

202402270065

Electronically Recorded

Pierce County, WA ACLARK1
02/27/2024 9:07 AM

Pages: 6 Fee: \$308.50

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	20 N-	21	01	027	1/8
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

After recording return to:

City Clerk
City of Puyallup
333 South Meridian
Puyallup, WA 98371
info@puyallupwa.gov

Document Title: Right of Way Dedication Deed
Reference Number of Related Document(s): N/A
Grantee: City of Puyallup
Grantor: Puget Sound Energy, Inc.
Legal Description (Abbreviated): S 3 ft of Lt 1 of Declaration LBA, Recording No. 202303030112
Additional Legal Description on Page: 4
Assessor's Tax Parcel Number: Portion of 0420211030

RIGHT OF WAY DEDICATION DEED

The Grantor, **Puget Sound Energy, Inc.**, a Washington public utility corporation, 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 dedicated is situated in the County of Pierce, State of Washington.

Grantee shall have the right to regulate and use the area dedicated as and for right 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; (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. In addition, Grantee shall have the right to clear, remove and dispose of any material, obstructions, timber and vegetation located in the dedicated area.

4641389	EXTX
Electronically Recorded	
Pierce County, WA	ACLARK1
2/27/2024 9:07 AM	Excise Collected: \$0.00
Pages: 2	Proc. Fee: \$5.00
	Tech Fee: \$5.00

RANGE	TOWNSHIP	SECTION	QUARTER		
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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 dedicated for the purposes stated herein. Grantor shall not authorize or otherwise permit any person or entity to interfere with Grantee's allowed use of the dedicated area.

All oil, gas and mineral rights are reserved to Grantor, provided that Grantor 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 dedicated area; Nor shall Grantor 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 dedicated area, except to the extent that any such person or entity has an existing right or entitlement to use such method of extraction.

Grantor warrants that it is seized of the real property interests that are granted in this instrument. Grantor warrants that it has the right to grant, and dedicate to the City for public use, the real property interests that are granted in this instrument. Grantor warrants that the real property interests that are granted in this instrument are not encumbered by any debt instrument except as disclosed in the attached Exhibit C as Permitted Exceptions.

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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IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this 21st day of February, 2024.

PUGET SOUND ENERGY, INC.,
a Washington public utility corporation

By: Dawn Reyes
Print Name: Dawn Reyes
Title: Pr Corp Shared Svcs.

Dated: 2/21/2024

DocuSigned by:
Hans Hunger
1D7E80CED63645D...

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

Dated: 2/20/2024

DocuSigned by:
Joseph N Beck
EF5BA5DC2E5544B

Approved as to form:
Joseph N. Beck (City Attorney)

STATE OF WASHINGTON }
COUNTY OF King

ss.

This record was acknowledged before me on February 21st, 2024, by Dawn Reyes
as Pr Corp Shared Svcs of Puget Sound Energy, Inc., a Washington public utility corporation.



Zachary Bergman
NOTARY PUBLIC
My Commission Expires 6/30/2026

RANGE	TOWNSHIP	SECTION	QUARTER		
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EXHIBIT A

LEGAL DESCRIPTION FOR DEDICATION OF RIGHT OF WAY

The southerly 3 feet of the following described parcel:

That portion of the William Benston Donation Land Claim No. 47 in Sections 16 and 21, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington, lying southerly of Chicago, Milwaukee & St. Paul Railroad Right of way AND lying westerly of North Meridian (aka SR 161) AND lying northerly of Todd Road Northwest (aka 23rd Avenue Northwest) AND lying easterly of that 15 foot strip conveyed to Pierce County for road purposes (4th Street Northwest, aka Deshaux Lane) by deed recorded under Recording No. 1783507.

(Also known as revised Lot 1 of Declaration of Lot Boundary Adjustment recorded under Recording No. 202303030112)

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12/19/2023

33400 8th Ave S, Ste 205 Federal Way, WA 98003	Tel (253) 838 6113 Fax (253) 838 7104	Lynnwood (425) 297 9900 www.esmcivil.com	Civil Engineering Land Surveying 3D Laser Scanning	Land Planning Landscape Architecture GIS
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EXHIBIT B

TO ACCOMPANY LEGAL DESCRIPTION FOR RIGHT OF WAY DEDICATION

A PORTION OF SECTION 21, T. 20 N., R. 4 E., W.M.,
PIERCE COUNTY, WASHINGTON

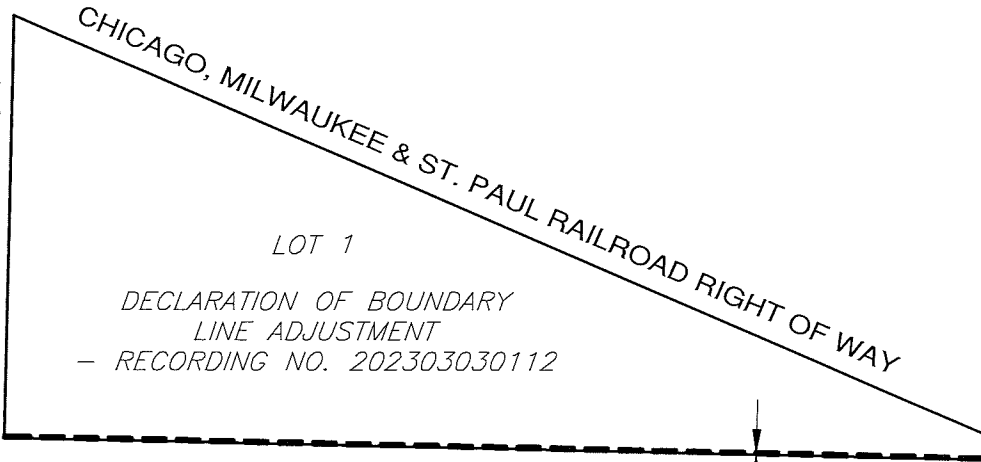


12/19/2023



SCALE : 1"=200'

4TH STREET N.W. (AKA 98TH AVENUE E., DECHAUX LANE)
(PUBLIC RIGHT-OF-WAY)



N. MERIDIAN
(AKA SR 161)
(PUBLIC RIGHT-OF-WAY)

ESM	CONSULTING ENGINEERS LLC		
	33400 8th Ave S, Suite 205 Federal Way, WA 98003		
www.esmcivil.com		FEDERAL WAY (253) 838-6113 LYNNWOOD (425) 297-9900	
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture	

JOB NO. 2110-002-022
DRAWING NAME : SR-03
DATE : 2023-12-19
DRAWN : C.A.F.

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	20 N-	21	01	027	6/8
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EXHIBIT C

Permitted Exceptions

- 1) Easement, including terms and provisions contained therein:
Recording Date: October 14, 2013
Recording Information: 201310140202
In Favor of: Level3 Communications, LLC
For: Permanent telecommunications
Affects: As described therein



Form 84 0001a

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2023. This affidavit will not be accepted unless all areas on all pages are fully and accurately completed. This form is your receipt when stamped by cashier. Please type or print.

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name: PUGET SOUND ENERGY, INC., a Washington public utility corporation

Mailing address: PO BOX 97034

City/state/zip: BELLEVUE, WA 98009

Phone (including area code): (425) 516-3379

2 Buyer/Grantee

Name: CITY OF PUYALLUP

Mailing address: 333 S MERIDIAN

City/state/zip: PUYALLUP, WA 98371

Phone (including area code): 253 435 3617

Send all property tax correspondence to: Same as Buyer/Grantee

Name: _____

Mailing address: _____

City/state/zip: _____

Table with columns: List all real and personal property tax parcel account numbers, Personal property?, Assessed value(s). Includes entry for 0420211030 with value \$3,506,000.00.

4 Street address of property: 325 Todd Rd NW, Puyallup, WA

This property is located in: Puyallup (for unincorporated locations please select your county)

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 you need more space, attach a separate sheet to each page of the affidavit).

See Exhibit A attached hereto and made a part hereof.

5 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 RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions)? Yes No

6 Is this property designated as forest land per RCW 84.33? Yes No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Yes No

Is this property receiving special valuation as historical property per RCW 84.26? Yes 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 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 signature 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature Print name

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

Signature of grantor or agent Name (print) Date & city of signing

Signature of grantee or agent Name (print) Date & city of signing

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

Table with columns: RANGE, TOWNSHIP, SECTION, QUARTER, SERIAL NUMBER, PAGE NUMBER. Values: 04E-, 20 N., 21, 01, 027, 7/8.

For reference only, not for re-sale.

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption. WAC number (section/subsection) 458-61A-205(4)

Dedication to the City of Puyallup for streets and utilities.

Type of document: Right of Way Dedication Deed Date of document: 2/21/24

Table with columns: Description, Amount. Includes Gross selling price, Exemption claimed, Taxable selling price, Excise tax: state, Total excise tax: state, Delinquent interest, Delinquent penalty, Subtotal, State technology fee, Affidavit processing fee, Total due.

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

4641389 EXT X Electronically Recorded Pierce County, WA 2/27/2024 9:07 AM Pages: 2 Proc. Fee: \$5.00 Excise Collected: \$0.00 Tech Fee: \$5.00

HIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

Print on legal size paper. Page 1 of 6

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	20 N-	21	01	027	8/8
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EXHIBIT A

TO

REAL ESTATE EXCISE TAX AFFIDAVIT

BOX 4 - Legal Description

The southerly 3 feet of the following described parcel:

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(Also known as revised Lot 1 of Declaration of Lot Boundary Adjustment recorded under Recording No. 202303030112)

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Cynthia A. Flood



11/06/2023

For reference only, not for re-sale.

UNRECORDED