE, A DISTANCE OF 181.00 FEET;

THENCE NORTH 01°11'52" WEST PARALLEL WITH THE CENTERLINE OF SAID 21ST STREET SOUTHEAST, A DISTANCE OF 88.00 FEET;

THENCE SOUTH 88°59'43" WEST PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 181.00 FEET TO THE EASTERLY RIGHT-OF-WAY SAID 21ST STREET SOUTHEAST;

THENCE NORTH 01°11'52" WEST ALONG SAID EAST RIGHT-OF-WAY OF 21ST STREET SOUTHEAST, A DISTANCE OF 91.25 FEET;

THENCE NORTH 88°59'43" EAST PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 585.00 FEET;

THENCE NORTH 01°11'52" WEST, A DISTANCE OF 143.25 FEET TO A POINT PARALLEL WITH AND 322.50 FEET NORTH OF SAID SECTION LINE;

THENCE NORTH 88°59'43" EAST PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 672.34 FEET TO THE WESTERLY RIGHT-OF-WAY OF 25TH STREET SOUTHEAST;

THENCE SOUTH 01°10'01" EAST ALONG SAID WESTERLY RIGHT-OF-WAY OF 25TH STREET SOUTHEAST, A DISTANCE OF 322.50 FEET TO SAID SECTION LINE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY OF 25TH STREET SOUTHEAST, SOUTH 01°01'12" EAST, A DISTANCE OF 215.97 FEET;

THENCE SOUTH 89°15'54" WEST, A DISTANCE OF 253.06 FEET;

THENCE SOUTH 01°01'12" EAST, A DISTANCE OF 312.48 FEET;

THENCE SOUTH 89°15'54" WEST, A DISTANCE OF 371.00 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°58'10" WEST ALONG SAID SUBDIVISION, A DISTANCE OF 196.75 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°09'00" WEST ALONG SAID SUBDIVISION, A DISTANCE OF 513.88 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 144 FEET OF THE WEST 150 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°55'06" WEST, A DISTANCE OF 144.00 FEET;

THENCE SOUTH 89°09'00" WEST, A DISTANCE OF 120.00 FEET TO SAID EASTERLY RIGHT-OF-WAY OF 21ST STREET SOUTHEAST;

THENCE NORTH 00°55'06" WEST ALONG SAID EASTERLY RIGHT-OF-WAY OF 21ST STREET SOUTHEAST, A DISTANCE OF 183.05 FEET TO THE POINT OF BEGINNING.

REVISED PARCEL "A" OF CITY OF PUYALLUP RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION CASE NO. 95-84-010, AS RECORDED UNDER PIERCE COUNTY AUDITORS FILE NUMBER 9512110261.

CONTAINING 17.13 ACRES



12/30/2020

PAGE SIZE  
8.5" x 14"



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**EXHIBIT B1**  
**25TH STREET SE RIGHT OF WAY DEDICATION**

LEGAL DESCRIPTION

A PORTION OF THAT REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, WHICH BOTH SITUATE IN TOWNSHIP 20 NORTH, RANGE 04 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EASTERLY 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY;

COMMENCING AT A MONUMENT MARKING THE INTERSECTION OF 21ST ST SE AND 9TH AVE SE BEING ON THE SECTION LINE BETWEEN SECTIONS 26, TOWNSHIP 20 NORTH, RANGE 04 EAST OF THE WILLAMETTE MERIDIAN AND SECTION 35, TOWNSHIP 20 NORTH, RANGE 04 EAST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 88°59'43" EAST ALONG SAID SECTION LINE, 30 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID 21ST STREET EAST AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°59'43" EAST ALONG SAID SECTION LINE, A DISTANCE OF 181.00 FEET;

THENCE NORTH 01°11'52" WEST PARALLEL WITH THE CENTERLINE OF SAID 21ST STREET SOUTHEAST, A DISTANCE OF 88.00 FEET;

THENCE SOUTH 88°59'43" WEST PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 181.00 FEET TO THE EASTERLY RIGHT-OF-WAY SAID 21ST STREET SOUTHEAST;

THENCE NORTH 01°11'52" WEST ALONG SAID EAST RIGHT-OF-WAY OF 21ST STREET SOUTHEAST, A DISTANCE OF 91.25 FEET;

THENCE NORTH 88°59'43" EAST PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 585.00 FEET;

THENCE NORTH 01°11'52" WEST, A DISTANCE OF 143.25 FEET TO A POINT PARALLEL WITH AND 322.50 FEET NORTH OF SAID SECTION LINE;

THENCE NORTH 88°59'43" EAST PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 672.34 FEET TO THE WESTERLY RIGHT-OF-WAY OF 25TH STREET SOUTHEAST;

THENCE SOUTH 01°10'01" EAST ALONG SAID WESTERLY RIGHT-OF-WAY OF 25TH STREET SOUTHEAST, A DISTANCE OF 322.50 FEET TO SAID SECTION LINE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY OF 25TH STREET SOUTHEAST, SOUTH 01°01'12" EAST, A DISTANCE OF 215.97 FEET;

THENCE SOUTH 89°15'54" WEST, A DISTANCE OF 253.06 FEET;

THENCE SOUTH 01°01'12" EAST, A DISTANCE OF 312.48 FEET;

THENCE SOUTH 89°15'54" WEST, A DISTANCE OF 371.00 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°58'10" WEST ALONG SAID SUBDIVISION, A DISTANCE OF 196.75 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°09'00" WEST ALONG SAID SUBDIVISION, A DISTANCE OF 513.88 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 144 FEET OF THE WEST 150 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°55'06" WEST, A DISTANCE OF 144.00 FEET;

THENCE SOUTH 89°09'00" WEST, A DISTANCE OF 120.00 FEET TO SAID EASTERLY RIGHT-OF-WAY OF 21ST STREET SOUTHEAST;

THENCE NORTH 00°55'06" WEST ALONG SAID EASTERLY RIGHT-OF-WAY OF 21ST STREET SOUTHEAST, A DISTANCE OF 183.05 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL ALSO BEING REVISED PARCEL "A" OF CITY OF PUYALLUP RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION CASE NO. 95-84-010, AS RECORDED UNDER PIERCE COUNTY AUDITORS FILE NUMBER 9512110261.

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

THE AFOREMENTIONED EASTERLY 10 FEET CONTAINS AN AREA OF 5384 SQUARE FEET, MORE OR LESS.



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PAGE SIZE  
8.5" X 14"



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