

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, PROVIDING FOR THE ACQUISITION BY EMINENT DOMAIN OF PROPERTY LOCATED NEAR OR ADJACENT TO FONES ROAD, OLYMPIA, WASHINGTON, FOR ROADWAY IMPROVEMENTS AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, the City of Olympia is a non-charter optional municipal code city as provided in title 35A RCW, incorporated under the laws of the State of Washington, and authorized to acquire title to real property for public purposes pursuant to RCW Chapter 8.12; and

**WHEREAS**, in the interest of improving Fones Road within the City, the City of Olympia identified a street improvement project ("Project") in compliance with goals announced in the City's Comprehensive Plan; and

**WHEREAS**, the Project involves improvements to Fones Road to serve the public; and

**WHEREAS**, the City determined that it must acquire certain property and/or property rights for the Project; and

**WHEREAS**, for this Project, the City determined that the acquisition of certain rights and interests from the real properties identified in Exhibit A attached hereto all located within the City of Olympia, Washington, and identified as Thurston County Tax Parcel Nos. 11819141300, 11819142300, 66450000400, 36200400100, 11819140400, 11819140800, 36200302200, 11819110100, 11819110600, 11819110500, 11819141201, 11819110601, 11819140600, 11819140500, 11819141000, 11819141301, 11819120000, 11819140300, 11819140306, 11819110400, 11819140100, 11819111000, 11819141500, 11819110800, 11819141800, 11819141100, 11819141400, 11819110901, 11819110900, 11819142503, 11819142200, 11819142400, 11819140200, 11819110700; and legally described in Exhibit A, attached hereto and incorporated by reference ("Parcels"), is necessary to accomplish and construct the Project, and those rights and interests are hereinafter referred to as the "Real Property Take"; and

**WHEREAS**, the City appraised the fair market value of the Real Property Take; and

**WHEREAS**, the City negotiated in good faith with the owners of the Parcels for the voluntary acquisition of the Real Property Take; and

**WHEREAS**, the City to date has been unable to reach a negotiated voluntary resolution with said owners; and

**WHEREAS**, while this Ordinance authorizes condemnation, the City Council does hereby express its intent that negotiations continue in regard to the Real Property Take; and

**WHEREAS**, the City complied with the notice requirements set forth in RCW 8.25.290 by providing notice to every property owner of record as indicated on the tax rolls of the county to the address provided on such tax rolls, for each property potentially subject to condemnation, at least fifteen days before the final action adopting this Ordinance, and through publication once per week for two weeks, prior to the passage of a Motion authorizing condemnation and subsequent enactment of this Ordinance; and

**WHEREAS**, payment of just compensation and costs of litigation should be made from the City's General Fund or from such other monies that the City may have available or attain for the acquisition;

**NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:**

**Section 1. Incorporation of Recitals.** The recitals set forth above are hereby adopted and incorporated herein as if set forth in full.

**Section 2. Public Use and Necessity Declared.** The City Council of the City of Olympia finds and declares that: i) the Project for roadway and utility purposes is a public use; ii) the acquisition of the rights and interests in the Real Property Take legally described and depicted in Exhibit A is necessary for the construction of the Project; and iii) the acquisition of the Real Property Take and the construction of the Project are in the best interests of the citizens residing within the City of Olympia.

**Section 3. Acquisition.** The City Council of the City of Olympia authorizes the acquisition, condemnation and taking of the Real Property Take as legally described and depicted on Exhibit A. The City Council authorizes the acquisition of the Real Property Take under threat of condemnation or by initiation of legal action for condemnation to acquire the Real Property Take as necessary for the commencement and completion of the Project, subject to the making or paying of just compensation to the owner thereof in the manner provided by law. The City Council further directs that no condemnation action should be filed with the courts until after the property owner has had a reasonable opportunity to review the offer and engage in good faith negotiations with the City for the payment of just compensation. *Provided*, however that the review period or period for negotiation shall not result in project delays.

**Section 4. Reservation of Rights.** Nothing in this Ordinance limits the City in its identification and acquisition of property and property rights necessary for this public purpose. The City reserves the right to acquire additional or different properties as needed for the Project.

**Section 5. Authority of City Manager.** The City Manager, by and through his designees, is authorized and directed to continue negotiations for the acquisition of property and property rights and prosecute actions and proceedings in the manner provided by law to condemn, take, damage and appropriate the Real Property Take necessary to carry out the provisions of this Ordinance. In conducting said negotiations and condemnation proceedings, the Olympia City Attorney, by and through his designees, is hereby authorized to enter into stipulations for the Real Property Take. Settlement of any actions by the City Manager shall be made only upon the recommendation of legal counsel.

**Section 6. Compensation.** The compensation to be paid to the owners of the Real Property Take acquired through this condemnation action shall be paid from the City's General Fund or from such other monies that the City may have available or attain for the acquisition.

**Section 7. Severability.** If any section, subsection, sentence, clause, phrase or work of this Ordinance should be held to be invalid or unconstitutional by a court or competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the constitutionality of any other section, subsection, sentence, clause, phrase or word of this Ordinance.



**Section 8. Effective Date.** This Ordinance shall be in full force and effect five (5) days after passage and publication of a summary of this Ordinance in the City's official newspaper. The summary shall consist of this Ordinance's title.

*C. Selby*  
MAYOR

**ATTEST:**

*Sean Krier*  
CITY CLERK

**APPROVED AS TO FORM:**

*Mark Barber*  
CITY ATTORNEY

**PASSED:** October 25, 2022

**APPROVED:** October 25, 2022

**PUBLISHED:** October 28, 2022

## EXHIBIT A

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

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**Document Title:** Statutory Warranty Deed  
**Grantor:** Taylor, Rod M.  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819141300

### STATUTORY WARRANTY DEED

The Grantor, **Rod M. Taylor, as his separate estate**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

STATUTORY WARRANTY DEED  
Page 1 of 4

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Rod M. Taylor

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF THURSTON    )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

**EXHIBIT A**  
**PARCEL NO. 11819141300**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 45.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 15.00 FEET

THENCE SOUTH 88° 52' 35" EAST, 10.00 FEET TO A LINE THAT IS 35.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 54.78 FEET TO THE NORTH LINE OF SAID PARCEL "A" AND TERMINUS OF SAID DESCRIBED LINE

CONTAINING 501 SQUARE FEET, MORE OR LESS

PARCEL "A"

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30677, DATED FEBRUARY 9TH, 2021)

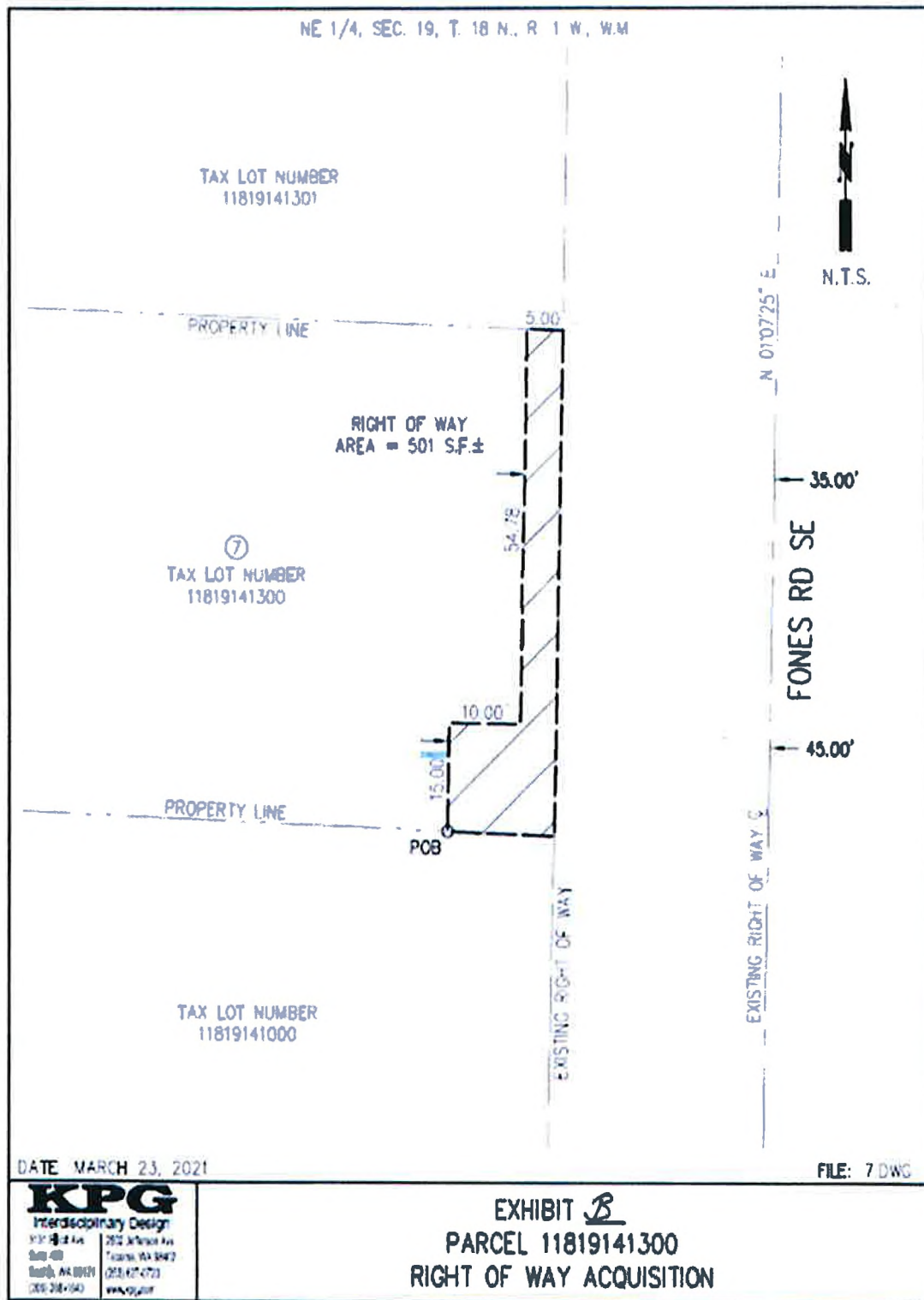
THE SOUTH 70 FEET OF THE EAST 210 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, A DISTANCE OF 132 FEET NORTH OF ITS SOUTHEAST CORNER, RUNNING THENCE NORTH ALONG SAID EAST LINE 132 FEET, THENCE WEST 330 FEET, SOUTH 132 FEET AND EAST 330 FEET TO THE POINT BEGINNING EXCEPTING THE EAST 30 FEET FOR FONES RD.

04/05/2022



STATUTORY WARRANTY DEED  
Page 3 of 4



STATUTORY WARRANTY DEED  
Page 4 of 4

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s):** Taylor, Rod M.  
**Grantee(s):** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number:** 11819141300

### TEMPORARY EASEMENT

Fones Road Improvements

The Grantor(s), **Rod M. Taylor, as his separate estate**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

**TEMPORARY EASEMENT**

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Rod M. Taylor

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF THURSTON    )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



**TEMPORARY EASEMENT**

**EXHIBIT *A***  
**PARCEL NO. 11819141300**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 45.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST.

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 15.00 FEET.

THENCE SOUTH 88° 52' 35" EAST, 10.00 FEET TO A LINE THAT IS 35.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST.

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 13.76 FEET.

THENCE NORTH 88° 52' 35" WEST, 16.00 FEET TO A LINE THAT IS 51.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST.

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 28.62 FEET TO THE SOUTH LINE OF SAID PARCEL "A".

THENCE SOUTH 87° 30' 38" EAST ALONG SAID SOUTH LINE, 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 310 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30677, DATED FEBRUARY 9TH, 2021)

THE SOUTH 70 FEET OF THE EAST 210 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

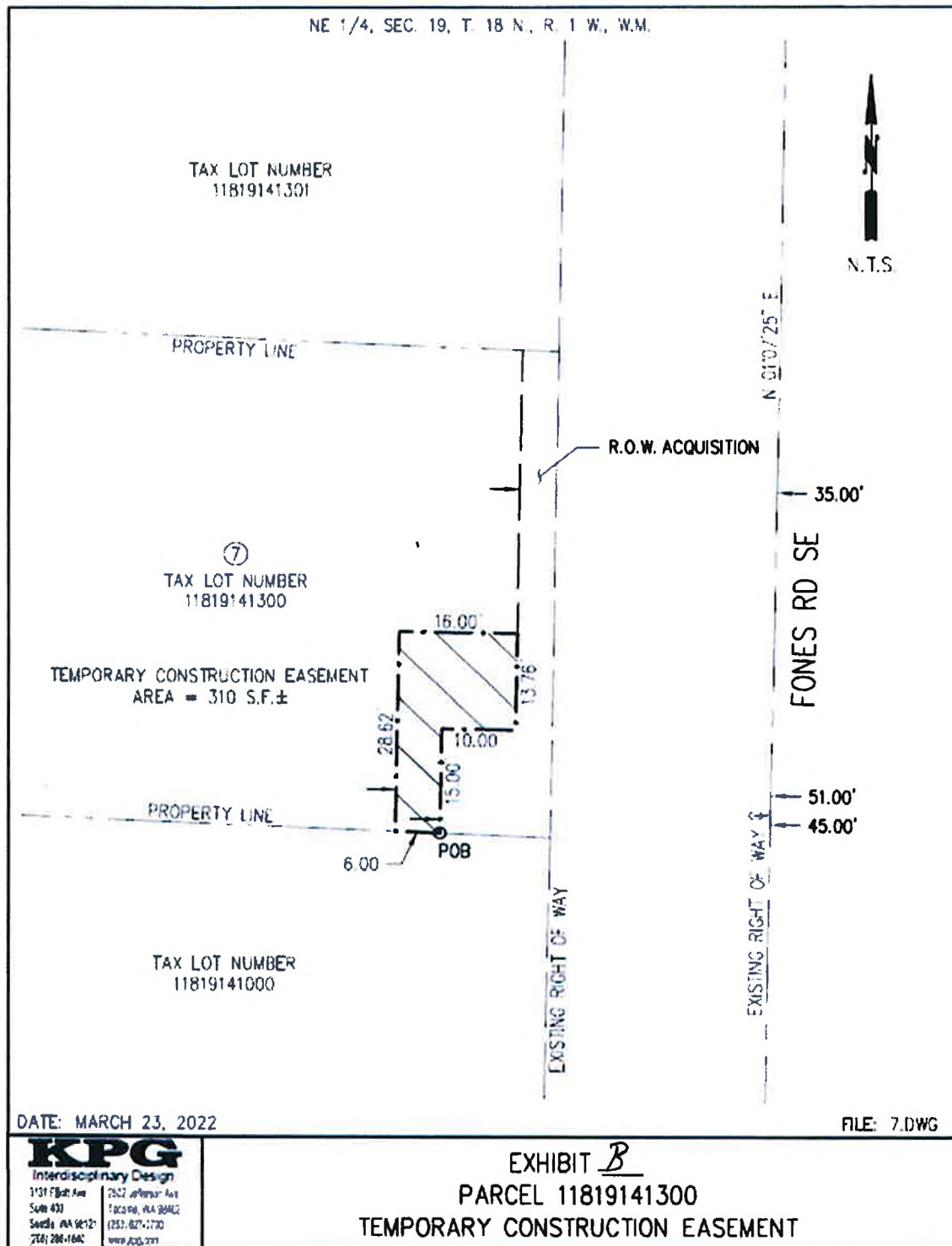
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, A DISTANCE OF 132 FEET NORTH OF ITS SOUTHEAST CORNER, RUNNING THENCE NORTH ALONG SAID EAST LINE 132 FEET, THENCE WEST 330 FEET, SOUTH 132 FEET AND EAST 330 FEET TO THE POINT BEGINNING, EXCEPTING THE EAST 30 FEET FOR FONES RD.

02/10/2022





# TEMPORARY EASEMENT



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

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**Document Title:** Statutory Warranty Deed  
**Grantor:** Schick, Brent C.  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE1/4 19-18-1W  
**Assessor's Tax Parcel Number:** 11819142300

### STATUTORY WARRANTY DEED

The Grantor, **Brent C. Schick**, as his separate estate, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

STATUTORY WARRANTY DEED  
Page 1 of 4

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brent C. Schick

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF THURSTON    )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

**EXHIBIT A**  
**PARCEL NO. 11819142300**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE EASTERLY MARGIN OF FONES ROAD SOUTHEAST.

THENCE NORTH 01° 19' 58" EAST ALONG SAID EASTERLY MARGIN, 6.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY MARGIN NORTH 01° 19' 58" EAST, 10.02 FEET

THENCE SOUTH 88° 40' 02" EAST, 5.18 FEET TO A LINE THAT IS 35.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID FONES ROAD SOUTHEAST.

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 10.00 FEET

THENCE NORTH 88° 52' 35" WEST, 5.22 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 52 SQUARE FEET, MORE OR LESS.

PARCEL "A":

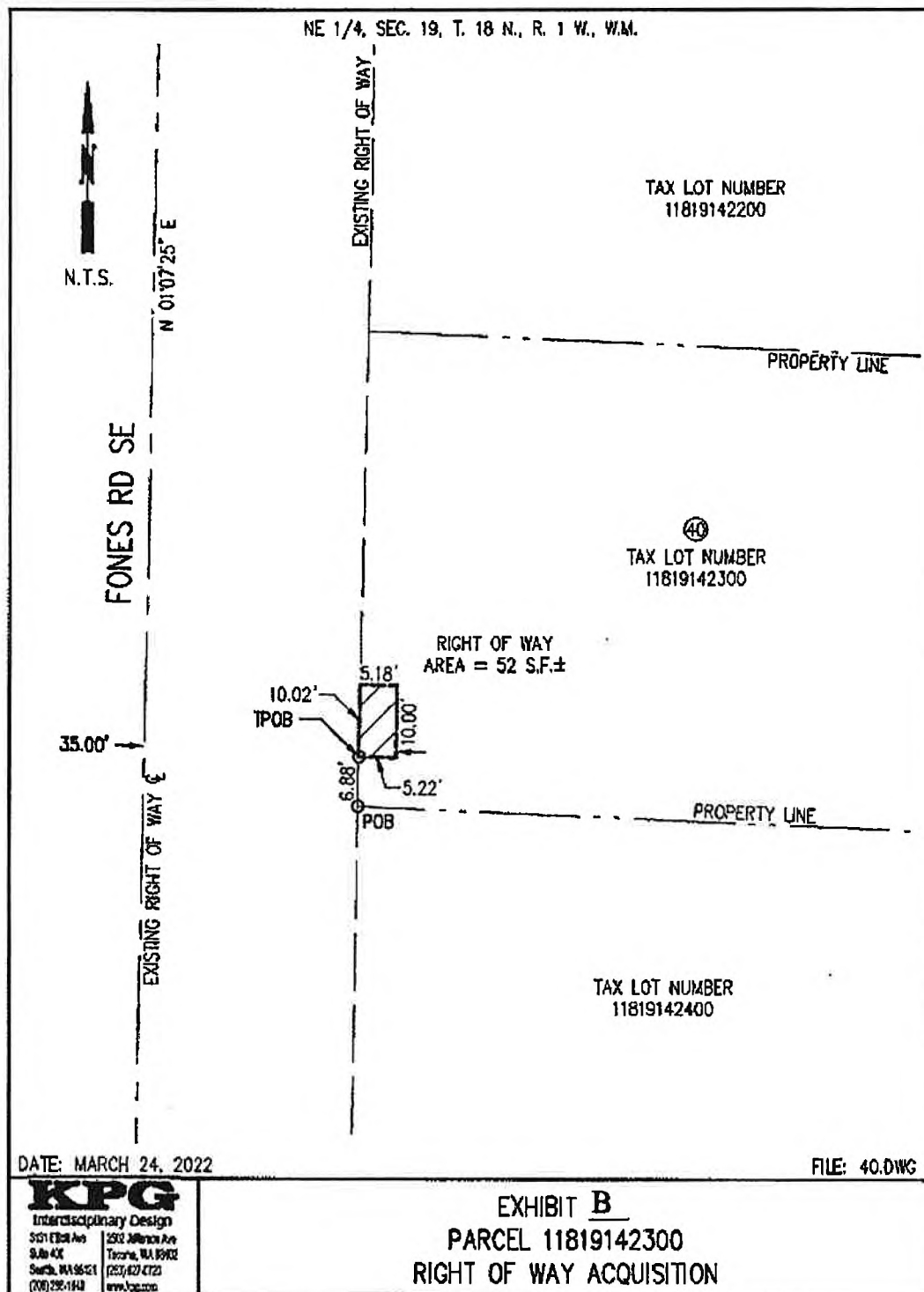
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30673, DATED FEBRUARY 9TH, 2021)

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.W., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.W., THENCE SOUTH 4 RODS TO THE TRUE POINT OF BEGINNING; THENCE EAST 20 RODS; THENCE SOUTH 4 RODS; THENCE WEST 20 RODS; THENCE NORTH 4 RODS TO THE TRUE POINT OF BEGINNING; LESS COUNTY ROAD.

04/05/2022





STATUTORY WARRANTY DEED  
Page 4 of 4

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s):** Schick, Brent C.  
**Grantee(s):** City of Olympia  
**Legal Description:** PTN SE ¼ NE 1/4 19-18-1W  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number:** 11819142300

### TEMPORARY EASEMENT

Fones Road Improvements

The Grantor(s), **Brent C. Schick, as his separate estate**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

**TEMPORARY EASEMENT**

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Brent C. Schick  
\_\_\_\_\_

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF THURSTON     )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



## TEMPORARY EASEMENT

### **EXHIBIT A** **PARCEL NO. 11819142300** **TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE EASTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 19' 58" EAST ALONG SAID EASTERLY MARGIN, 6.88 FEET;

THENCE SOUTH 88° 52' 35" EAST, 5.19 FEET TO A LINE THAT IS 35.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 10.00 FEET;

THENCE NORTH 86° 40' 02" WEST, 5.19 FEET TO SAID EASTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 19' 58" EAST ALONG SAID EASTERLY MARGIN, 49.12 FEET TO THE NORTH LINE OF SAID PARCEL "A";

THENCE SOUTH 87° 30' 38" EAST ALONG SAID NORTH LINE, 8.00 FEET TO A LINE THAT IS 38.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF SAID FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 51.44 FEET;

THENCE SOUTH 88° 52' 35" EAST, 15.00 FEET TO A LINE THAT IS 53.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF SAID FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 14.93 FEET TO THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 87° 30' 38" WEST ALONG SAID SOUTH LINE, 23.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 705 SQUARE FEET, MORE OR LESS.

#### PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30672, DATED FEBRUARY 9TH, 2021)

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.W., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.W., THENCE SOUTH 4 RODS TO THE TRUE POINT OF BEGINNING, THENCE EAST 20 RODS, THENCE SOUTH 4 RODS, THENCE WEST 20 RODS, THENCE NORTH 4 RODS TO THE TRUE POINT OF BEGINNING, LESS COUNTY ROAD.

03/01/2022

40-TCE.DOCX

Page 1 of 1  
**KPG**  
LAND SURVEYORS

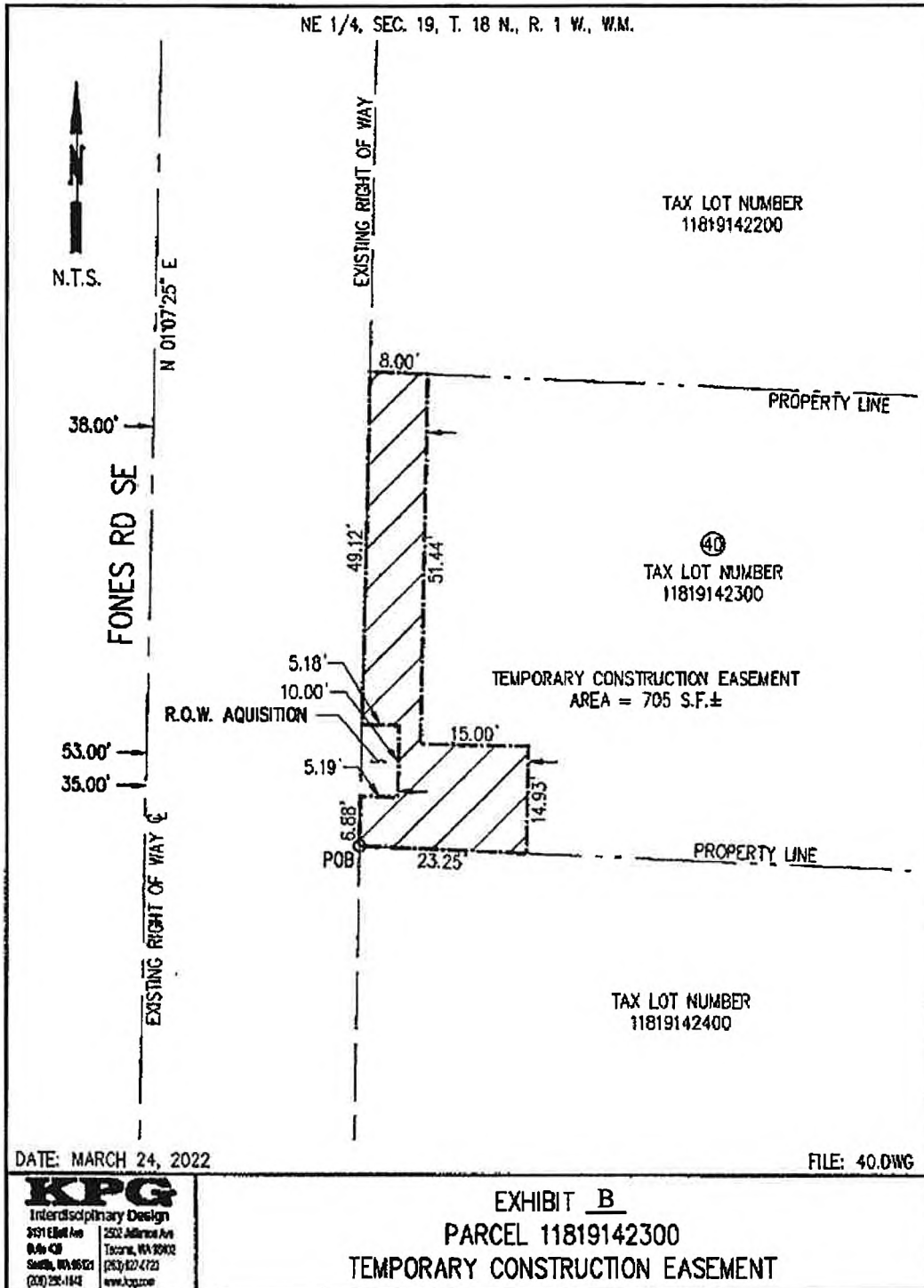


LPA-325  
Rev. 5/2021

Page 3 of (4) Pages



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s): Olympia Square South, LLC**  
**Grantee(s): City of Olympia**  
**Legal Description: PTN Lot 4 Olympia Square BSP**  
**Additional Legal Description is on Pages 3 and 4 of Document.**  
**Assessor's Tax Parcel Number: 66450000400**

## **TEMPORARY EASEMENT**

### **Fones Road Improvements**

The Grantor(s), **Olympia Square South, LLC, a Washington Limited Liability Company**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Olympia Square South, LLC

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Olympia Square South, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

**EXHIBIT A**  
**PARCEL NO. 66450000400**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE WESTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID WESTERLY MARGIN, 74.50 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";

THENCE NORTH 88° 52' 35" WEST, 25.00 FEET TO A LINE THAT IS 55.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 70.00' FEET TO THE SOUTH LINE OF SAID PARCEL "A";

THENCE SOUTH 78° 40' 36" EAST ALONG SAID SOUTH LINE, 25.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT SAID POINT "A";

THENCE CONTINUING ALONG SAID WESTERLY MARGIN OF FONES ROAD SOUTHEAST NORTH 01° 07' 25" EAST, 123.96 FEET;

THENCE CONTINUING ALONG SAID WESTERLY MARGIN OF FONES ROAD SOUTHEAST NORTHERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 88° 52' 35" WEST, 2814.54 FEET, AN ARC DISTANCE OF 3.57 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY MARGIN OF FONES ROAD SOUTHEAST NORTHERLY ON SAID CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 88° 56' 56" WEST, 2814.54 FEET, AN ARC DISTANCE OF 85.00 FEET;

THENCE NORTH 88° 59' 04" WEST, 40.02 FEET TO A LINE THAT IS 70.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 89° 17' 46" WEST, 2774.54 FEET, AN ARC DISTANCE OF 84.97 FEET;

THENCE SOUTH 88° 56' 56" EAST, 40.00 FEET TO THE TRUE POINT OF BEGINNING.

TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 5,205 SQUARE FEET, MORE OR LESS.

## TEMPORARY EASEMENT

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30697,  
DATED FEBRUARY 9TH, 2021)

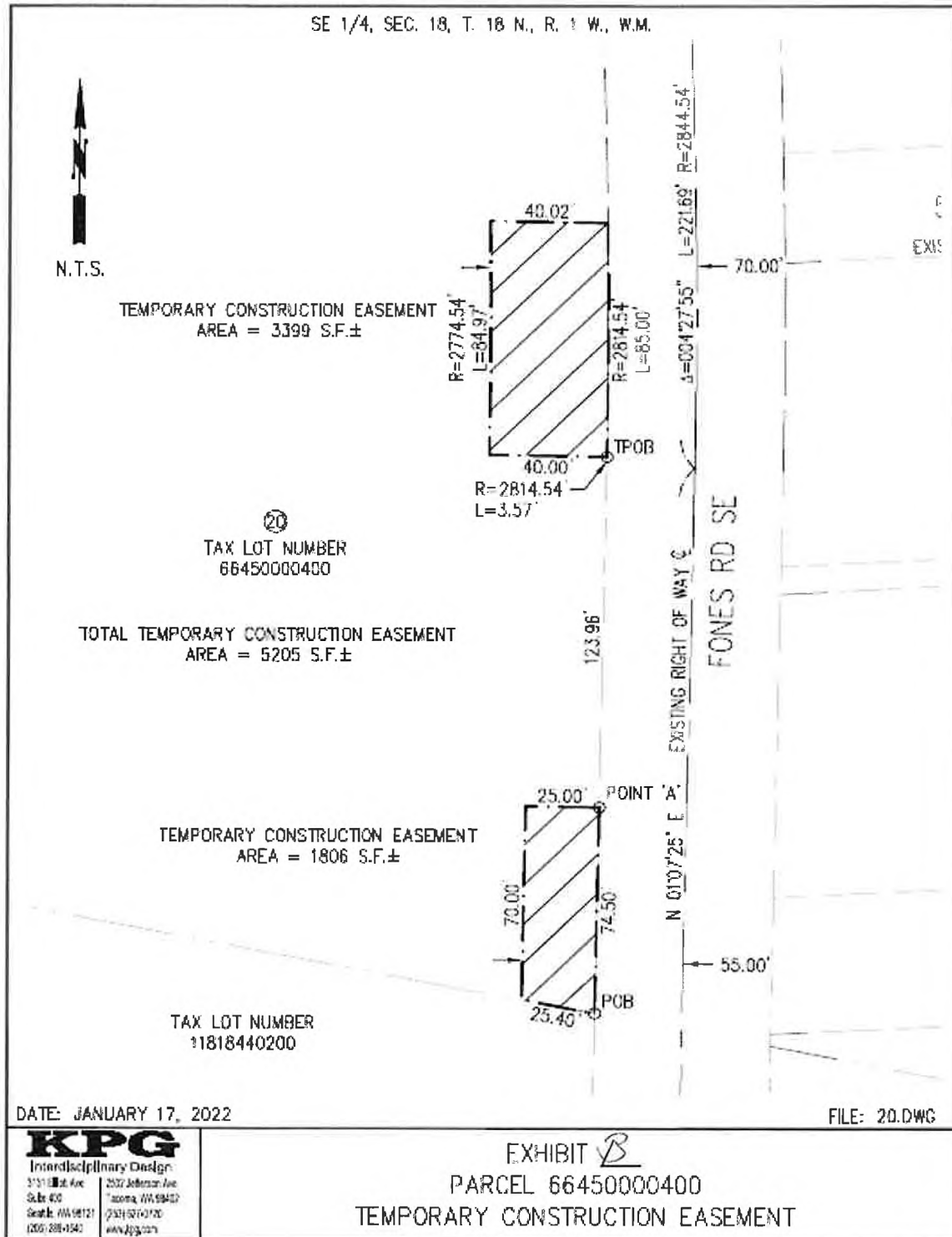
LOT 4 OF OLYMPIA SQUARE SOUTH, BINDING SITE PLAN, FIRST AMENDMENT, AS RECORDED  
JUNE 3, 2019 UNDER AUDITOR'S FILE NO. 4686287, AND AS CORRECTED BY INSTRUMENT RECORDED  
FEBRUARY 7, 2020 UNDER AUDITOR'S FILE NO. 4735724, WHICH IS AN AMENDMENT OF BINDING SITE  
PLAN RECORDED SEPTEMBER 19, 1991 UNDER AUDITOR'S FILE NO. 9109190237.

IN THURSTON COUNTY, WASHINGTON.

02/17/2022



# TEMPORARY EASEMENT



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Olympia III, LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN Lots 1 to 6 & 18 to 22 & PTN Lot 17 Blk 4 Boyd's Add to Oly  
**Assessor's Tax Parcel Number:** 36200400100

### **STATUTORY WARRANTY DEED**

The Grantor, **Olympia III, LLC**, a Delaware Limited Liability Company, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.



GRANTOR:

Granted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Olympia III, LLC

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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Olympia III, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4



EXHIBIT A

**PARCEL NO. 36200400100  
RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF A LINE THAT IS 42.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

CONTAINING 2,766 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30698 DATED FEBRUARY 9TH, 2021)

LOTS 1 TO 6 INCLUSIVE AND LOTS 17 TO 22 INCLUSIVE IN BLOCK 4 OF BOYD'S ADDITION TO OLYMPIA, AS RECORDED IN VOLUME 3 OF PLATS, PAGE 52; TOGETHER WITH THAT PART OF VACATED ALLEY LYING BETWEEN SAID LOTS; EXCEPT THAT PORTION OF SAID LOT 17, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 3°07'14" WEST 53.83 FEET; THENCE NORTH 88°44' WEST 17.34 FEET; THENCE SOUTH 1°16' WEST 42.0 FEET; THENCE SOUTH 88°44' EAST 6.0 FEET; THENCE SOUTH 1°16' WEST TO THE SOUTH LINE OF SAID LOT 17; THENCE NORTH 86°52'46" EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

02/17/2022



STATUTORY WARRANTY DEED

Page 3 of 4



After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s): Olympia III, LLC**

**Grantee(s): City of Olympia**

**Legal Description: PTN Lots 1 to 6 & 18 to 22 & PTN Lot 17 Blk 4 Boyd's Add to Oly**

**Additional Legal Description is on Page 3 and 4 of Document.**

**Assessor's Tax Parcel Number: 36200400100**

### **TEMPORARY EASEMENT**

Fones Road Improvements

The Grantor(s), **Olympia III, LLC**, a Delaware Limited Liability Company for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

**TEMPORARY EASEMENT**

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Olympia III, LLC,

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Olympia III, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

Exhibit A

### **PARCEL NO. 36200400100 TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF 6<sup>TH</sup> STREET SOUTHEAST AND A LINE THAT IS 42.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 154.45 FEET;

THENCE CONTINUING ALONG SAID PARALLEL LINE NORTHERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 88° 52' 35" WEST, 2886.54 FEET, AN ARC DISTANCE OF 76.09 FEET TO THE SOUTHERLY MARGIN OF 5<sup>TH</sup> STREET SOUTHEAST;

THENCE NORTH 86° 58' 46" EAST ALONG SAID SOUTHERLY MARGIN, 4.00 FEET TO A LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST AND HEREINAFTER DESCRIBED AS POINT 'A';

THENCE SOUTHERLY ALONG SAID PARALLEL LINE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 89° 36' 35" WEST, 2890.54 FEET, AN ARC DISTANCE OF 76.38 FEET;

THENCE CONTINUING ALONG SAID PARALLEL LINE, SOUTH 01° 07' 25" WEST, 43.87 FEET;

THENCE NORTH 86° 58' 46" EAST, 7.02 FEET TO A LINE THAT IS 53.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 87.24 FEET;

THENCE SOUTH 88° 52' 35" EAST, 140.00 FEET;

THENCE SOUTH 01° 07' 25" WEST, 12.91 FEET TO SAID NORTHERLY MARGIN OF 6<sup>TH</sup> STREET SOUTHEAST;

THENCE SOUTH 86° 58' 46" WEST ALONG SAID NORTHERLY MARGIN, 151.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,211 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT SAID POINT 'A';

THENCE NORTH 86° 58' 46" EAST ALONG SAID SOUTHERLY MARGIN OF 5<sup>TH</sup> STREET SOUTHEAST, 79.08 FEET TO A LINE THAT IS 125.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST AND THE TRUE POINT OF BEGINNING;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 89° 32' 23" WEST, 2969.54 FEET, AN ARC DISTANCE OF 26.10 FEET;

THENCE SOUTH 89° 57' 24" EAST, 60.00 FEET TO A LINE THAT IS 185.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTHERLY ALONG SAID PARALLEL LINE ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 89° 57' 24" WEST, 3029.54 FEET, AN ARC DISTANCE OF 29.31 FEET TO SAID SOUTHERLY MARGIN OF 5<sup>TH</sup> STREET SOUTHEAST;

## TEMPORARY EASEMENT

THENCE SOUTH 86° 58' 46" WEST ALONG SAID SOUTHERLY MARGIN. 60.06 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,662 SQUARE FEET, MORE OR LESS.

TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 5,873 SQUARE FEET, MORE OR LESS.

### PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30698 DATED FEBRUARY 9TH, 2021)

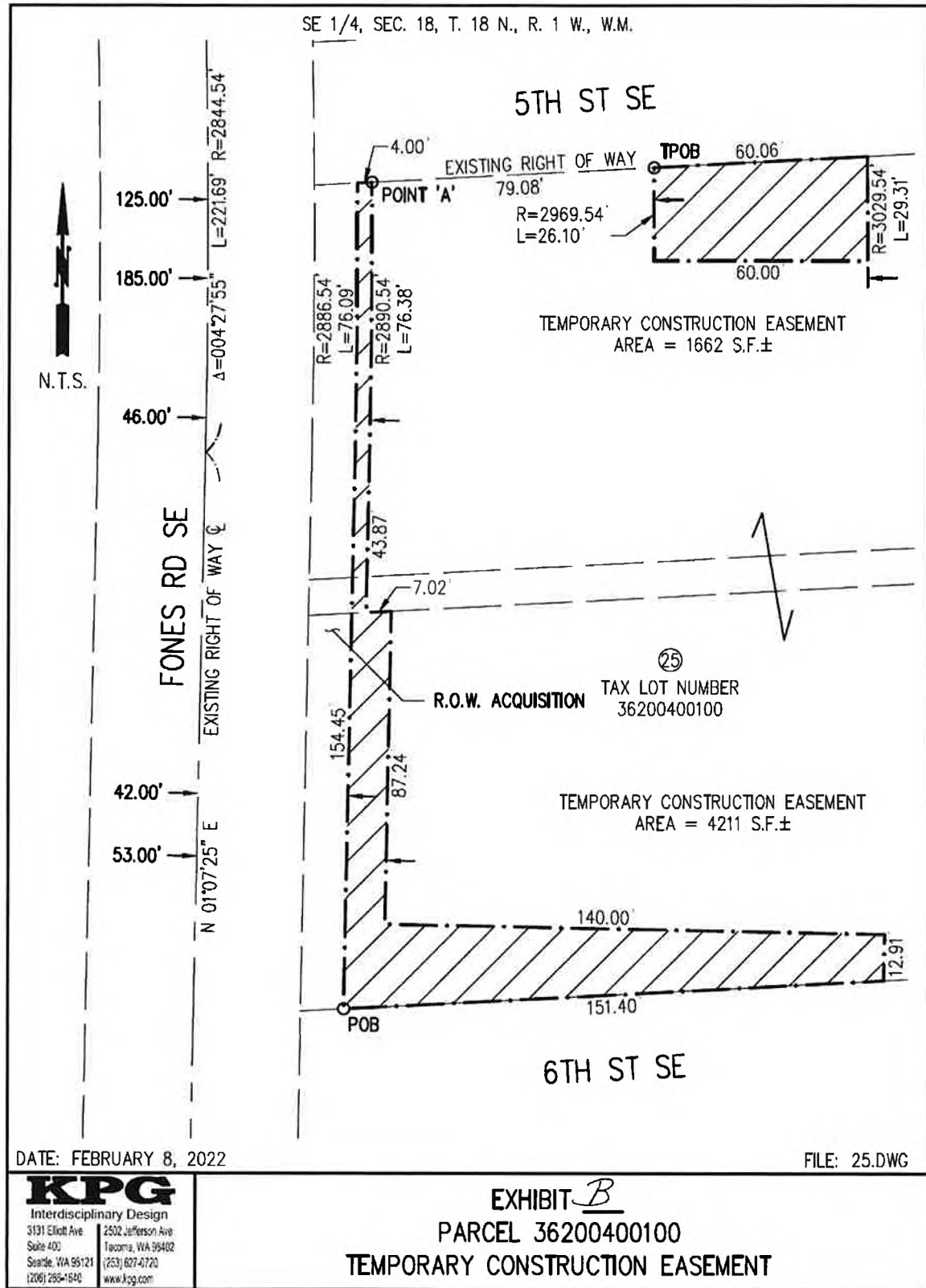
LOTS 1 TO 6 INCLUSIVE AND LOTS 17 TO 22 INCLUSIVE IN BLOCK 4 OF BOYD'S ADDITION TO OLYMPIA, AS RECORDED IN VOLUME 3 OF PLATS, PAGE 52; TOGETHER WITH THAT PART OF VACATED ALLEY LYING BETWEEN SAID LOTS; EXCEPT THAT PORTION OF SAID LOT 17, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 3°07'14" WEST 53.83 FEET; THENCE NORTH 88°44' WEST 17.34 FEET; THENCE SOUTH 1°16' WEST 42.0 FEET; THENCE SOUTH 88°44' EAST 6.0 FEET; THENCE SOUTH 1°16' WEST TO THE SOUTH LINE OF SAID LOT 17; THENCE NORTH 86°52'46" EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.





# TEMPORARY EASEMENT



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Nicholson Properties LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819140400

### **STATUTORY WARRANTY DEED**

The Grantor, **Nicholson Properties, LLC, a Washington Limited Liability Company**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.



GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Nicholson Properties LLC,

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

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Nicholson Properties, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

**EXHIBIT *A***  
**PARCEL NO. 11819140400**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 40.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 82.27 FEET.

THENCE NORTH 88° 52' 35" WEST, 10.00 FEET TO A LINE THAT IS 50.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST.

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 50.02 FEET TO THE NORTH LINE OF SAID PARCEL "A" AND TERMINUS OF SAID DESCRIBED LINE

CONTAINING 1,819 SQUARE FEET, MORE OR LESS.

PARCEL "A"

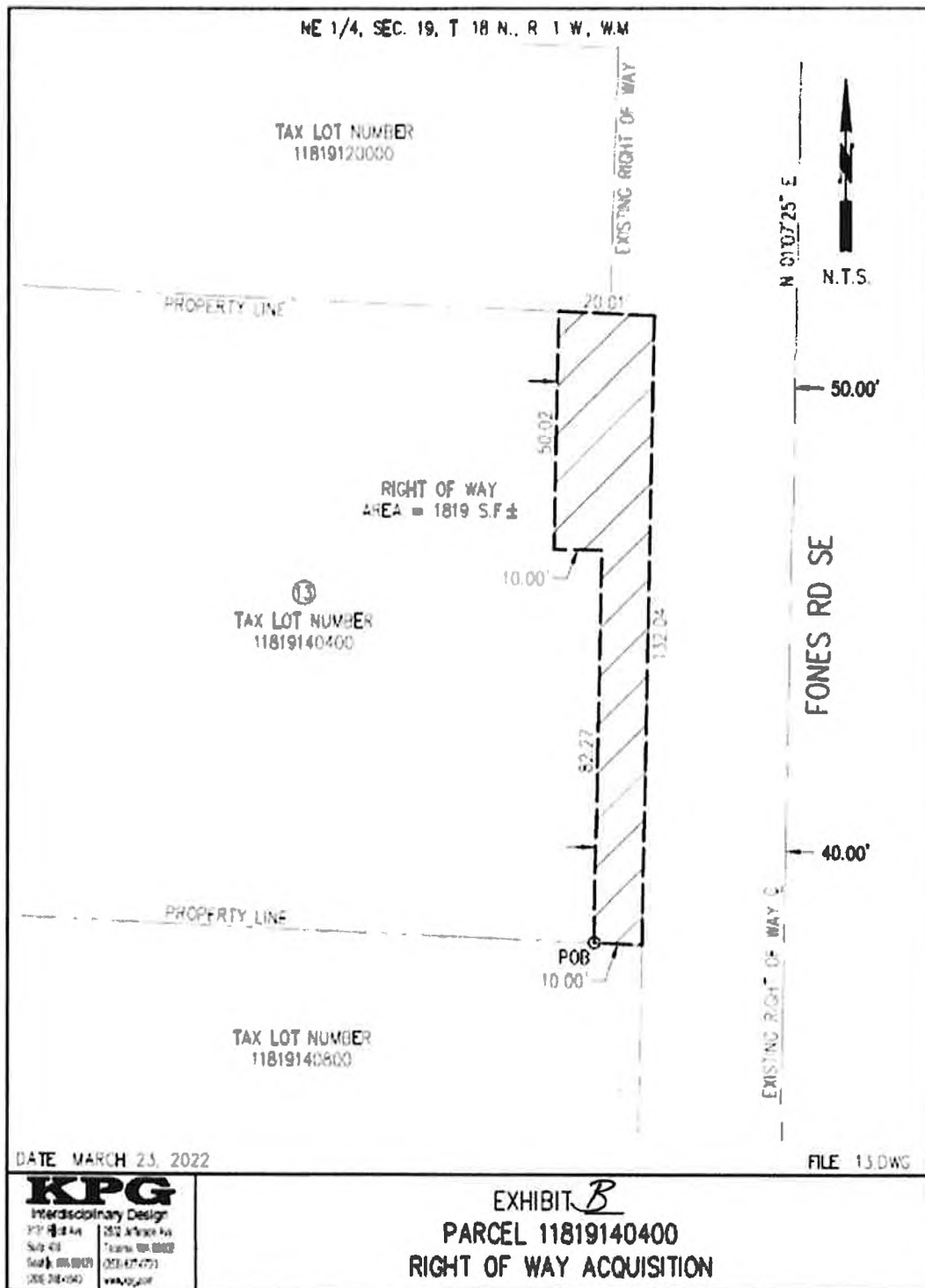
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30686 DATED FEBRUARY 9TH, 2021)

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., THENCE SOUTH 132 FEET, THENCE WEST 330 FEET, THENCE NORTH 132 FEET, THENCE EAST 330 FEET TO THE POINT OF BEGINNING, EXCEPTING COUNTY ROAD KNOWN AS FONES RD.

04/05/2022





After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s): Nicholson Properties, LLC**  
**Grantee(s): City of Olympia**  
**Legal Description: PTN SE ¼ NE ¼ 19-18-1W**  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number: 11819140400**

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **Nicholson Properties, LLC, a Washington Limited Liability Company**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Nicholson Properties LLC,

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON           )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Nicholson Properties, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



**TEMPORARY EASEMENT**

**EXHIBIT *A***  
**PARCEL NO. 11819140400**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 50.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 9.21 FEET

THENCE NORTH 89° 52' 40" WEST, 46.17 FEET

THENCE NORTH 01° 07' 20" EAST, 10.34 FEET TO SAID NORTH LINE OF PARCEL "A"

THENCE SOUTH 87° 28' 20" EAST ALONG SAID NORTH LINE, 46.19 FEET TO THE POINT OF BEGINNING

TOGETHER WITH

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 40.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 82.27 FEET

THENCE NORTH 89° 52' 35" WEST, 9.00 FEET TO A LINE THAT IS 49.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 82.05 FEET TO SAID SOUTH LINE OF PARCEL "A"

THENCE SOUTH 87° 28' 20" EAST ALONG SAID SOUTH LINE, 9.00 FEET TO THE POINT OF BEGINNING

TOTAL TEMPORARY EASEMENT AREA CONTAINING 1,190 SQUARE FEET, MORE OR LESS.

**PARCEL "A"**

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30686 DATED FEBRUARY 9TH, 2021)

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. THENCE SOUTH 132 FEET, THENCE WEST 330 FEET, THENCE NORTH 132 FEET, THENCE EAST 330 FEET TO THE POINT OF BEGINNING, EXCEPTING COUNTY ROAD KNOWN AS FONES RD.

02/14/2022

13-TCE DOCK

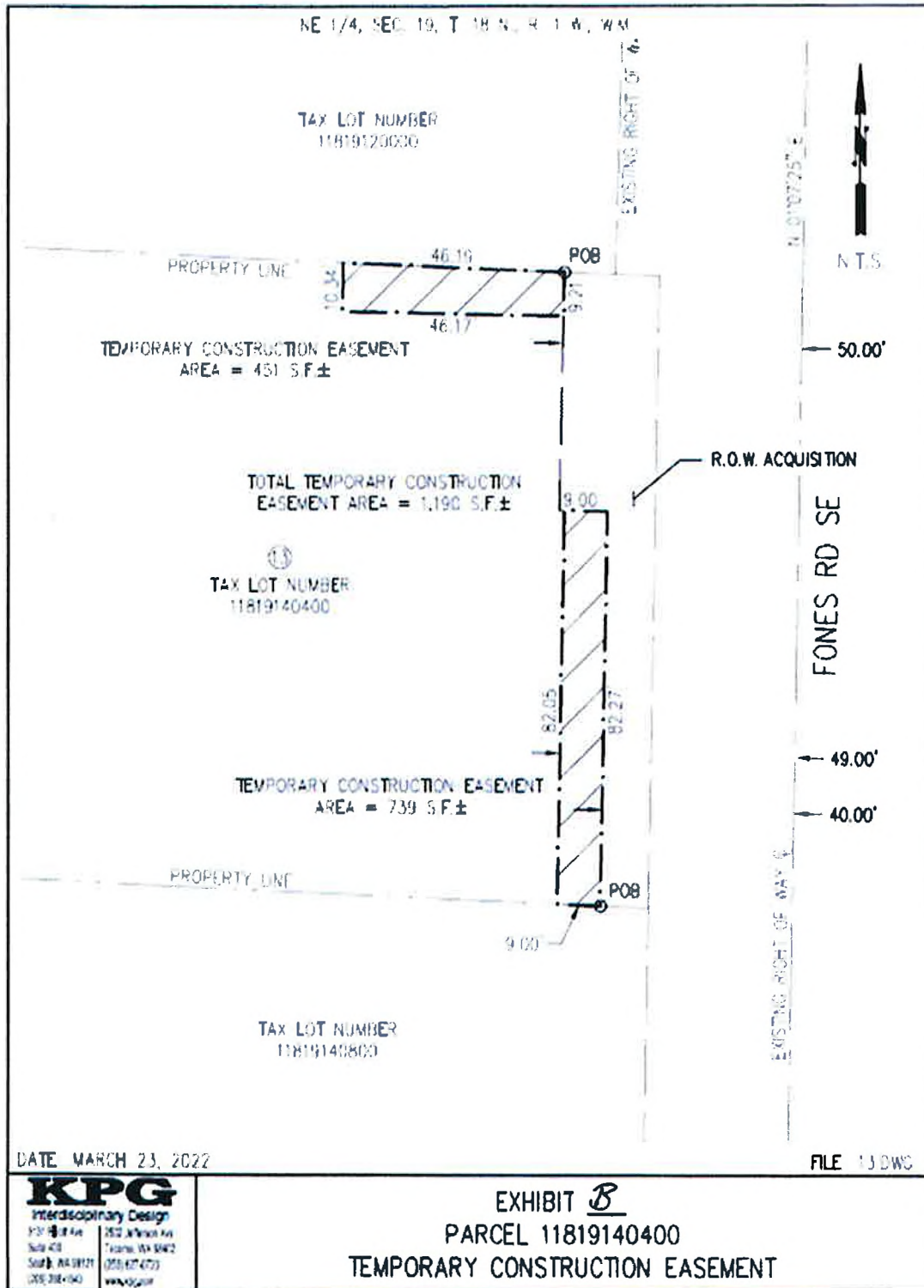
Page 1 of 1  
**KPG**  
KING COUNTY PLANNING & BUILDING



LPA-325  
Rev. 5/2021

Page 3 of (4) Pages

# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Lam, Nga and Son Hai  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819140800

### **STATUTORY WARRANTY DEED**

The Grantor, **Nga Lam and Hai Son, wife and husband**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

STATUTORY WARRANTY DEED  
Page 1 of 4

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Nga Lam

\_\_\_\_\_  
Son Hai

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF THURSTON    )

On this day personally appeared before me Nga Lam and Hai Son, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

**EXHIBIT A**  
**PARCEL NO. 11819140800**  
**RIGHT OF WAY ACQUISITION**

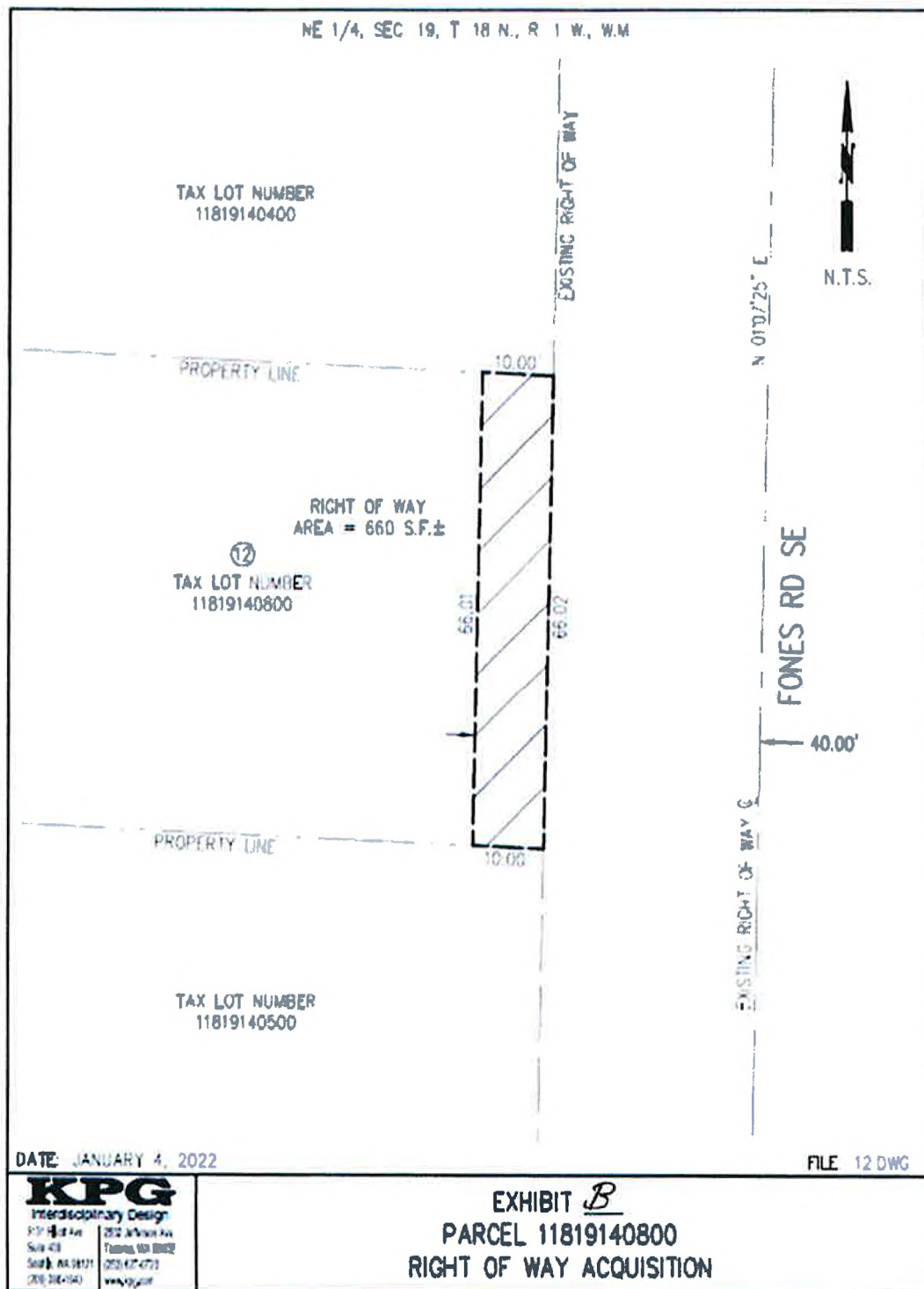
THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF A LINE THAT IS 40.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST  
CONTAINING 660 SQUARE FEET, MORE OR LESS

PARCEL "A"  
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30682,  
DATED FEBRUARY 9TH, 2021)

THE SOUTH 66 FEET OF THE NORTH 198 FEET OF THE EAST 231 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPT THE EAST 30 FEET FOR FONES ROAD.

02/14/2022





After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s):** Lam, Nga and Son Hai  
**Grantee(s):** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number:** 11819140800

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **Nga Lam and Hai Son, wife and husband**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

**TEMPORARY EASEMENT**

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Nga Lam

\_\_\_\_\_  
Son Hai

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF THURSTON     )

On this day personally appeared before me Nga Lam and Hai Son, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



**TEMPORARY EASEMENT**

**EXHIBIT A**  
**PARCEL NO. 11819140800**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF A LINE THAT IS 40.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST AND EASTERLY OF A LINE THAT IS 49.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST

CONTAINING 594 SQUARE FEET, MORE OR LESS

PARCEL "A"

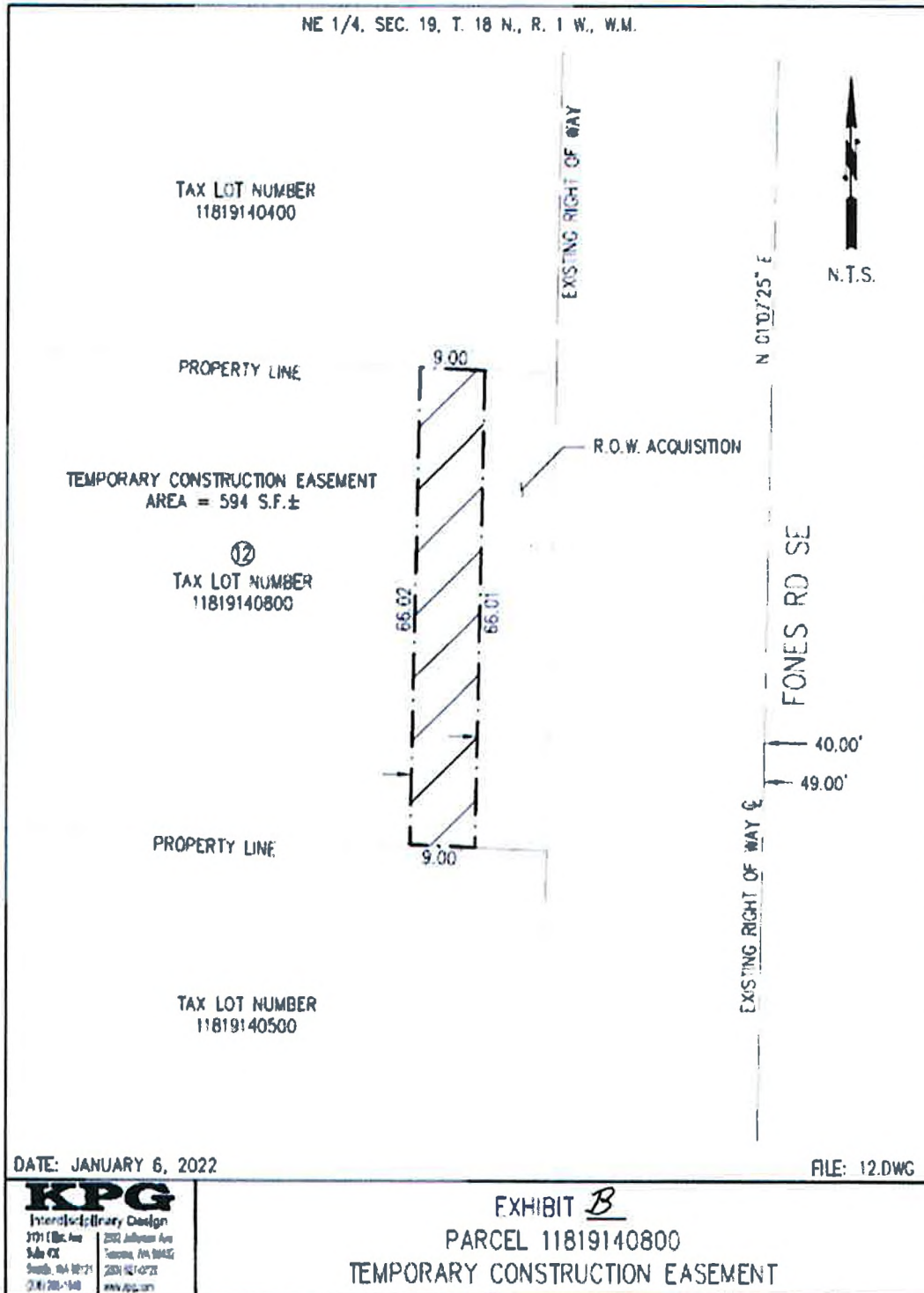
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30682, DATED FEBRUARY 9TH, 2021)

THE SOUTH 66 FEET OF THE NORTH 198 FEET OF THE EAST 231 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPT THE EAST 30 FEET FOR FONES ROAD

02/14/2022



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Nelson Olympia LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN Lots 1, 2, 3, 22, 23 & 24 Blk 3 J.C. Boyd's Add to Oly  
**Assessor's Tax Parcel Number:** 36200302200

### **STATUTORY WARRANTY DEED**

The Grantor, **Nelson Olympia, LLC, a Washington Limited Liability Company**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

Granted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_)

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

Accepted and Approved:  
CITY OF OLYMPIA

By: Steven J. Burney, City Manager

City Attorney

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

EXHIBIT A - FONES ROAD EMINENT DOMAIN ORDINANCE - Page A-48

**EXHIBIT A**  
**PARCEL NO. 36200302200**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE EASTERLY MARGIN OF FONES ROAD SOUTHEAST.

THENCE NORTHERLY ALONG SAID EASTERLY MARGIN, ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 88° 49' 41" WEST, 2874.54 FEET, AN ARC DISTANCE OF 30.01 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A".

THENCE NORTH 86° 58' 46" EAST, 10.00 FEET.

THENCE SOUTH 28° 25' 39" EAST, 22.14 FEET TO A LINE THAT IS 50.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID FONES ROAD SOUTHEAST.

THENCE SOUTHERLY ALONG SAID PARALLEL LINE, ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 88° 37' 02" WEST, 2894.54 FEET, AN ARC DISTANCE OF 10.00 FEET TO THE SOUTH LINE OF SAID PARCEL "A".

THENCE SOUTH 86° 58' 46" WEST ALONG SAID SOUTH LINE, 20.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 500 SQUARE FEET, MORE OR LESS.

TOGETHER WITH

BEGINNING AT SAID POINT "A".

THENCE NORTHERLY ALONG THE EASTERLY MARGIN OF FONES ROAD SOUTHEAST ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 88° 13' 47" WEST, 2874.54 FEET, AN ARC DISTANCE OF 78.84 FEET.

THENCE CONTINUING ALONG SAID EASTERLY MARGIN NORTH 03° 20' 30" WEST, 51.07 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID EASTERLY MARGIN NORTH 03° 20' 30" WEST, 18.00 FEET.

THENCE NORTH 86° 39' 30" EAST, 15.00 FEET TO A LINE THAT IS 45.00 EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID FONES ROAD SOUTHEAST.

THENCE SOUTH 03° 20' 30" EAST ALONG SAID PARALLEL LINE, 18.00 FEET.

THENCE SOUTH 86° 39' 30" WEST, 15.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 270 SQUARE FEET, MORE OR LESS.

TOTAL RIGHT OF WAY ACQUISITION CONTAINING 770 SQUARE FEET, MORE OR LESS.

**PARCEL "A"**

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30699, DATED FEBRUARY 9TH, 2021)

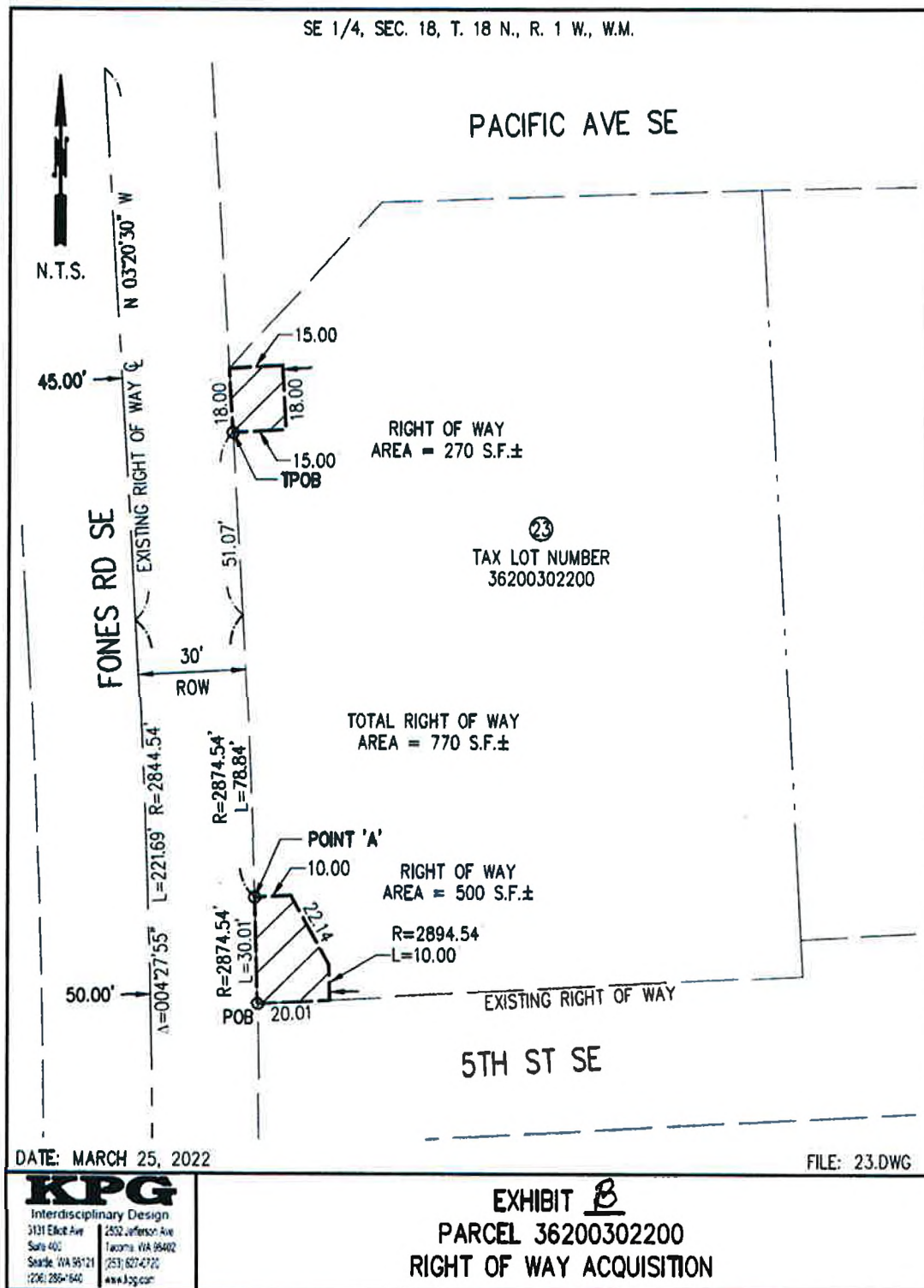


LOTS 1, 2, 3, 22, 23 AND 24 IN BLOCK 3 OF J.C. BOYD'S ADDITION TO OLYMPIA, AS RECORDED IN VOLUME 3 OF PLATS, PAGE 52 TOGETHER WITH VACATED ALLEY ADJOINING SAID LOTS EXCEPTING THEREFROM THAT PORTION CONDEMNED FOR STREET PURPOSES IN THURSTON COUNTY SUPERIOR COURT CAUSE NO. 86-2-00466-9



STATUTORY WARRANTY DEED  
Page 4 of 5





STATUTORY WARRANTY DEED  
Page 5 of 5

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s): Nelson Olympia LLC**

**Grantee(s): City of Olympia**

**Legal Description: PTN Lots 1, 2, 3, 22, 23 & 24 Blk 3 J.C. Boyd's Add to Oly**

**Additional Legal Description is on Page 3 of Document.**

**Assessor's Tax Parcel Number: 36200302200**

## **TEMPORARY EASEMENT**

### **Fones Road Improvements**

The Grantor(s), **Nelson Olympia, LLC, a Washington Limited Liability Company**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Nelson Olympia LLC,

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON           )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Nelson Olympia, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

**EXHIBIT A**  
**PARCEL NO. 36200302200**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE EASTERLY MARGIN OF FONES ROAD SOUTHEAST.

THENCE NORTHERLY ALONG SAID EASTERLY MARGIN ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 88° 49' 41" WEST, 2874.54 FEET, AN ARC DISTANCE OF 52.20 FEET TO THE TRUE POINT OF BEGINNING "A".

THENCE CONTINUING ALONG SAID EASTERLY MARGIN AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 15.00 FEET.

THENCE NORTH 87° 23' 09" EAST, 10.00 FEET TO A LINE THAT IS 40.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID FONES ROAD SOUTHEAST.

THENCE SOUTHERLY ALONG SAID PARALLEL LINE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 87° 29' 17" WEST, 2884.54 FEET, AN ARC DISTANCE OF 15.00 FEET.

THENCE SOUTH 87° 23' 12" WEST ALONG SAID PARALLEL LINE, 10.00 FEET TO THE TRUE POINT OF BEGINNING "A".

CONTAINING 150 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE EASTERLY MARGIN OF FONES ROAD SOUTHEAST.

THENCE NORTH 86° 58' 46" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A", 20.01 FEET TO A LINE THAT IS 50.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST AND THE TRUE POINT OF BEGINNING "B".

THENCE NORTHERLY ALONG SAID PARALLEL LINE ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 86° 48' 55" WEST, 2894.54 FEET, AN ARC DISTANCE OF 10.00 FEET.

THENCE SOUTH 58° 48' 08" EAST, 17.78 FEET TO SAID SOUTH LINE OF PARCEL "A".

THENCE SOUTH 86° 58' 46" WEST ALONG SAID SOUTH LINE, 15.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 75 SQUARE FEET, MORE OR LESS.

TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 225 SQUARE FEET, MORE OR LESS.

## TEMPORARY EASEMENT

### PARCEL "A"

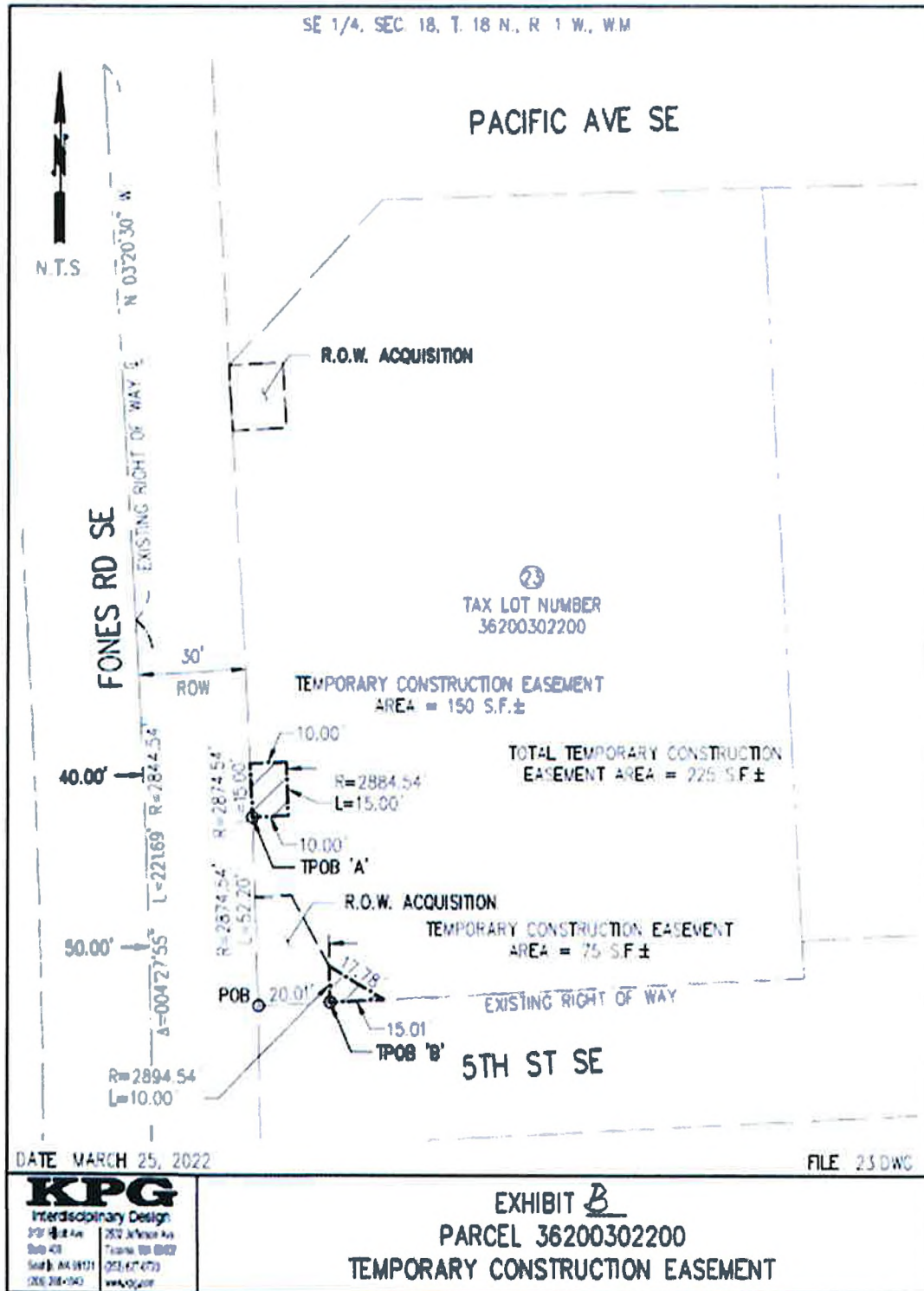
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30699,  
DATED FEBRUARY 9TH, 2021)

LOTS 1, 2, 3, 22, 23 AND 24 IN BLOCK 3 OF J.C. BOYD'S ADDITION TO OLYMPIA, AS RECORDED IN VOLUME  
3 OF PLATS, PAGE 52, TOGETHER WITH VACATED ALLEY ADJOINING SAID LOTS, EXCEPTING THEREFROM  
THAT PORTION CONDEMNED FOR STREET PURPOSES IN THURSTON COUNTY SUPERIOR COURT CAUSE  
NO. 86-2-00466-9.





# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 5 of (5) Pages



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

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**Document Title: Statutory Warranty Deed**  
**Grantor: Matthew R. Nardi, Trustee of the Crown Beverage Packing, Inc.**  
**Master Trust July 2, 1982**  
**Grantee: City of Olympia**  
**Legal Description: PTN NE ¼ NE ¼ 19-18-1W & PTN NW ¼ NW ¼ 20-18-1W**  
**Assessor's Tax Parcel Number: 11819110100**

### **STATUTORY WARRANTY DEED**

The Grantor, **Matthew R. Nardi, Trustee of the Crown Beverage Packing, Inc. Master Trust July 2, 1982**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

STATUTORY WARRANTY DEED  
Page 1 of 5

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

Matthew R. Nardi, Trustee of the Crown Beverage Packing, Inc.

Master Trust July 2, 1982

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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the Trustee of the Crown Beverage Packing, Inc. Master Trust July 2, 1982, the trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 5

EXHIBIT A

**PARCEL NO. 11819110100  
RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 57.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 150.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 5.00 FEET TO A LINE THAT IS 62.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 200.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 5.00 FEET TO A LINE THAT IS 67.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 200.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 5.00 FEET TO A LINE THAT IS 72.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 156.38 FEET TO THE NORTH LINE OF SAID PARCEL "A" AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 6,773 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30694, DATED FEBRUARY 9TH, 2021)

ALL THAT PROPERTY DESCRIBED UNDER WARRANTY DEED AS CONVEYED TO CONTINENTAL CAN COMPANY, INC., FROM NORTHERN PACIFIC RAILWAY DATED MARCH 31, 1961, AND RECORDED IN VOLUME 350 OF DEEDS AT PAGE 614, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., WITH THE SOUTHERLY RIGHT-OF-WAY OF NORTHERN PACIFIC RAILWAY; THENCE NORTH 78° 40' 47" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 609.81 FEET TO THE EASTERLY MARGIN OF THE FONES ROAD; THENCE SOUTH 1° 49' 18" WEST, ALONG SAID EASTERLY MARGIN, 708.11 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 87° 26' 30" EAST, ALONG SAID SOUTH LINE 609.56 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 1° 04' 15" EAST, ALONG SAID EAST LINE 71.73 FEET TO A POINT 543.64 FEET SOUTH 1° 04' 15" WEST, FROM THE SOUTHERLY RIGHT-OF-WAY OF SAID RAILWAY; THENCE SOUTH 88° 55' 45" EAST, 985.24 FEET TO THE WEST LINE OF THE EAST 330.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, SAID TOWNSHIP AND RANGE; THENCE NORTH 1° 19' 38" EAST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 365.19 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID RAILWAY; THENCE NORTH 78° 40' 47" WEST, ALONG SAID RIGHT-OF-WAY, 1,002.88 FEET TO THE POINT OF BEGINNING.

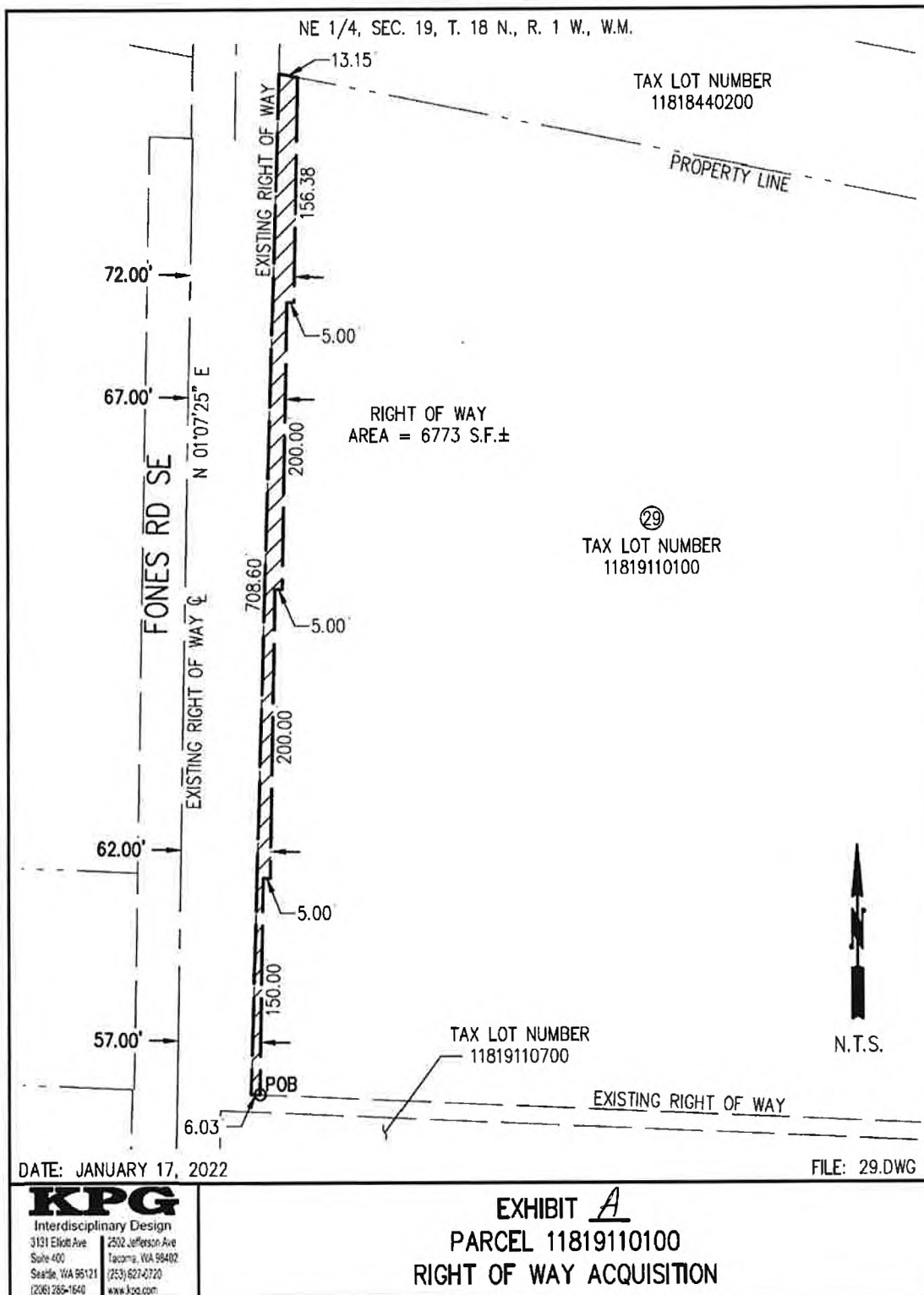
STATUTORY WARRANTY DEED

Page 3 of 5

EXCEPT THAT PORTION CONVEYED TO THE CITY OF OLYMPIA, A MUNICIPAL CORPORATION BY  
CORRECTION DEED DATED JUNE 21, 1993 AND RECORDED JUNE 28, 1993 UNDER AUDITOR'S FILE NO.  
9306280057.

02/24/2022





STATUTORY WARRANTY DEED  
Page 5 of 5

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s):** Matthew R. Nardi, Trustee of the Crown Beverage Packing, Inc.  
Master Trust July 2, 1982

**Grantee(s):** City of Olympia

**Legal Description:** PTN NE ¼ NE ¼ 19-18-1W & PTN NW ¼ NW ¼ 20-18-1W

**Additional Legal Description is on Page 3 of Document.**

**Assessor's Tax Parcel Number:** 11819110100

### **TEMPORARY EASEMENT**

Fones Road Improvements

The Grantor(s), **Matthew R. Nardi, Trustee of the Crown Beverage Packing, Inc. Master Trust July 2, 1982**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia**



**TEMPORARY EASEMENT**

unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Matthew R. Nardi, Trustee of the Crown Beverage Packing, Inc.

Master Trust July 2, 1982

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the Trustee of the Crown Beverage Packing, Inc. Master Trust July 2, 1982, the trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

### Exhibit A

#### **PARCEL NO. 11819110100 TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 57.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 150.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 5.00 FEET TO A LINE THAT IS 62.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 200.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 5.00 FEET TO A LINE THAT IS 67.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 200.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 5.00 FEET TO A POINT ON A LINE THAT IS 72.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST, SAID POINT HEREINAFTER DESCRIBED AS POINT 'A';

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 85.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 15.00 FEET TO A LINE THAT IS 87.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 65.00 FEET;

THENCE NORTH 88° 52' 35" WEST, 15.00 FEET TO SAID LINE THAT IS 67.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST, ALONG SAID PARALLEL LINE, 250.00 FEET;

THENCE NORTH 88° 52' 35" WEST, 4.00 FEET TO A LINE THAT IS 68.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 150.28 FEET TO SAID SOUTH LINE OF PARCEL "A";

THENCE NORTH 87° 26' 22" WEST ALONG SAID SOUTH LINE, 11.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,627 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT SAID POINT 'A';

THENCE CONTINUING NORTH 01° 07' 25" EAST ALONG SAID LINE THAT IS 72.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST, 25.00 FEET TO THE TRUE POINT OF BEGINNING;

## TEMPORARY EASEMENT

THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 01° 07' 25" EAST, 131.38 FEET TO THE NORTH LINE OF SAID PARCEL "A";

THENCE SOUTH 78° 40' 10" EAST ALONG SAID NORTH LINE, 10.16 FEET TO A LINE THAT IS 82.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 54.58 FEET;

THENCE SOUTH 88° 52' 35" EAST, 85.00 FEET TO A LINE THAT IS 167.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 75.00 FEET;

THENCE NORTH 88° 52' 35" WEST, 95.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7,680 SQUARE FEET, MORE OR LESS.

TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 13,307 SQUARE FEET, MORE OR LESS.

### PARCEL "A":

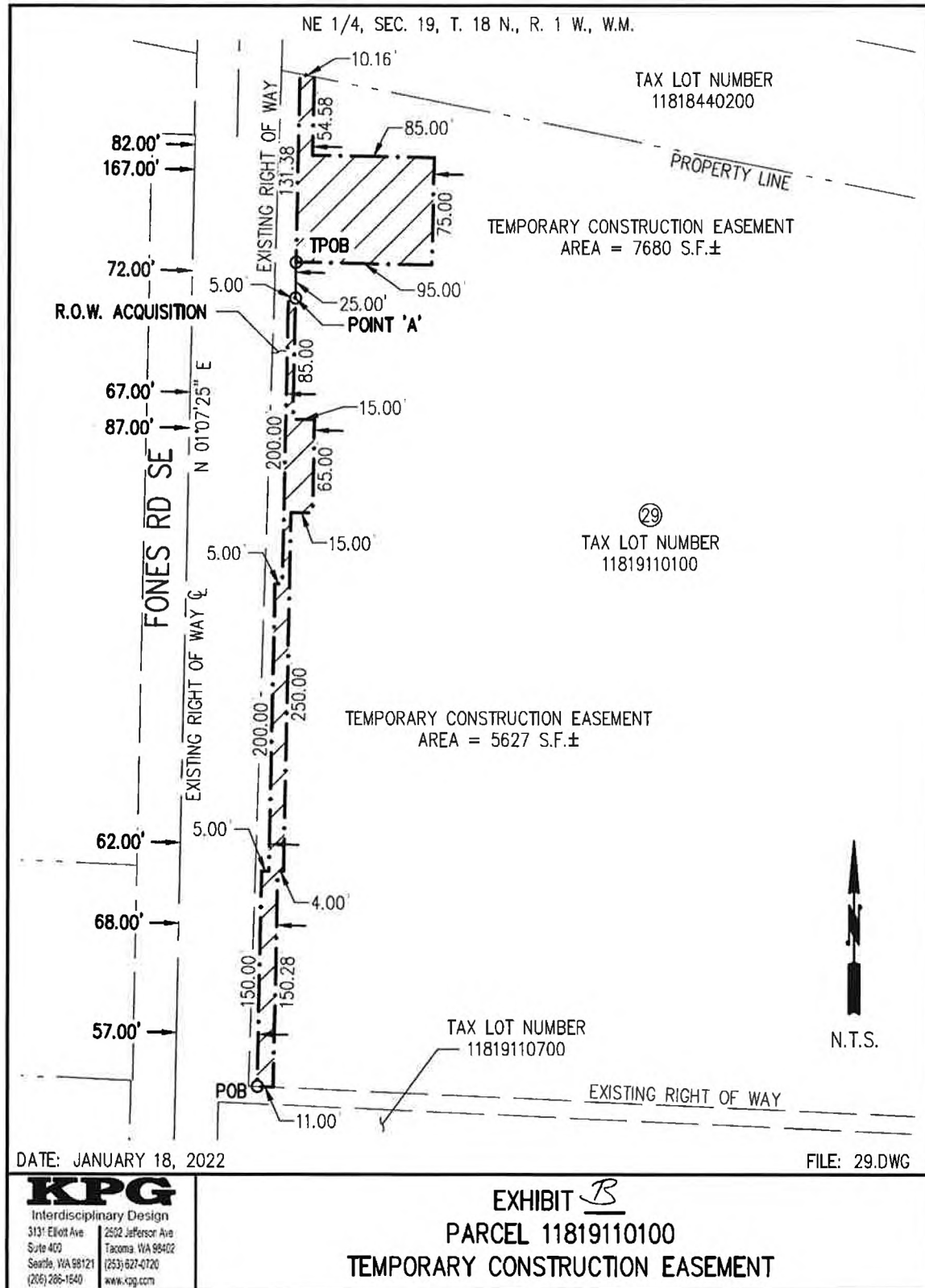
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30694, DATED FEBRUARY 9TH, 2021)

ALL THAT PROPERTY DESCRIBED UNDER WARRANTY DEED AS CONVEYED TO CONTINENTAL CAN COMPANY, INC., FROM NORTHERN PACIFIC RAILWAY DATED MARCH 31, 1961, AND RECORDED IN VOLUME 350 OF DEEDS AT PAGE 614, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., WITH THE SOUTHERLY RIGHT-OF-WAY OF NORTHERN PACIFIC RAILWAY; THENCE NORTH 78° 40' 47" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY 609.81 FEET TO THE EASTERLY MARGIN OF THE FONES ROAD; THENCE SOUTH 1° 49' 18" WEST, ALONG SAID EASTERLY MARGIN, 708.11 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 87° 26' 30" EAST, ALONG SAID SOUTH LINE 609.56 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 1° 04' 15" EAST, ALONG SAID EAST LINE 71.73 FEET TO A POINT 543.64 FEET SOUTH 1° 04' 15" WEST, FROM THE SOUTHERLY RIGHT-OF-WAY OF SAID RAILWAY; THENCE SOUTH 88° 55' 45" EAST, 985.24 FEET TO THE WEST LINE OF THE EAST 330.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, SAID TOWNSHIP AND RANGE; THENCE NORTH 1° 19' 38" EAST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 365.19 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID RAILWAY; THENCE NORTH 78° 40' 47" WEST, ALONG SAID RIGHT-OF-WAY, 1,002.88 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION CONVEYED TO THE CITY OF OLYMPIA, A MUNICIPAL CORPORATION BY CORRECTION DEED DATED JUNE 21, 1993 AND RECORDED JUNE 28, 1993 UNDER AUDITOR'S FILE NO. 9306280057.



# TEMPORARY EASEMENT



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** MBA Fones Road LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN PCL A BLA-05-1331OL  
**Assessor's Tax Parcel Number:** 11819110600

### **STATUTORY WARRANTY DEED**

The Grantor, **MBA Fones Road, LLC, a Washington Limited Liability Company**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

STATUTORY WARRANTY DEED  
Page 1 of 4

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MBA Fones Road LLC,

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

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of MBA Fones Road, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4



**EXHIBIT *A***  
**PARCEL NO. 1181910600**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER BEING ON THE WESTERLY MARGIN OF FONES ROAD SOUTHEAST,

THENCE NORTH 01° 49' 42" EAST ALONG SAID WESTERLY MARGIN, 24.56 FEET,

THENCE NORTH 88° 10' 18" WEST, 35.81 FEET,

THENCE SOUTH 01° 07' 25" WEST, 24.13 FEET TO THE SOUTH LINE OF SAID PARCEL "A",

THENCE SOUTH 87° 28' 20" EAST ALONG SAID SOUTH LINE, 35.51 FEET TO THE POINT OF BEGINNING

CONTAINING 868 SQUARE FEET, MORE OR LESS

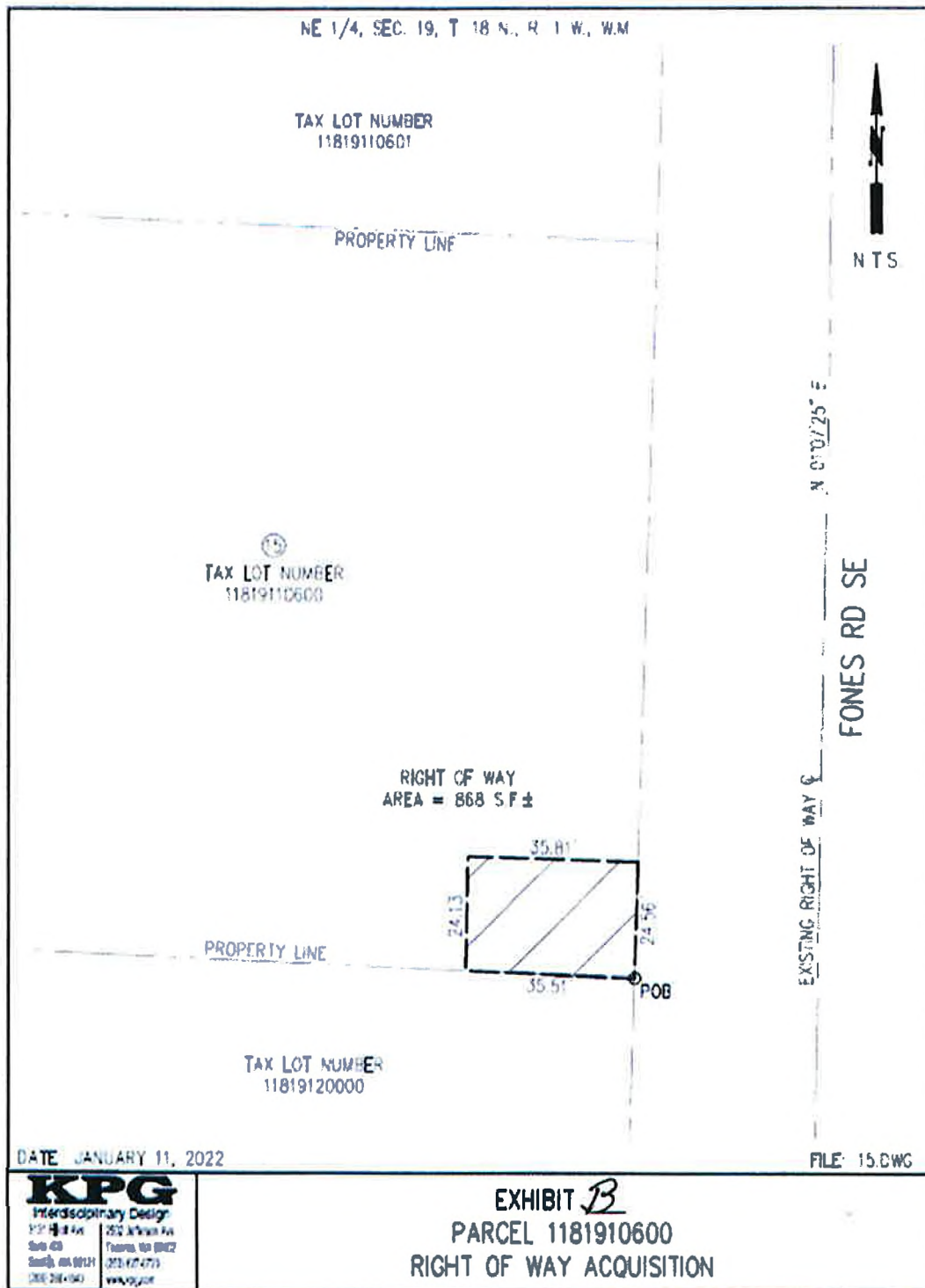
PARCEL "A"

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30688, DATED FEBRUARY 9TH, 2021)

PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA-05-1331OL, AS RECORDED NOVEMBER 18, 2005 UNDER AUDITOR'S FILE NOS. 3786260 AND 3786261.

02/15/2022





STATUTORY WARRANTY DEED  
Page 4 of 4

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s): MBA Fones Road LLC**  
**Grantee(s): City of Olympia**  
**Legal Description: PTN PCL A BLA-05-1331OL**  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number: 11819110600**

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **MBA Fones Road, LLC, a Washington Limited Liability Company**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
MBA Fones Road, LLC

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON           )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of MBA Fones Road, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

**TEMPORARY EASEMENT**

**EXHIBIT *A***  
**PARCEL NO. 1181910600**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER BEING ON THE WESTERLY MARGIN OF FONES ROAD SOUTHEAST,

THENCE NORTH 01° 49' 42" EAST ALONG SAID WESTERLY MARGIN, 24.56 FEET TO THE TRUE POINT OF BEGINNING,

THENCE CONTINUING ALONG SAID WESTERLY MARGIN, NORTH 01° 49' 42" EAST, 130.45 FEET TO THE NORTH LINE OF SAID PARCEL "A",

THENCE NORTH 87° 28' 20" WEST ALONG SAID NORTH LINE, 4.41 FEET,

THENCE SOUTH 01° 07' 25" WEST, 130.51 FEET,

THENCE SOUTH 88° 10' 18" EAST, 2.80 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 470 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30688, DATED FEBRUARY 9TH, 2021)

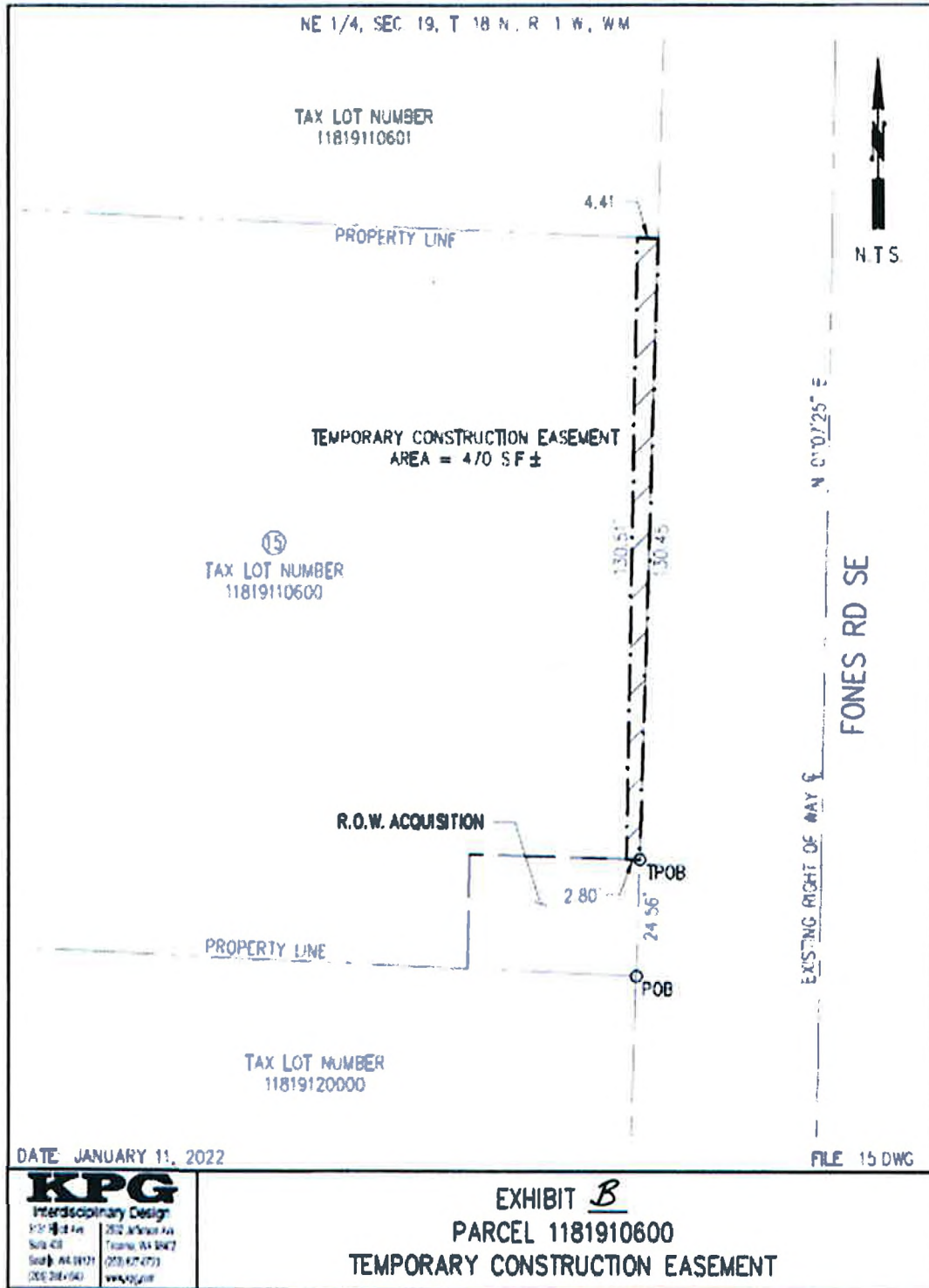
PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA-05-13310L, AS RECORDED NOVEMBER 18, 2005 UNDER AUDITOR'S FILE NOS. 3786260 AND 3786261.

02/15/2022





# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

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**Document Title:** Statutory Warranty Deed  
**Grantor:** M & J Investment Company  
**Grantee:** City of Olympia  
**Legal Description:** PTN NE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819110500

### **STATUTORY WARRANTY DEED**

The Grantor, **M & J Investment Company, an Oregon general partnership**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

STATUTORY WARRANTY DEED  
Page 1 of 4

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
M & J Investment Company

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

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be a general partner of M & J Investment Company, the partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

**EXHIBIT *A***  
**PARCEL NO. 11819110500**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE WESTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 28" WEST ALONG SAID WESTERLY MARGIN, 19.79 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";

THENCE NORTH 88° 53' 11" WEST, 10.01 FEET TO A LINE THAT IS 40.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 20.05 FEET TO THE NORTH LINE OF SAID PARCEL "A";

THENCE SOUTH 87° 26' 21" EAST ALONG SAID NORTH LINE, 10.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 199 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT SAID POINT "A";

THENCE SOUTH 01° 07' 28" WEST ALONG SAID WESTERLY MARGIN OF FONES ROAD SOUTHEAST, 65.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01° 07' 28" WEST ALONG SAID WESTERLY MARGIN, 55.00 FEET;

THENCE NORTH 88° 52' 35" WEST, 10.01 FEET TO SAID LINE THAT IS 40.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 55.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 10.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 551 SQUARE FEET, MORE OR LESS.

TOTAL UTILITY EASEMENT CONTAINING 750 SQUARE FEET, MORE OR LESS

**PARCEL "A":**

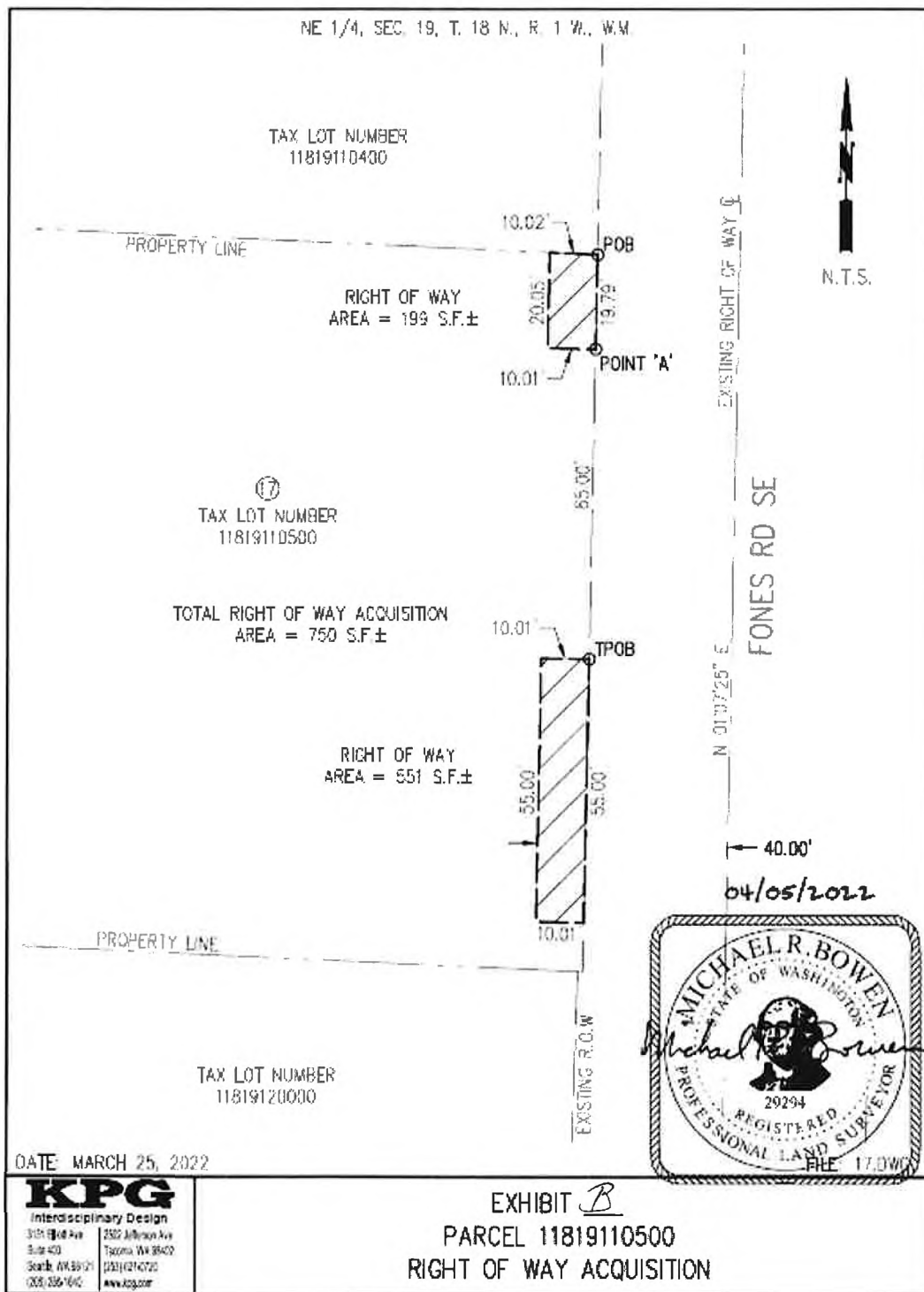
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30693, DATED FEBRUARY 9TH, 2021)

THE SOUTH 155 FEET OF THE EAST 260 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD S.E.



STATUTORY WARRANTY DEED

Page 3 of 4



After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s): M & J Investment Company**  
**Grantee(s): City of Olympia**  
**Legal Description: PTN NE ¼ NE ¼ 19-18-1 W**  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number: 11819110500**

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **M & J Investment Company, an Oregon general partnership**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

authorized agent.



**TEMPORARY EASEMENT**

**EXHIBIT A**  
**PARCEL NO. 11819110500**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'A', SAID CORNER ALSO BEING ON THE WESTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 28" WEST ALONG SAID WESTERLY MARGIN, 19.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88° 53' 11" WEST, 10.01 FEET TO A LINE THAT IS 40.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 30.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 10.01 FEET TO SAID WESTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN, 30.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET, MORE OR LESS.

PARCEL "A"

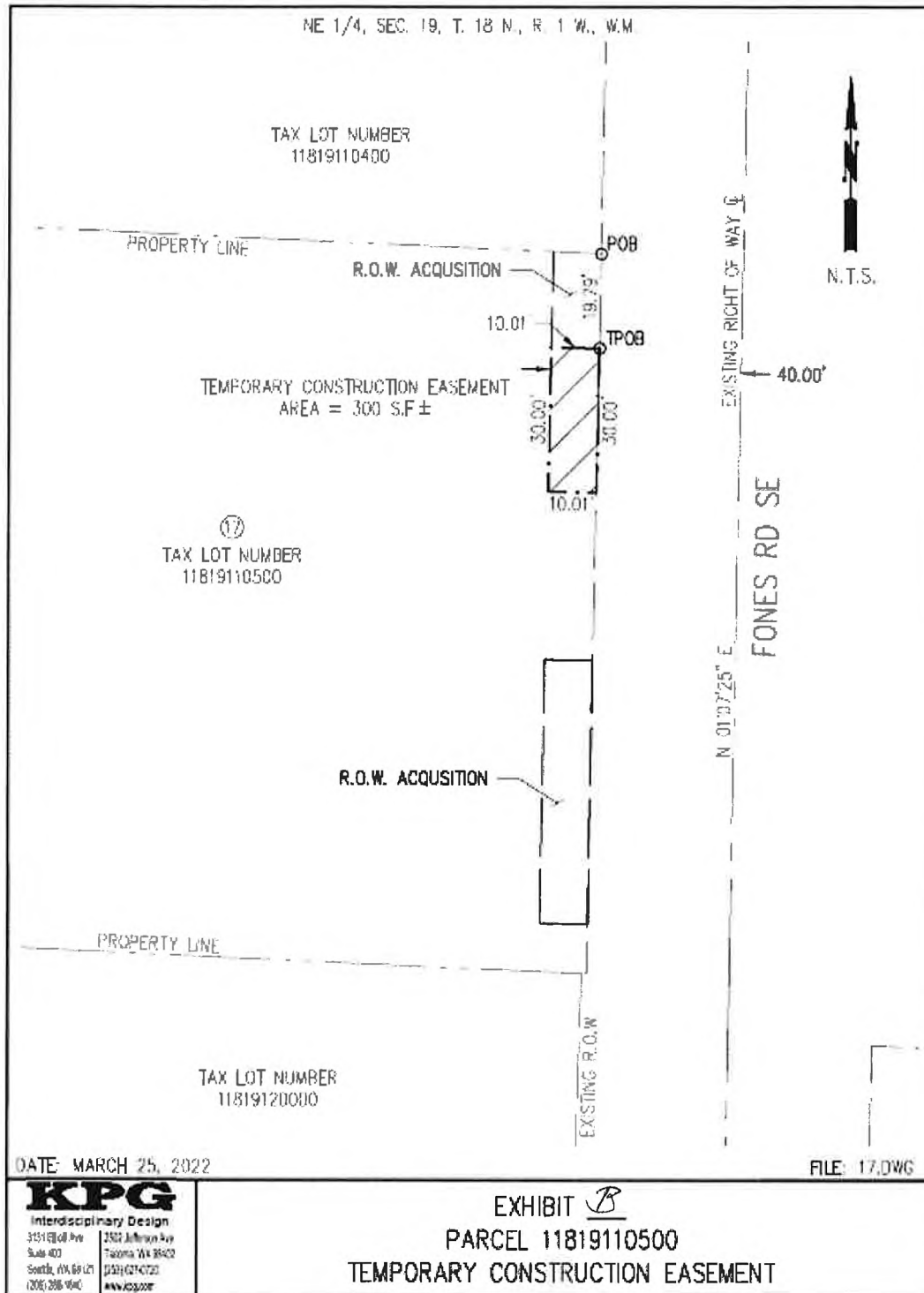
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30693, DATED FEBRUARY 9TH, 2021)

THE SOUTH 155 FEET OF THE EAST 260 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD S.E.

02/17/2022



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** RVB Lewis Investments LLC and Eric Lewis  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819141201

### **STATUTORY WARRANTY DEED**

The Grantor, **RVB Lewis Investments, LLC a Washington Limited Liability Company and Eric Lewis, as his separate estate**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

STATUTORY WARRANTY DEED  
Page 1 of 5

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
RVB Lewis Investments, LLC

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

\_\_\_\_\_  
Eric Lewis

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of RVB Lewis Investments, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_)

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

**EXHIBIT *A***  
**PARCEL NO. 11819141201**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF A LINE THAT IS 33.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

CONTAINING 200 SQUARE FEET, MORE OR LESS.

PARCEL "A":

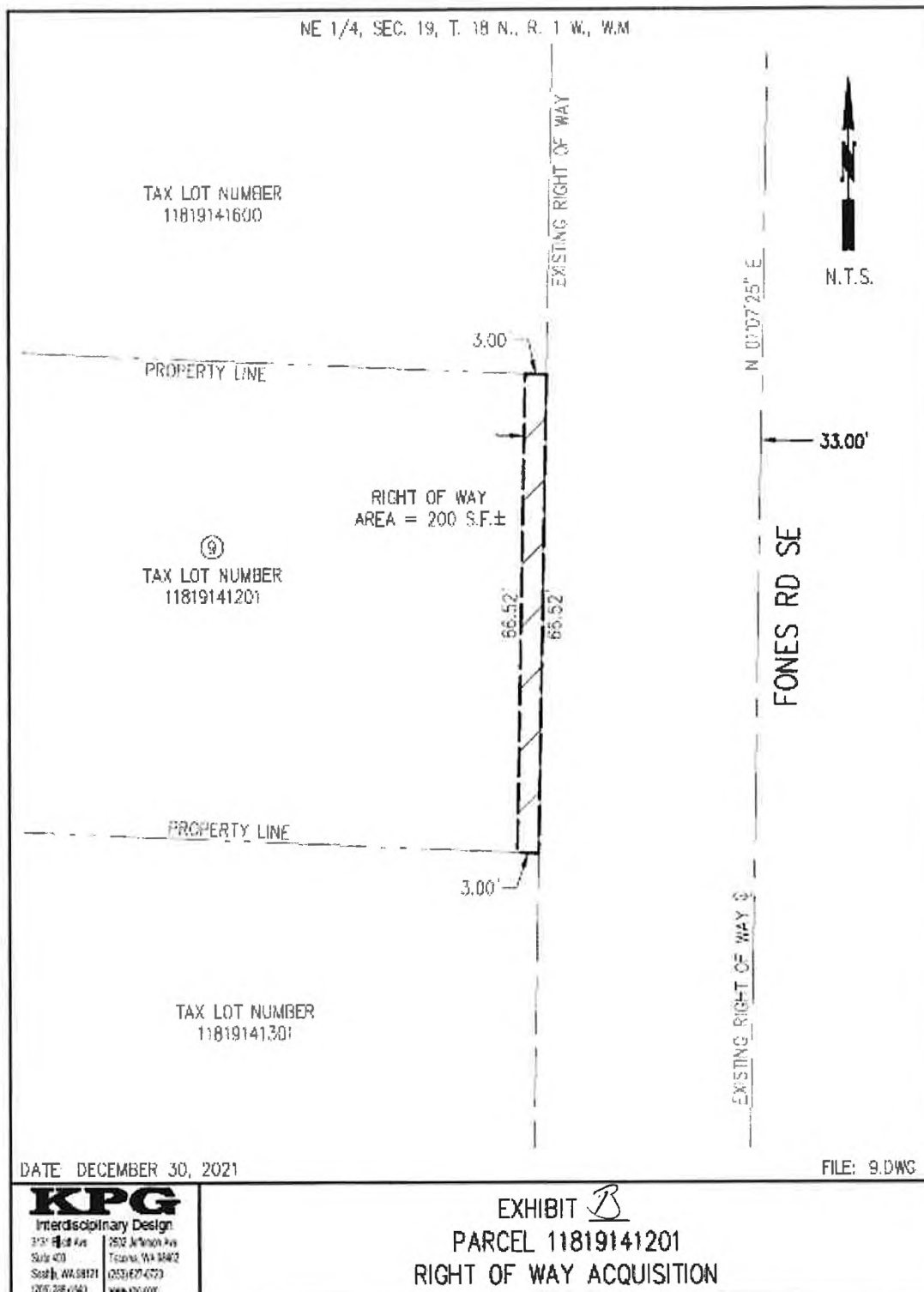
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30679, DATED FEBRUARY 9TH, 2021)

THAT PART OF THE EAST 185 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., LYING NORTH OF LINE DRAWN FROM A POINT ON THE EAST LINE THEREOF, 264 FEET NORTH OF ITS SOUTHEAST CORNER, EXCEPT THE EAST 30 FEET FOR FONES ROAD.

02/14/2022







After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s): RVB Lewis Investments LLC and Eric Lewis**

**Grantee(s): City of Olympia**

**Legal Description: PTN SE ¼ NE ¼ 19-18-1W**

**Additional Legal Description is on Page 3 of Document.**

**Assessor's Tax Parcel Number: 11819141201**

### **TEMPORARY EASEMENT**

Fones Road Improvements

The Grantor(s), **RVB Lewis Investments, LLC a Washington Limited Liability Company and Eric Lewis, as his separate estate**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
RVB Lewis Investments, LLC

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

\_\_\_\_\_  
Eric Lewis

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

## Acknowledgment

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of RVB Lewis Investments, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of \_\_\_\_\_  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

**TEMPORARY EASEMENT**

**EXHIBIT A**  
**PARCEL NO. 11819141201**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF A LINE THAT IS 33.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST AND EASTERLY OF A LINE THAT IS 53.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST.

CONTAINING 1,330 SQUARE FEET, MORE OR LESS.

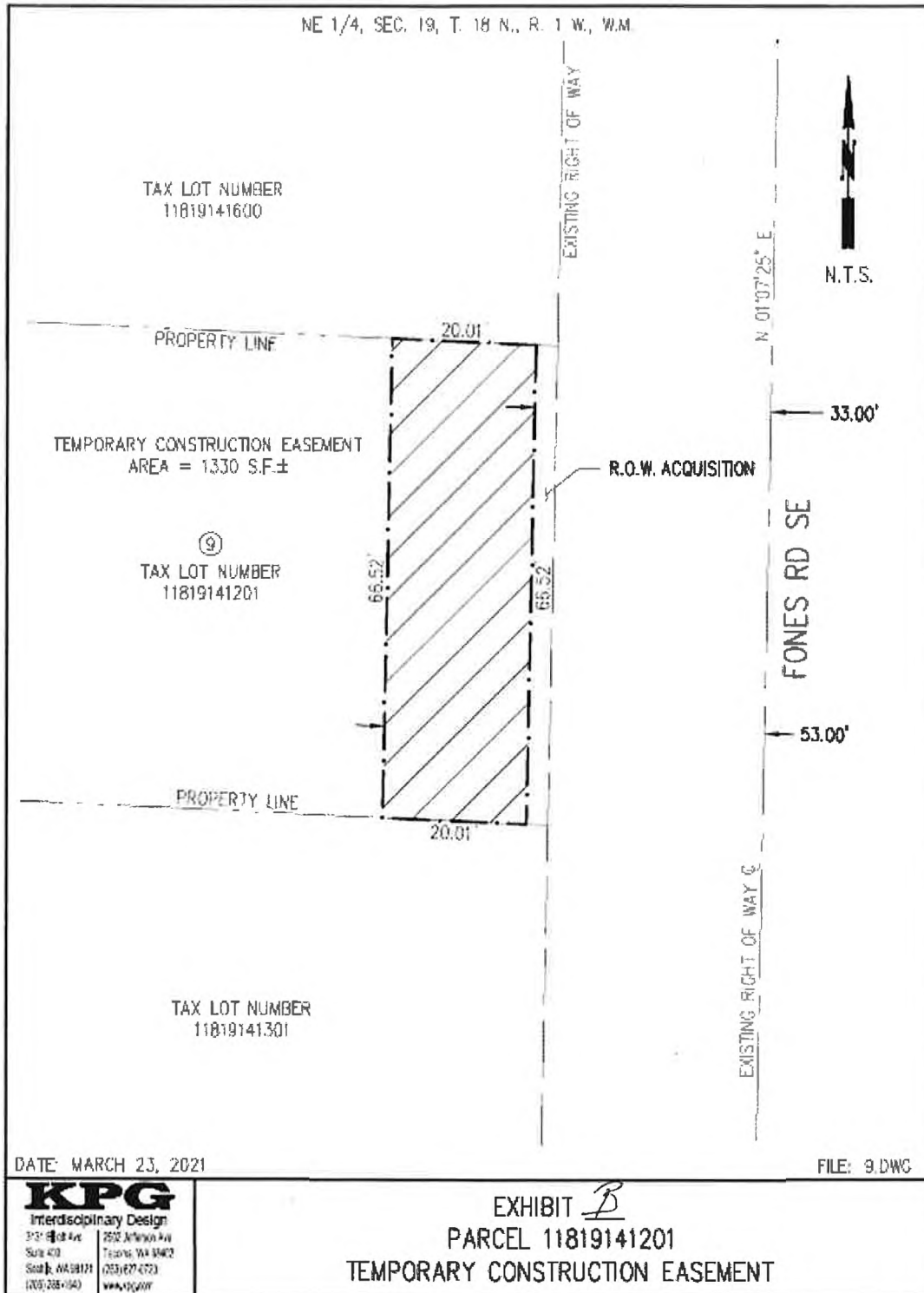
PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30679, DATED FEBRUARY 9TH, 2021)

THAT PART OF THE EAST 185 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., LYING NORTH OF LINE DRAWN FROM A POINT ON THE EAST LINE THEREOF, 264 FEET NORTH OF ITS SOUTHEAST CORNER, EXCEPT THE EAST 30 FEET FOR FONES ROAD.



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 5 of (5) Pages



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Laforge & Reynolds, LLC and Jeffray, LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN PCL B BLA-05-1331OL  
**Assessor's Tax Parcel Number:** 11819110601

### **STATUTORY WARRANTY DEED**

The Grantor, **LAFORGE & REYNOLDS, LLC**, a Washington Limited Liability Company, **FORMERLY KNOWN AS ALLERDINGS & REYNOLDS LLC**, a Washington limited liability company, **AS TO AN UNDIVIDED 52% INTEREST** and **JEFFRAY, LLC**, a Washington Limited Liability Company, **FORMERLY KNOWN AS L & J'S COMPOUND LLC**, a Washington limited liability company, **AS TO AN UNDIVIDED 48% INTEREST**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the

STATUTORY WARRANTY DEED  
Page 1 of 5

City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
LAFORGE & REYNOLDS, LLC

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

\_\_\_\_\_  
JEFFRAY, LLC

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

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of LAFORGE & REYNOLDS, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

STATUTORY WARRANTY DEED  
Page 2 of 5

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of JEFFRAY, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: Steven J. Burney, City Manager

City Attorney

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

STATUTORY WARRANTY DEED  
Page 3 of 5

**EXHIBIT A**  
**PARCEL NO. 11819110601**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE WESTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE NORTH 87° 28' 20" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A", 2.00 FEET;

THENCE NORTH 01° 49' 42" EAST, 379.99 FEET TO THE NORTH LINE OF SAID PARCEL "A";

THENCE SOUTH 87° 28' 20" EAST ALONG SAID NORTH LINE, 2.00 FEET TO SAID WESTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 49' 42" WEST ALONG SAID WESTERLY MARGIN, 379.99 FEET TO THE POINT OF BEGINNING

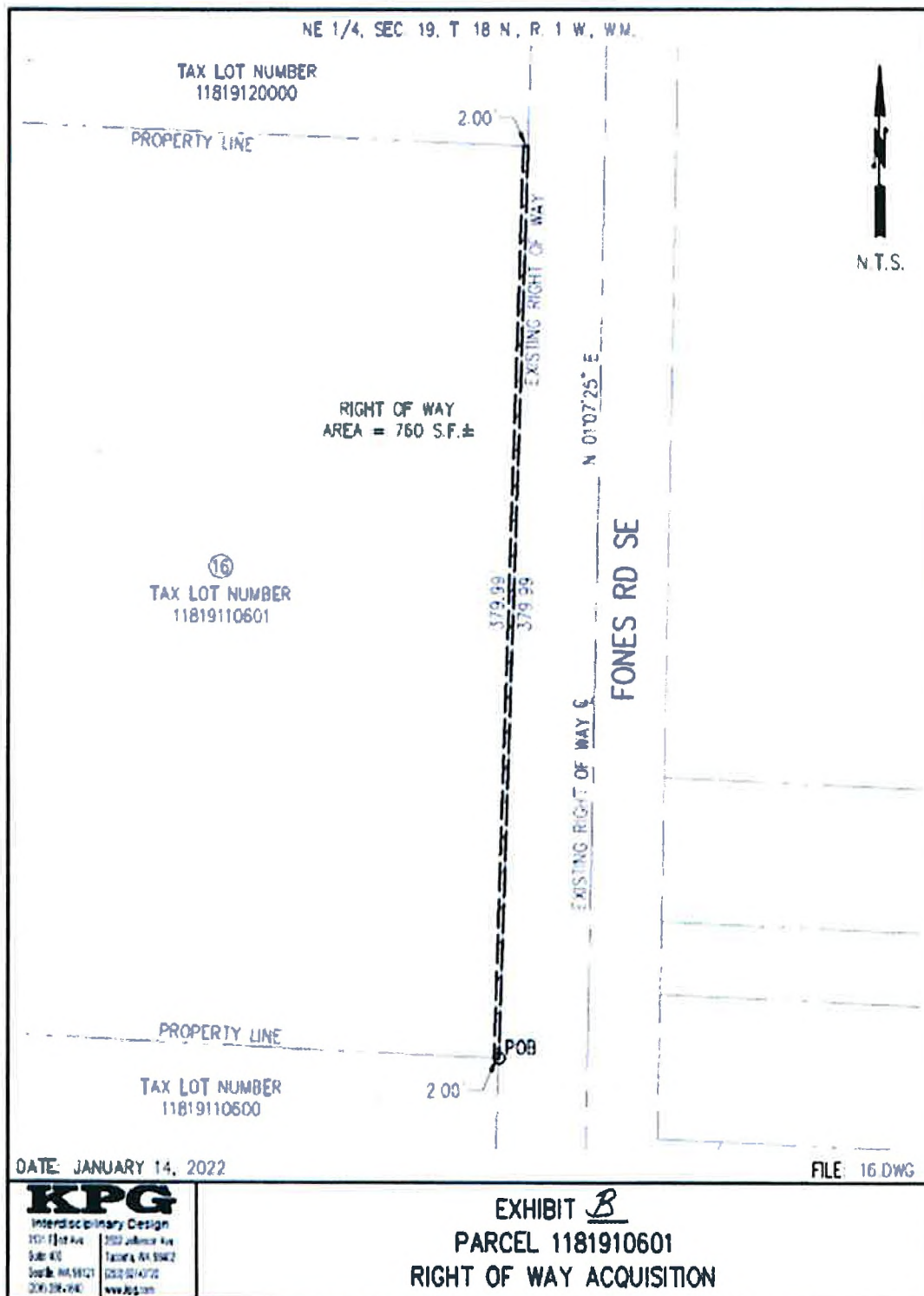
CONTAINING 760 SQUARE FEET, MORE OR LESS.

PARCEL "A"

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30689 DATED FEBRUARY 9TH, 2021)

PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA-05-1331OL, AS RECORDED NOVEMBER 18, 2005 UNDER AUDITOR'S FILE NOS. 3786260 AND 3786261.





STATUTORY WARRANTY DEED  
Page 5 of 5

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s): Laforge & Reynolds, LLC and Jeffray, LLC**  
**Grantee(s): City of Olympia**  
**Legal Description: PTN PCL B BLA-05-1331OL**  
**Additional Legal Description is on Page 4 of Document.**  
**Assessor's Tax Parcel Number: 11819110601**

## **TEMPORARY EASEMENT**

### **Fones Road Improvements**

The Grantor(s), **LAFORGE & REYNOLDS, LLC, a Washington Limited Liability Company, FORMERLY KNOWN AS ALLERDINGS & REYNOLDS LLC, a Washington limited liability company, AS TO AN UNDIVIDED 52% INTEREST and JEFFRAY, LLC, a Washington Limited Liability Company, FORMERLY KNOWN AS L & J'S COMPOUND LLC, a Washington limited liability company, AS TO AN UNDIVIDED 48% INTEREST**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".



## TEMPORARY EASEMENT

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
LAFORGE & REYNOLDS, LLC

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

\_\_\_\_\_  
JEFFRAY, LLC

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**TEMPORARY EASEMENT**

**Acknowledgment**

STATE OF WASHINGTON                    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Laforge & Reynolds, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

STATE OF WASHINGTON                    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of JEFFRAY, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

**TEMPORARY EASEMENT**

**EXHIBIT A**  
**PARCEL NO. 11819110601**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE WESTERLY MARGIN OF FONES ROAD SOUTHEAST,

THENCE NORTH 87° 28' 20" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" 2.00 FEET TO THE TRUE POINT OF BEGINNING,

THENCE NORTH 01° 49' 42" EAST, 379.99 FEET TO THE NORTH LINE OF SAID PARCEL "A",

THENCE NORTH 87° 28' 20" WEST ALONG SAID NORTH LINE, 2.00 FEET,

THENCE SOUTH 01° 49' 42" WEST, 379.99 FEET TO SAID SOUTH LINE OF PARCEL "A",

THENCE SOUTH 87° 28' 20" EAST ALONG SAID SOUTH LINE, 2.00 FEET TO THE TRUE POINT OF BEGINNING,

CONTAINING 760 SQUARE FEET, MORE OR LESS.

PARCEL "A":

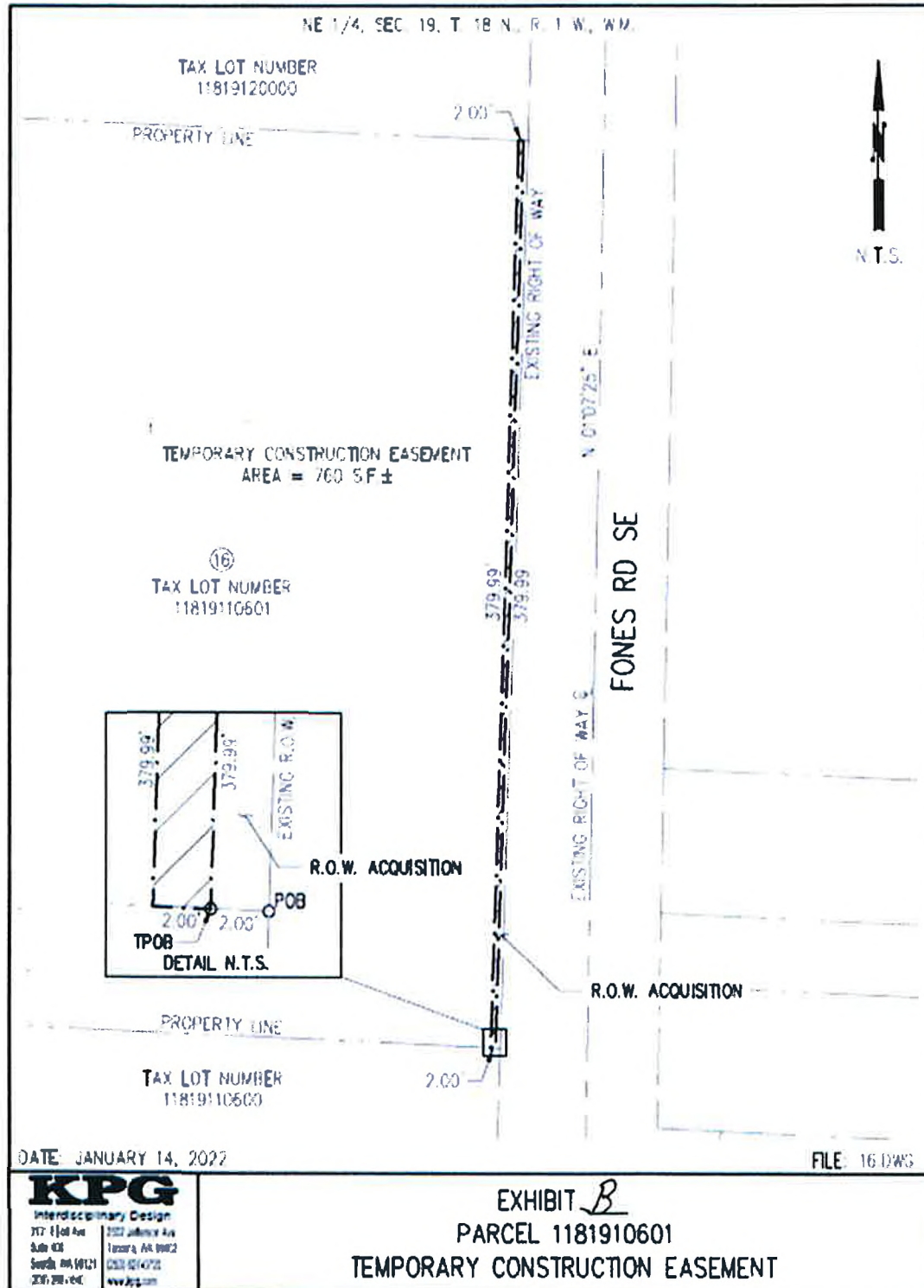
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30689, DATED FEBRUARY 9TH, 2021)

PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA-05-1331OL, AS RECORDED NOVEMBER 18, 2005 UNDER AUDITOR'S FILE NOS. 3786260 AND 3786261.

02/15/2022



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 5 of (5) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Kaur, Malkeet  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819140600

### **STATUTORY WARRANTY DEED**

The Grantor, **Malkeet Kaur**, as her separate estate, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Malkeet Kaur

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF THURSTON    )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4



**EXHIBIT A**  
**PARCEL NO. 11819140600**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 48.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 20.12 FEET

THENCE SOUTH 88° 52' 35" EAST, 10.00 FEET TO A LINE THAT IS 38.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 46.23 FEET TO THE NORTH LINE OF SAID PARCEL "A" AND THE TERMINUS OF SAID DESCRIBED LINE

CONTAINING 735 SQUARE FEET, MORE OR LESS

PARCEL "A"

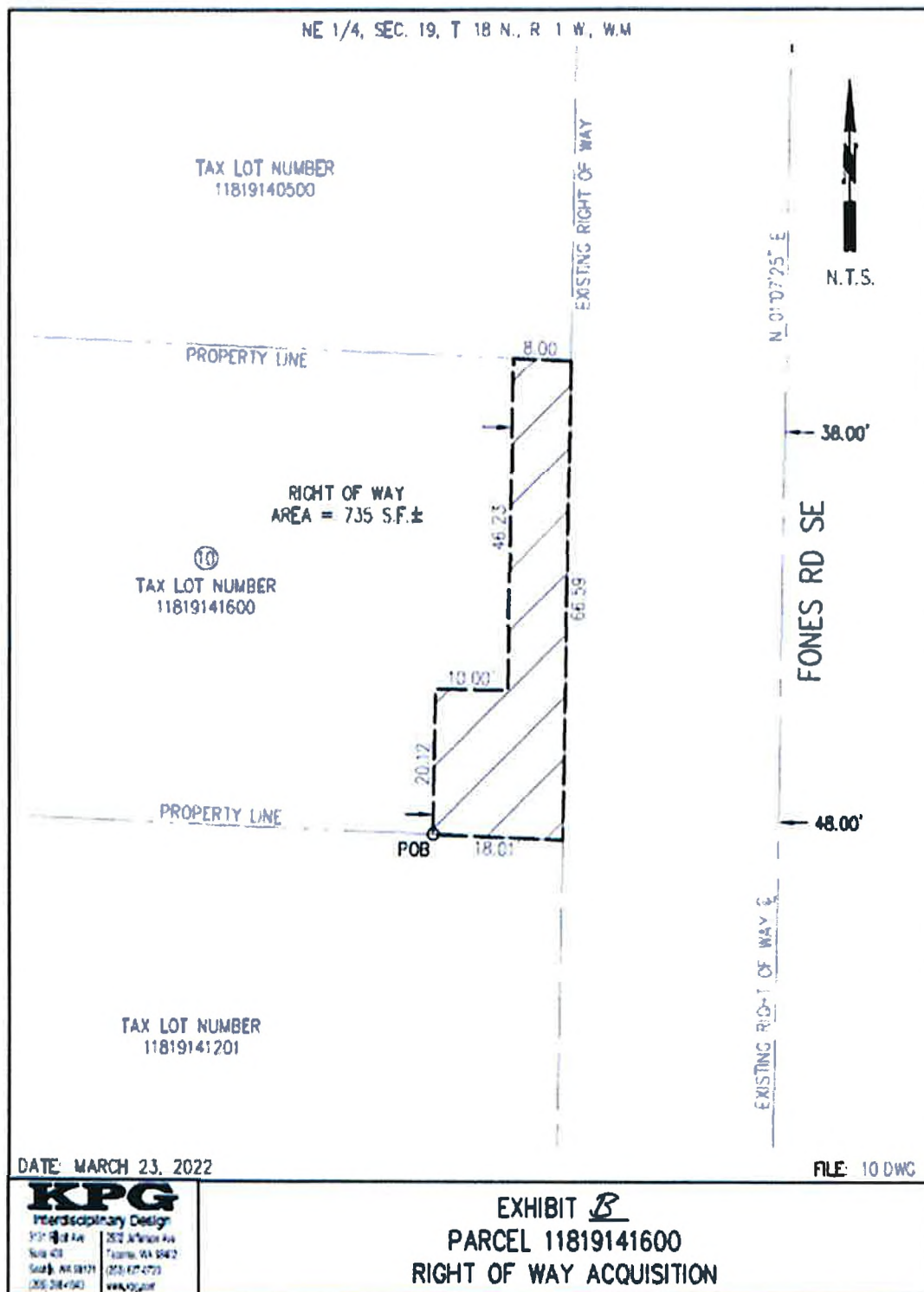
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30680, DATED FEBRUARY 9TH, 2021)

THAT PORTION OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST W.M. DESCRIBED AS FOLLOWS

BEGINNING AT A POINT 264.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE SOUTH 66.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PROPERTY CONVEYED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 875251 TO RAY MORHOUS AND IMOGENE MORHOUS, THENCE WEST 231.00 FEET, THENCE NORTH 66.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER AT PROPERTY CONVEYED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 875251 TO RAY MORHOUS AND IMOGENE MORHOUS, HUSBAND AND WIFE, THENCE EAST 231.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 30.00 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD

04/05/2022





STATUTORY WARRANTY DEED  
Page 4 of 4

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s): Kaur, Malkeet**  
**Grantee(s): City of Olympia**  
**Legal Description: PTN SE ¼ NE ¼ 19-18-1W**  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number: 11819140600**

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **Malkeet Kaur, as her separate estate**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

**TEMPORARY EASEMENT**

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Malkeet Kaur

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF THURSTON     )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



**TEMPORARY EASEMENT**

**EXHIBIT A**  
**PARCEL NO. 11819140600**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 48.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 20.12 FEET;

THENCE SOUTH 88° 52' 35" EAST, 10.00 FEET TO A LINE THAT IS 38.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 46.23 FEET TO THE NORTH LINE OF SAID PARCEL "A";

THENCE NORTH 87° 28' 20" WEST ALONG SAID NORTH LINE, 15.00 FEET TO A LINE THAT IS 53.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 66.60 FEET TO SAID SOUTH LINE OF PARCEL "A";

THENCE SOUTH 87° 29' 29" EAST ALONG SAID SOUTH LINE, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 797 SQUARE FEET, MORE OR LESS.

PARCEL "A"

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30680, DATED FEBRUARY 9TH, 2021)

THAT PORTION OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS

BEGINNING AT A POINT 264.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE SOUTH 66.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PROPERTY CONVEYED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 875251 TO RAY MORHOUS AND IMOGENE MORHOUS, THENCE WEST 231.00 FEET, THENCE NORTH 66.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER AT PROPERTY CONVEYED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 875251 TO RAY MORHOUS AND IMOGENE MORHOUS, HUSBAND AND WIFE, THENCE EAST 231.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 30.00 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD.

04/05/2022



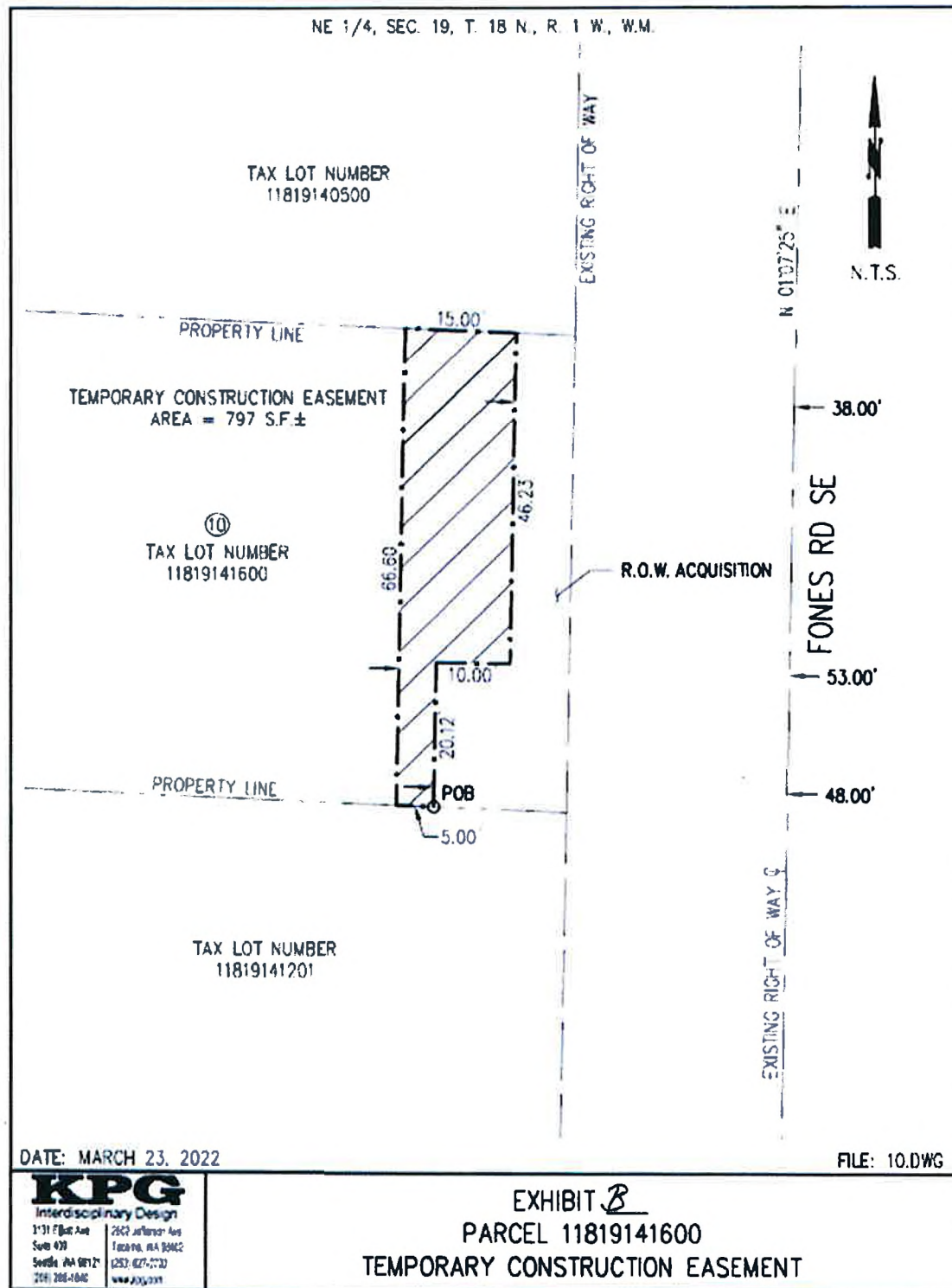
10-TCE.DOCX

Page 1 of 1  
**KPG**  
TACOMA SEATTLE

LPA-325  
Rev. 5/2021

Page 3 of (4) Pages

# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Kaur, Malkeet  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819140500

### **STATUTORY WARRANTY DEED**

The Grantor, **Malkeet Kaur, as her separate estate**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Malkeet Kaur

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF THURSTON    )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

**EXHIBIT A**  
**PARCEL NO. 11819140500**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF A LINE THAT IS 40.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST

CONTAINING 659 SQUARE FEET, MORE OR LESS

PARCEL "A"

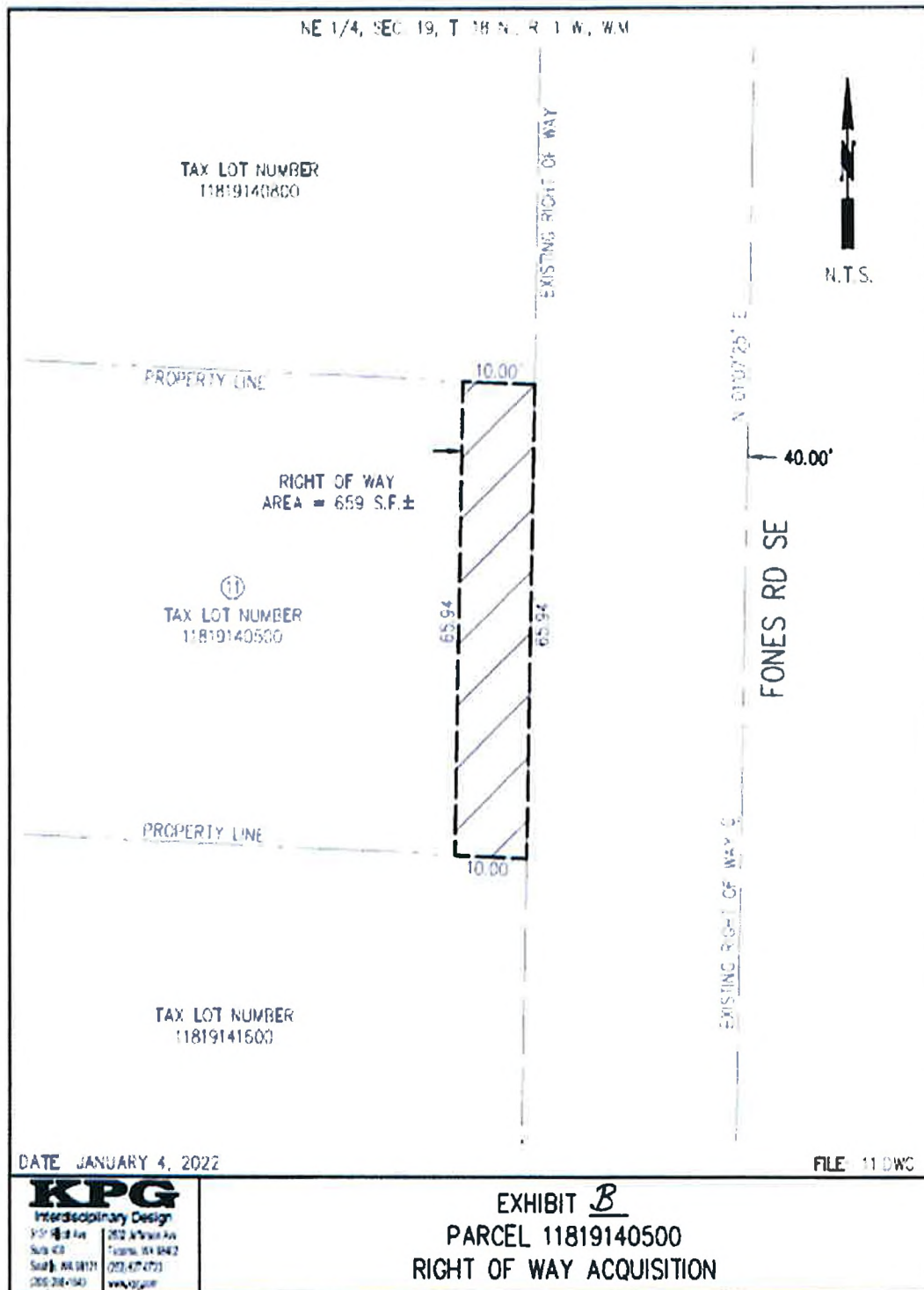
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30681, DATED FEBRUARY 9TH, 2021)

THAT PORTION OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS

BEGINNING AT A POINT 198.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE SOUTH 66.00 FEET, THENCE WEST 231.00 FEET, THENCE NORTH 66.00 FEET, THENCE EAST 231.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 30.00 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD

02/14/2022





STATUTORY WARRANTY DEED  
Page 4 of 4

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Jones, Erick  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819141000

### **STATUTORY WARRANTY DEED**

The Grantor, **Erick Jones, as his separate estate**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Erick Jones

STATE OF WASHINGTON   )  
  ) ss.  
COUNTY OF THURSTON   )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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



**EXHIBIT *A***  
**PARCEL NO. 11819141000**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 45.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 8.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 8.00 FEET TO A LINE THAT IS 37.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 58.92 FEET TO THE SOUTH LINE OF SAID PARCEL "A" AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 530 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30676, DATED FEBRUARY 9TH, 2021)

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; THENCE WEST 330 FEET; THENCE NORTH 132 FEET; THENCE EAST 330 FEET; THENCE SOUTH 132 FEET TO POINT OF BEGINNING; EXCEPT THE EAST 30 FEET FOR FONES ROAD. EXCEPTING ALSO THAT PORTION CONVEYED TO ARTHUR AND HAZEL WOOLLETT, HUSBAND AND WIFE, BY DEED DATED MARCH 29, 1960 AND RECORDED UNDER FILE NO. 625130 AND MORE PARTICULARLY DESCRIBED AS THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

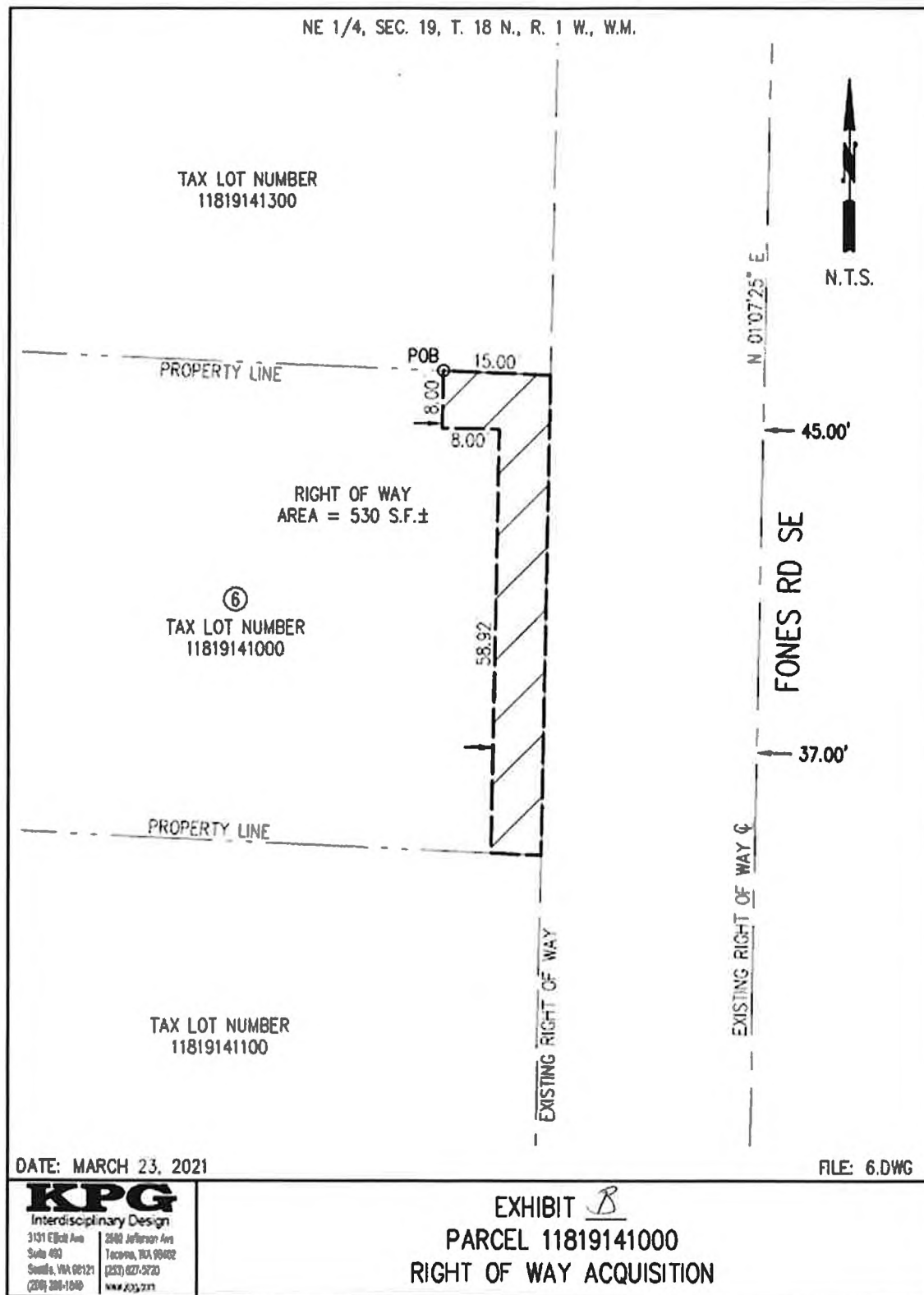
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 19; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION 66 FEET; THENCE WEST 330 FEET AND SOUTH 66 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTH LINE 330 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD.

04/05/2022



STATUTORY WARRANTY DEED

Page 3 of 4



After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s):** Jones, Erick

**Grantee(s):** City of Olympia

**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W

**Additional Legal Description is on Page 3 of Document.**

**Assessor's Tax Parcel Number:** 11819141000

## **TEMPORARY EASEMENT**

### **Fones Road Improvements**

The Grantor(s), **Erick Jones, as his separate estate**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

## TEMPORARY EASEMENT

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Erick Jones

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

### Acknowledgment

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF THURSTON     )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



## TEMPORARY EASEMENT

**EXHIBIT *A***  
**PARCEL NO. 11819141000**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 45.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 9.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 9.00 FEET TO A LINE THAT IS 37.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 58.92 FEET TO THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 87° 22' 14" WEST ALONG SAID SOUTH LINE, 4.00 FEET TO A LINE THAT IS 41.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 41.63 FEET;

THENCE NORTH 88° 52' 35" WEST, 10.00 FEET TO A LINE THAT IS 51.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 25.33 FEET TO SAID NORTH LINE OF PARCEL "A";

THENCE SOUTH 87° 30' 38" EAST ALONG SAID NORTH LINE, 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 456 SQUARE FEET, MORE OR LESS.

**PARCEL "A":**

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30676, DATED FEBRUARY 9TH, 2021)

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; THENCE WEST 330 FEET; THENCE NORTH 132 FEET; THENCE EAST 330 FEET; THENCE SOUTH 132 FEET TO POINT OF BEGINNING; EXCEPT THE EAST 30 FEET FOR FONES ROAD, EXCEPTING ALSO THAT PORTION CONVEYED TO ARTHUR AND HAZEL WOOLLETT, HUSBAND AND WIFE, BY DEED DATED MARCH 29, 1960 AND RECORDED UNDER FILE NO. 625130 AND MORE PARTICULARLY DESCRIBED AS THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

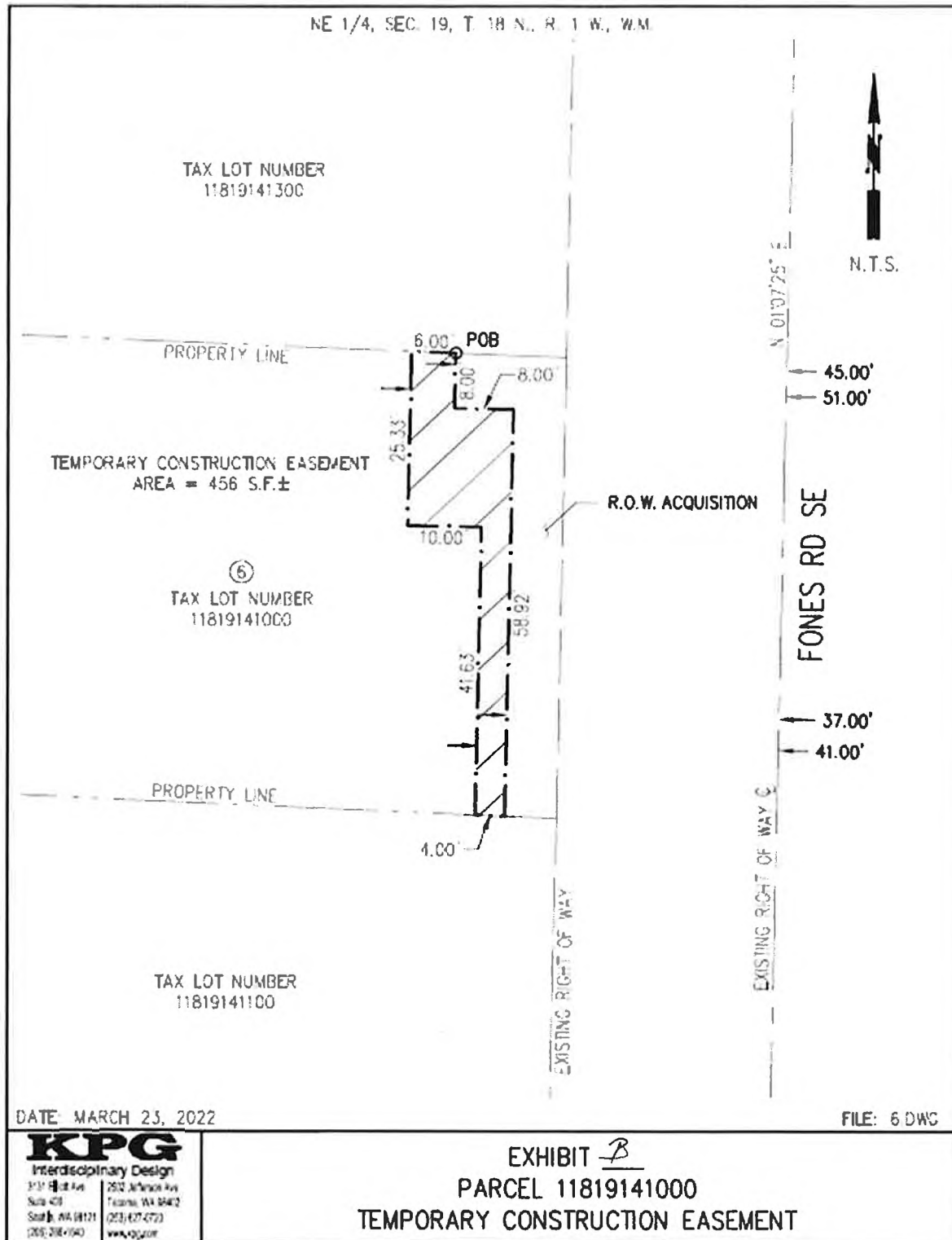
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 19; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION 66 FEET; THENCE WEST 330 FEET AND SOUTH 66 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTH LINE 330 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD.

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Page 1 of 1  
**KPG**  
TWCMA-S-1111



# TEMPORARY EASEMENT





After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Jones, Erick  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819141301

### **STATUTORY WARRANTY DEED**

The Grantor, **Erick Jones, as his separate estate**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Erick Jones

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF THURSTON    )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

**EXHIBIT *A***  
**PARCEL NO. 11819141301**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF A LINE THAT IS 33.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

CONTAINING 186 SQUARE FEET, MORE OR LESS.

PARCEL "A"

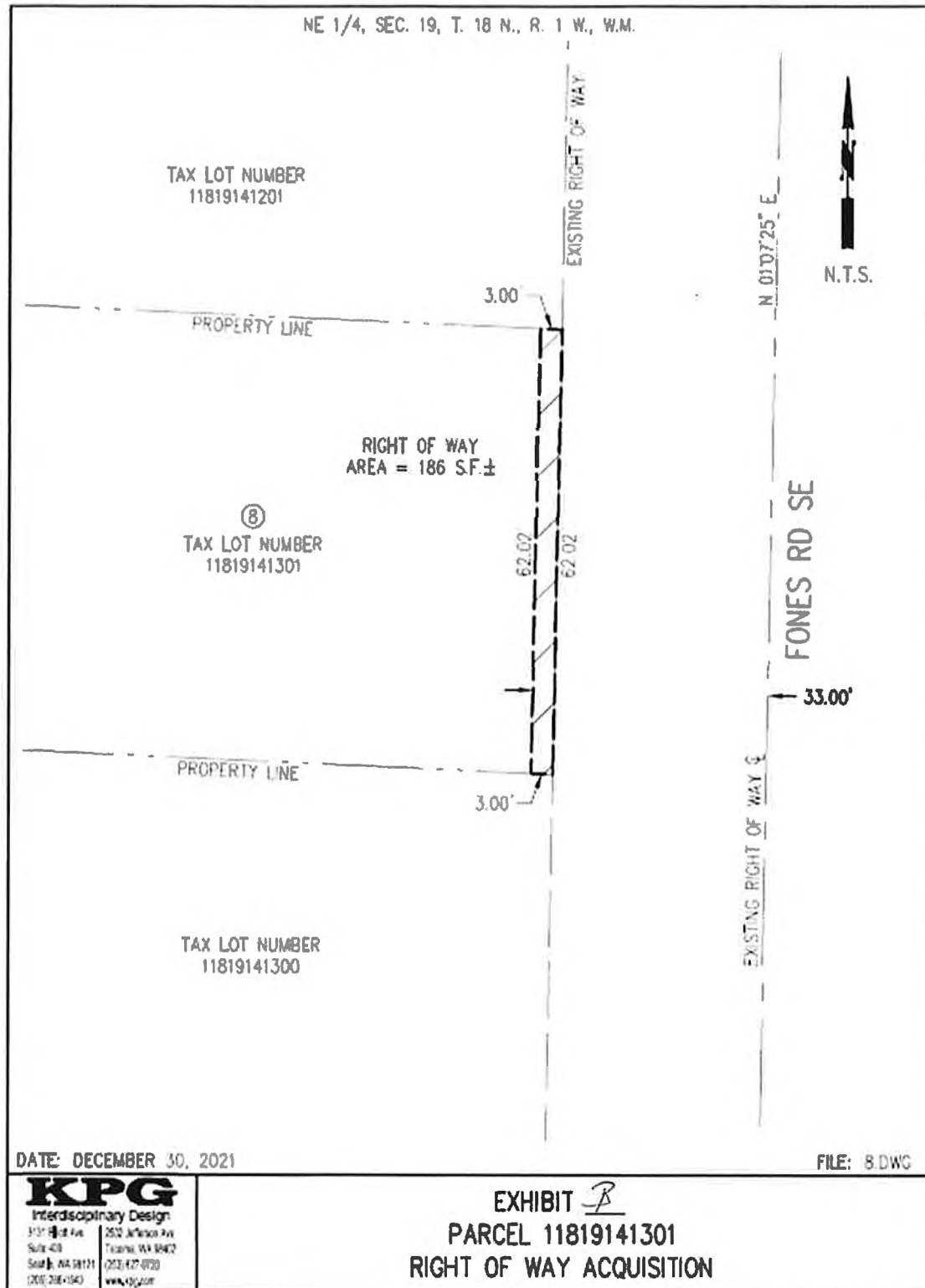
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30678, DATED FEBRUARY 9TH, 2021)

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 18, A DISTANCE OF 132 FEET NORTH OF ITS SOUTHEAST CORNER; RUNNING THENCE NORTH ALONG SAID EAST LINE 132 FEET; THENCE WEST 330 FEET, SOUTH 132 FEET AND EAST 330 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 70 FEET OF THE EAST 210 FEET, AND EXCEPTING ALSO THE EAST 30 FEET FOR FONES ROAD.

02/14/2022





After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s): Jones, Erick**  
**Grantee(s): City of Olympia**  
**Legal Description: PTN SE ¼ NE ¼ 19-18-1W**  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number: 11819141301**

## **TEMPORARY EASEMENT**

### **Fones Road Improvements**

The Grantor(s), **Erick Jones, as his separate estate**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

**TEMPORARY EASEMENT**

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Erick Jones

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF THURSTON       )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



## TEMPORARY EASEMENT

**EXHIBIT *A***  
**PARCEL NO. 11819141301**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 33.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 62.02 FEET TO THE NORTH LINE OF SAID PARCEL "A";

THENCE NORTH 87° 30' 38" WEST ALONG SAID NORTH LINE, 20.01 FEET TO A LINE THAT IS 53.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 8.48 FEET;

THENCE SOUTH 88° 52' 35" EAST, 18.00 FEET TO A LINE THAT IS 35.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 53.97 FEET TO SAID SOUTH LINE OF PARCEL "A";

THENCE SOUTH 87° 30' 38" EAST ALONG SAID SOUTH LINE, 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 273 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30678, DATED FEBRUARY 9TH, 2021)

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 18, A DISTANCE OF 132 FEET NORTH OF ITS SOUTHEAST CORNER; RUNNING THENCE NORTH ALONG SAID EAST LINE 132 FEET, THENCE WEST 330 FEET, SOUTH 132 FEET AND EAST 330 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THE SOUTH 70 FEET OF THE EAST 210 FEET, AND EXCEPTING ALSO THE EAST 30 FEET FOR FONES ROAD.

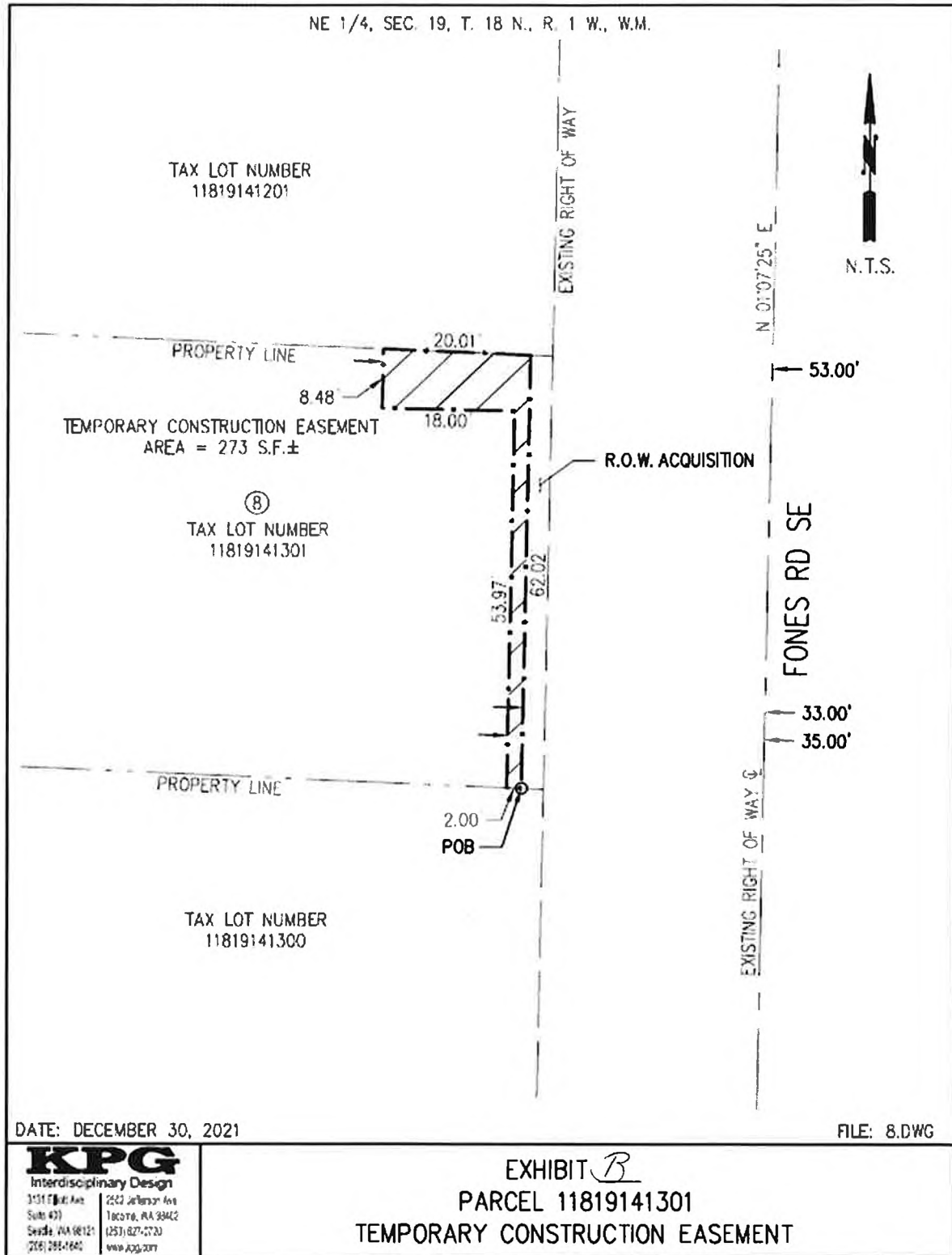
02/14/2022



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Page 1 of 1  
**KPG**  
LACOMA, SEATTLE

# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Home Depot U.S.A., a Delaware Corporation  
**Grantee:** City of Olympia  
**Legal Description:** PTN PCL 3 SS-5803 PCL Survey # 4119727  
**Assessor's Tax Parcel Number:** 11819120000

### **STATUTORY WARRANTY DEED**

The Grantor, **HOME DEPOT U.S.A., Inc.**, a Delaware Corporation, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Home Depot U.S.A, Inc.

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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the \_\_\_\_\_ of Home Depot U.S.A., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

EXHIBIT A

**PARCEL NO. 11819120000  
RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE WESTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE NORTH 87° 28' 20" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A", 57.00 FEET;

THENCE NORTH 01° 49' 40" EAST, 56.00 FEET TO THE BOUNDARY OF SAID PARCEL "A";

THENCE SOUTH 87° 28' 20" EAST ALONG SAID BOUNDARY, 57.00 FEET TO SAID WESTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 49' 42" WEST ALONG SAID WESTERLY MARGIN, 56.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,192 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30687, DATED FEBRUARY 9TH, 2021)

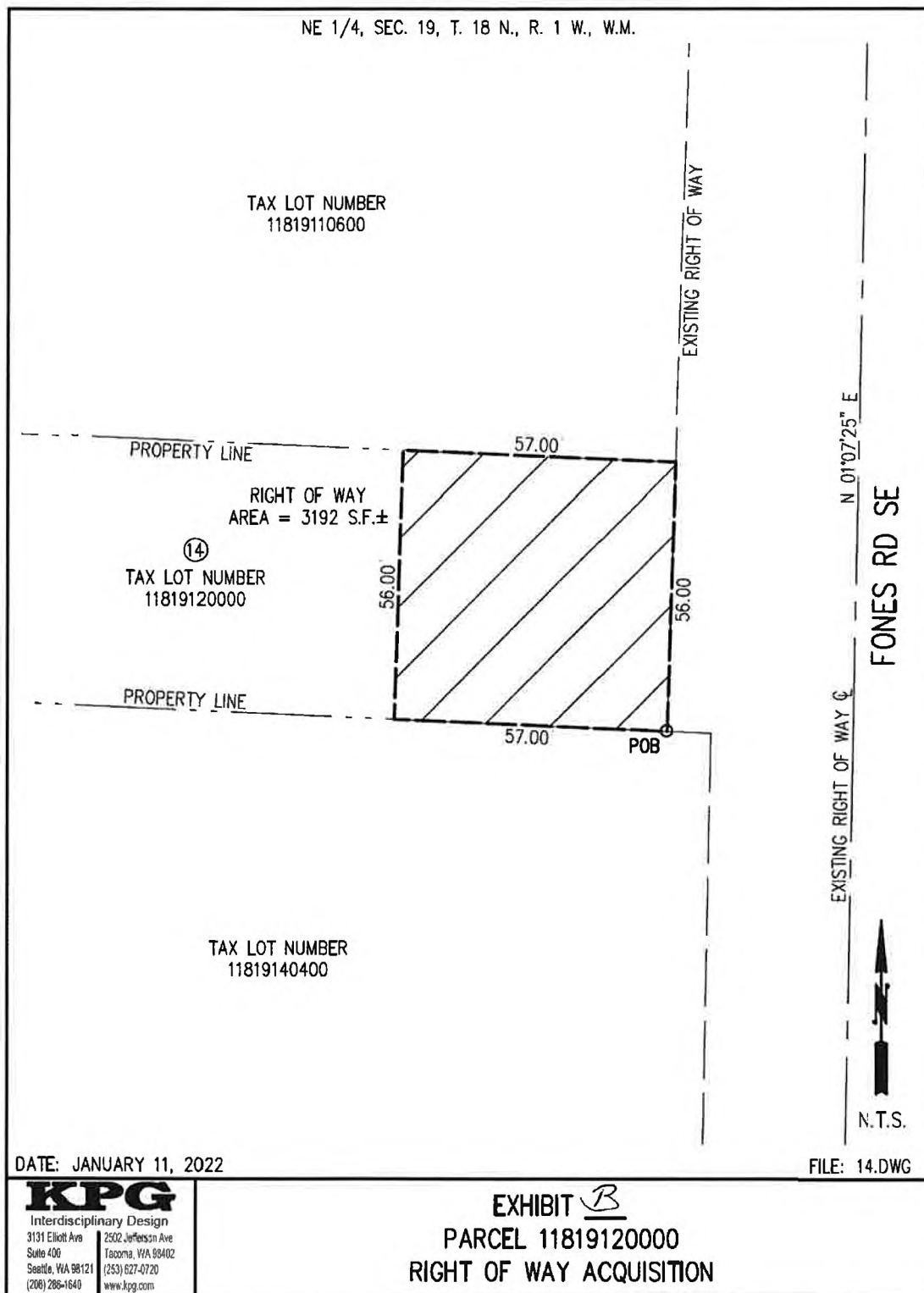
ALL THAT PORTION OF PARCEL 3 OF CITY OF OLYMPIA SHORT SUBDIVISION NO. SS-5803, AS RECORDED JULY 22, 1996 UNDER AUDITOR'S FILE NO. 3042139, THURSTON COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID PARCEL 3 LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., OF SAID COUNTY; TOGETHER WITH ALL THAT PORTION OF THE WEST 85.00 FEET OF THE EAST 120.00 FEET OF THE SOUTH 212.00 FEET OF THE HEREINABOVE DESCRIBED PORTION BEING EXCEPTED FROM SAID PARCEL 3. (ALSO SHOWN AS PARCEL B OF SURVEY RECORDED NOVEMBER 4, 2009 UNDER AUDITOR'S FILE NO. 4119727.

02/15/2022



STATUTORY WARRANTY DEED

Page 3 of 4



STATUTORY WARRANTY DEED  
Page 4 of 4



After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s):** Home Depot U.S.A., a Delaware Corporation

**Grantee(s):** City of Olympia

**Legal Description:** PTN PCL 3 SS-5803 PCL Survey # 4119727

**Additional Legal Description is on Page 3 of Document.**

**Assessor's Tax Parcel Number:** 11819120000

## **TEMPORARY EASEMENT**

### **Fones Road Improvements**

The Grantor(s), **HOME DEPOT U.S.A., Inc.**, a Delaware Corporation, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Home Depot U.S.A, Inc.,

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the \_\_\_\_\_ of Home Depot U.S.A., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

Exhibit A  
**PARCEL NO. 11819120000**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE WESTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE NORTH 87° 26' 21" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", 23.95 FEET;

THENCE SOUTH 01° 07' 25" WEST, 70.03 FEET TO THE BOUNDARY OF SAID PARCEL "A";

THENCE SOUTH 87° 28' 20" EAST ALONG SAID BOUNDARY, 23.09 FEET TO SAID WESTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 49' 42" EAST ALONG SAID WESTERLY MARGIN, 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,646 SQUARE FEET, MORE OR LESS.

PARCEL "A":

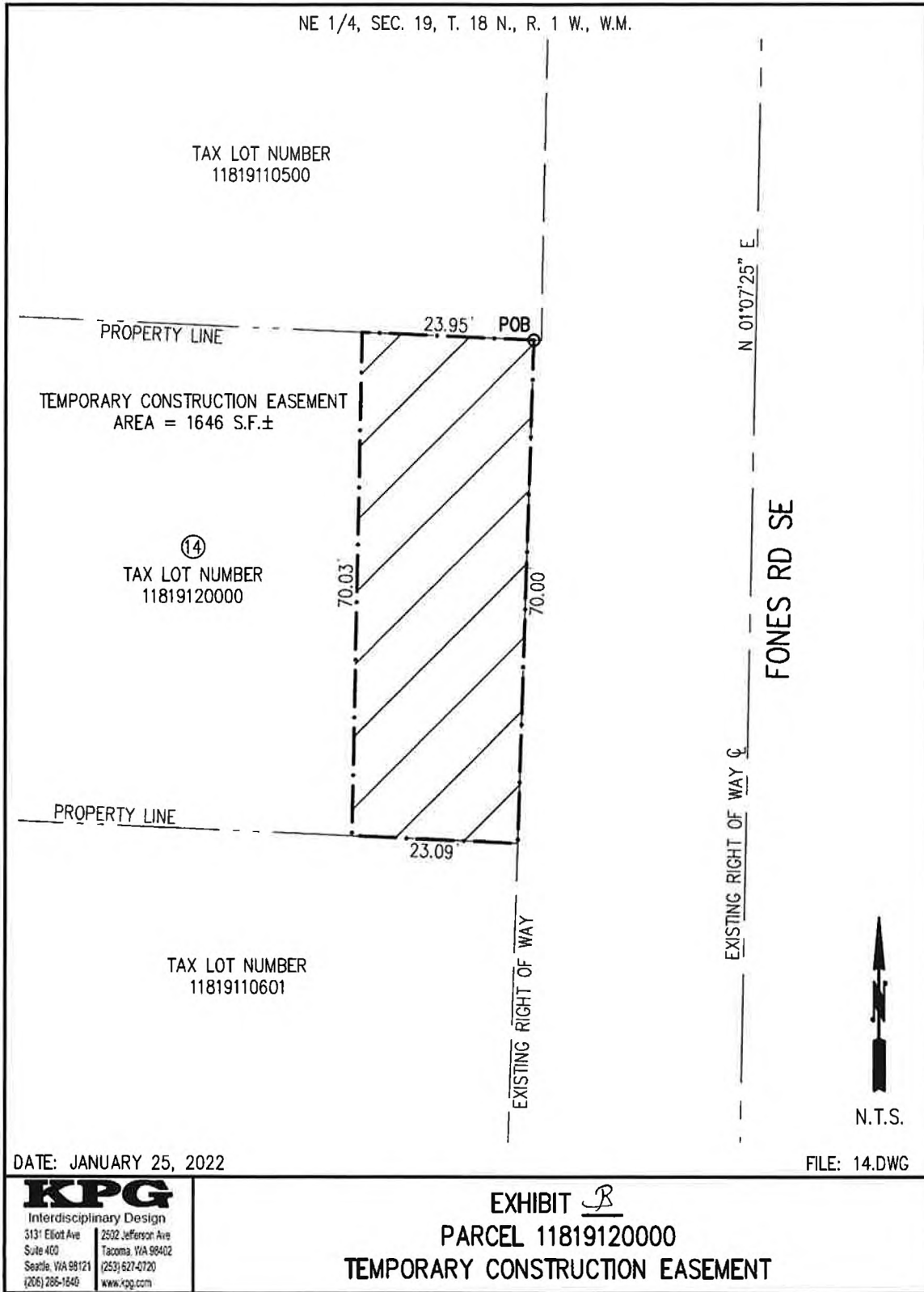
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30687, DATED FEBRUARY 9TH, 2021)

ALL THAT PORTION OF PARCEL 3 OF CITY OF OLYMPIA SHORT SUBDIVISION NO. SS-5803, AS RECORDED JULY 22, 1996 UNDER AUDITOR'S FILE NO. 3042139, THURSTON COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID PARCEL 3 LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., OF SAID COUNTY; TOGETHER WITH ALL THAT PORTION OF THE WEST 85.00 FEET OF THE EAST 120.00 FEET OF THE SOUTH 212.00 FEET OF THE HEREINABOVE DESCRIBED PORTION BEING EXCEPTED FROM SAID PARCEL 3. (ALSO SHOWN AS PARCEL B OF SURVEY RECORDED NOVEMBER 4, 2009 UNDER AUDITOR'S FILE NO. 4119727.

02/15/2022



# TEMPORARY EASEMENT



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

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**Document Title:** Statutory Warranty Deed  
**Grantor:** Harvard Apartments LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN PCL 1 SS-5359  
**Assessor's Tax Parcel Number:** 11819140300

### **STATUTORY WARRANTY DEED**

The Grantor, **Harvard Apartments, LLC, a Washington Limited Liability Company**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

Granted this        day of                     , 2022.

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

[illegible]

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

Accepted and Approved:  
CITY OF OLYMPIA

By: Steven J. Burney, City Manager

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

EXHIBIT A - FONES ROAD EMINENT DOMAIN ORDINANCE - Page A-140



**EXHIBIT A**  
**PARCEL NO. 11819140300**  
**RIGHT OF WAY ACQUISITION**

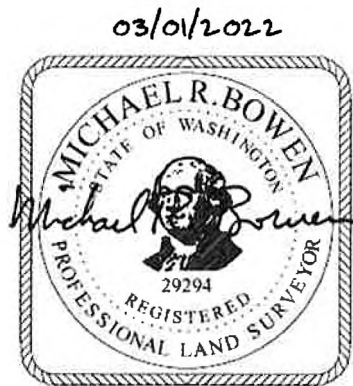
THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF A LINE THAT IS 34.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

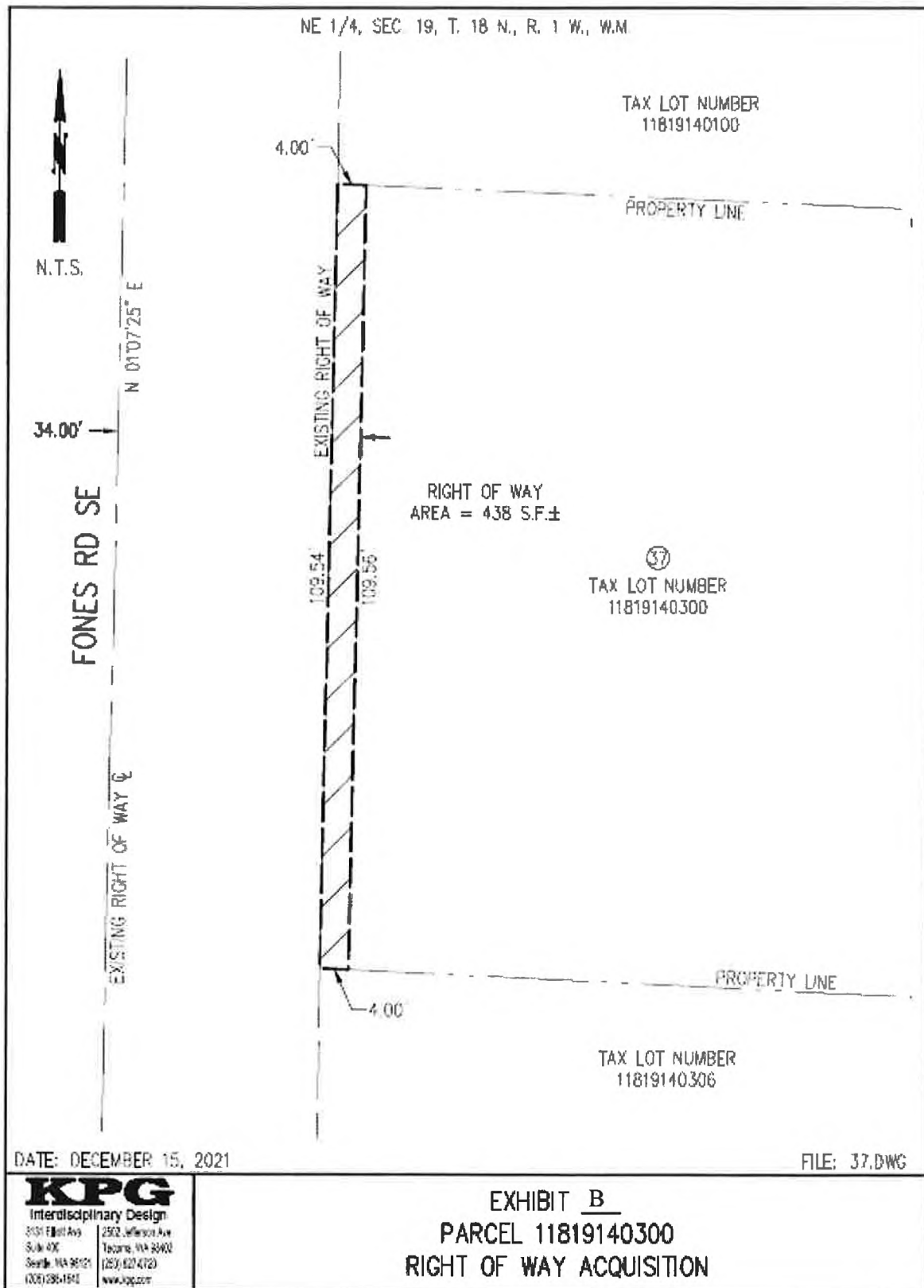
CONTAINING 438 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30685 DATED FEBRUARY, 3, 2021)

PARCEL 1 OF SHORT SUBDIVISION NO. SS-5359, AS RECORDED JUNE 23, 1986 UNDER AUDITOR'S FILE NO. 8606230060.





After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s):** Harvard Apartments, LLC  
**Grantee(s):** City of Olympia  
**Legal Description:** PTN PCL 1 SS-5359  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number:** 11819140300

### **TEMPORARY EASEMENT**

Fones Road Improvements

The Grantor(s), **Harvard Apartments, LLC, a Washington Limited Liability Company**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Harvard Apartments LLC,

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON            )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Harvard Apartments, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

**TEMPORARY EASEMENT**

**EXHIBIT A**  
**PARCEL NO. 11819140300**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 34.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 48.50 FEET;

THENCE SOUTH 88° 52' 35" EAST, 15.50 FEET TO A LINE THAT IS 49.50 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 48.95 FEET TO SAID SOUTH LINE OF PARCEL "A";

THENCE NORTH 87° 11' 51" WEST ALONG SAID SOUTH LINE, 15.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 755 SQUARE FEET, MORE OR LESS.

PARCEL "A":

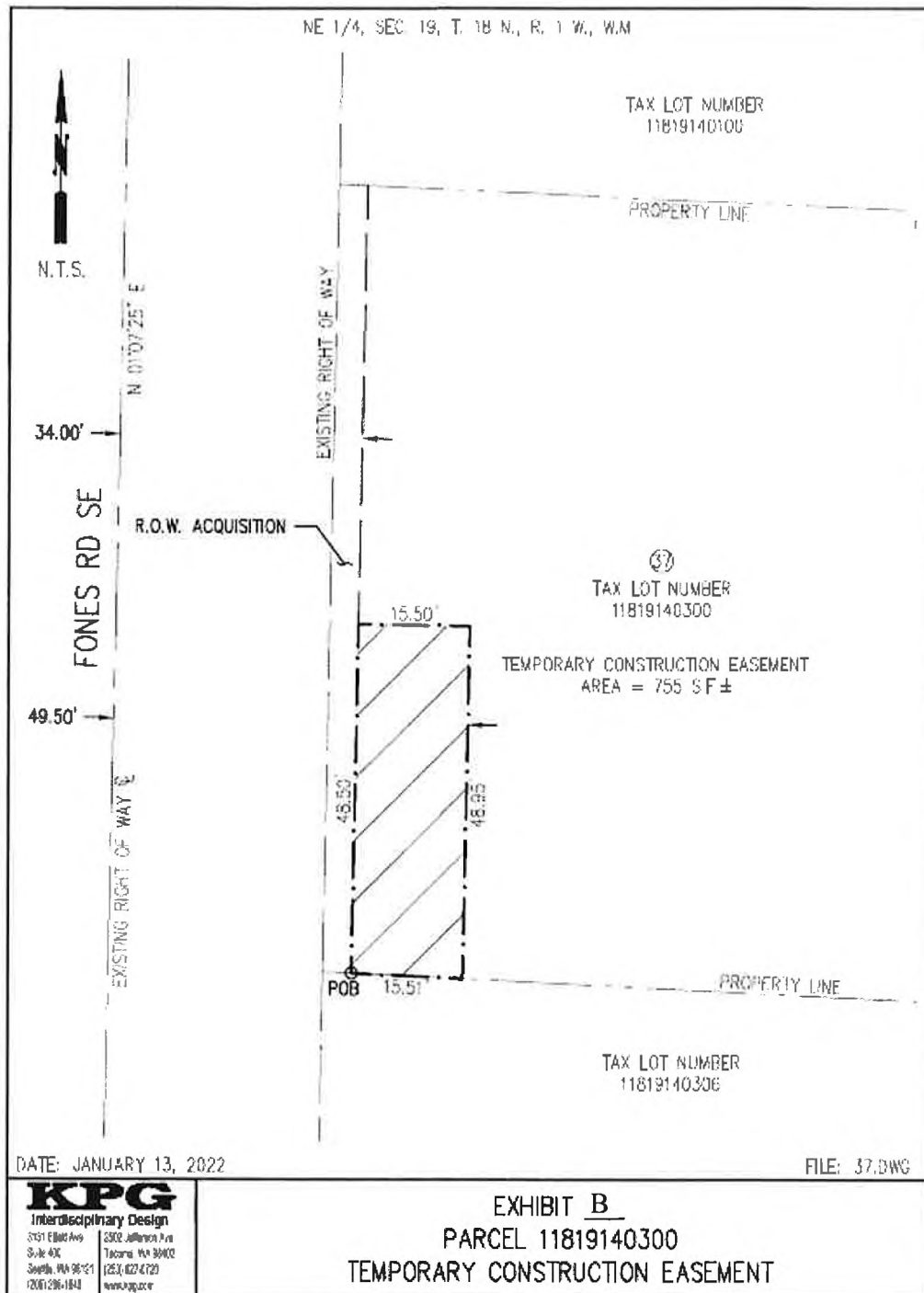
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30685 DATED FEBRUARY, 3, 2021)

PARCEL 1 OF SHORT SUBDIVISION NO. SS-5359, AS RECORDED JUNE 23, 1986 UNDER AUDITOR'S FILE NO. 8606230060.

03/01/2022



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

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**Document Title:** Statutory Warranty Deed  
**Grantor:** Harvard Apartments, LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN PCL 6 SS-5359  
**Assessor's Tax Parcel Number:** 11819140306

### **STATUTORY WARRANTY DEED**

The Grantor, **Harvard Apartments, LLC, a Washington Limited Liability Company**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Harvard Apartments LLC,

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

STATE OF WASHINGTON )

) ss.

COUNTY OF \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Harvard Apartments, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_

Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

**EXHIBIT A**  
**PARCEL NO. 11819140306**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 34.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 73.50 FEET;

THENCE SOUTH 88° 52' 35" EAST, 12.00 FEET TO A LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 15.29 FEET TO THE SOUTH LINE OF SAID PARCEL "A" AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 536 SQUARE FEET, MORE OR LESS.

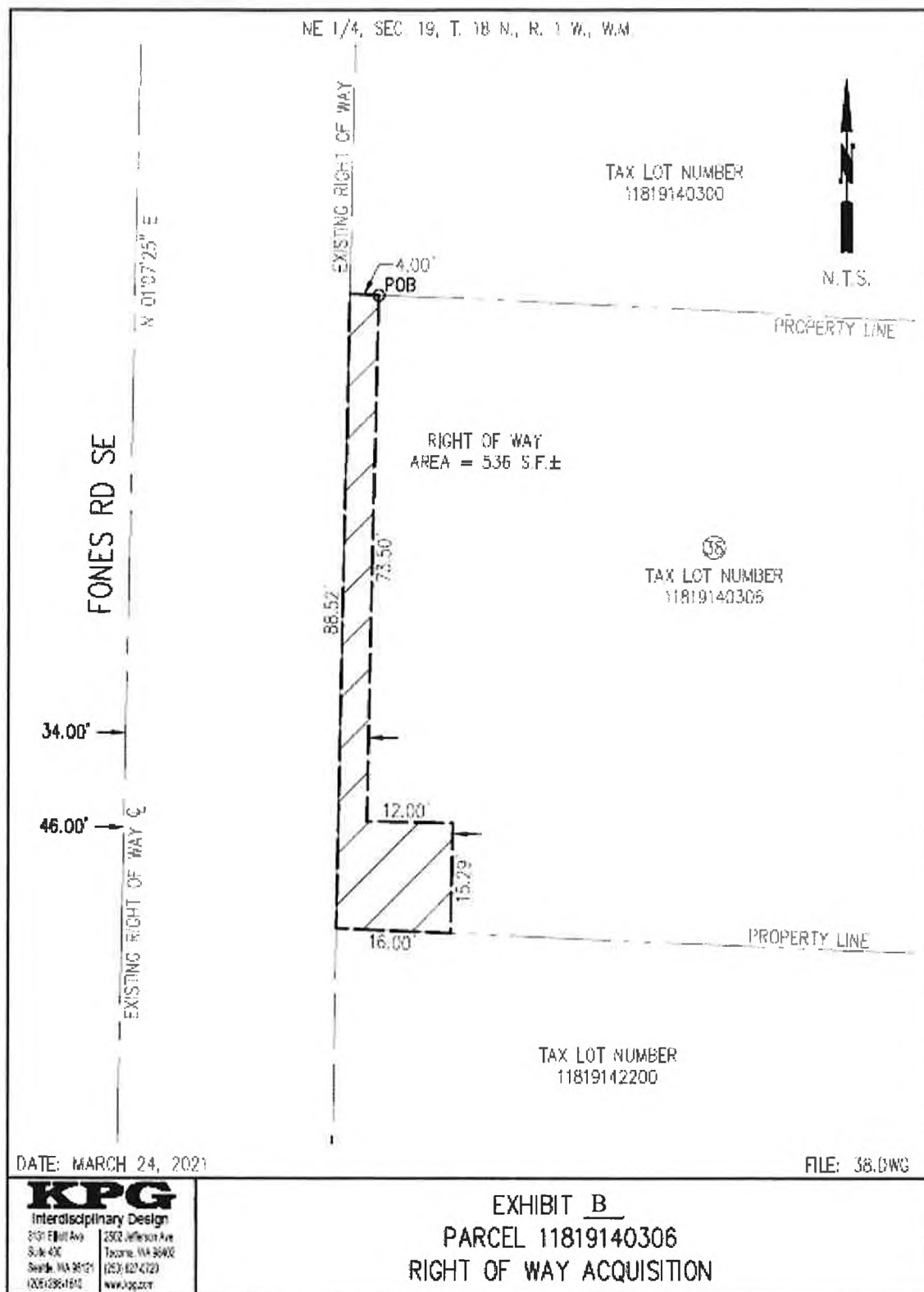
PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30671, DATED FEBRUARY 3, 2021)

PARCEL 6 OF SHORT SUBDIVISION NO. SS-5359, AS RECORDED JUNE 23, 1986 UNDER AUDITOR'S FILE NO. 8606230060.

04/05/2022





STATUTORY WARRANTY DEED  
Page 4 of 4

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s): Harvard Apartments, LLC**  
**Grantee(s): City of Olympia**  
**Legal Description: PTN PCL 6 SS-5359**  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number: 11819140306**

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **Harvard Apartments, LLC, a Washington Limited Liability Company**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Harvard Apartments LLC,

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON            )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Harvard Apartments, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



## TEMPORARY EASEMENT

### **EXHIBIT A** **PARCEL NO. 11819140306** **TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 34.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 73.50 FEET;

THENCE SOUTH 88° 52' 35" EAST, 3.00 FEET TO A LINE THAT IS 37.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 52.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 13.00 FEET;

THENCE NORTH 00° 14' 14" WEST, 21.05 FEET TO SAID NORTH LINE OF PARCEL "A";

THENCE SOUTH 87° 13' 14" WEST ALONG SAID NORTH LINE, 15.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 491 SQUARE FEET, MORE OR LESS.

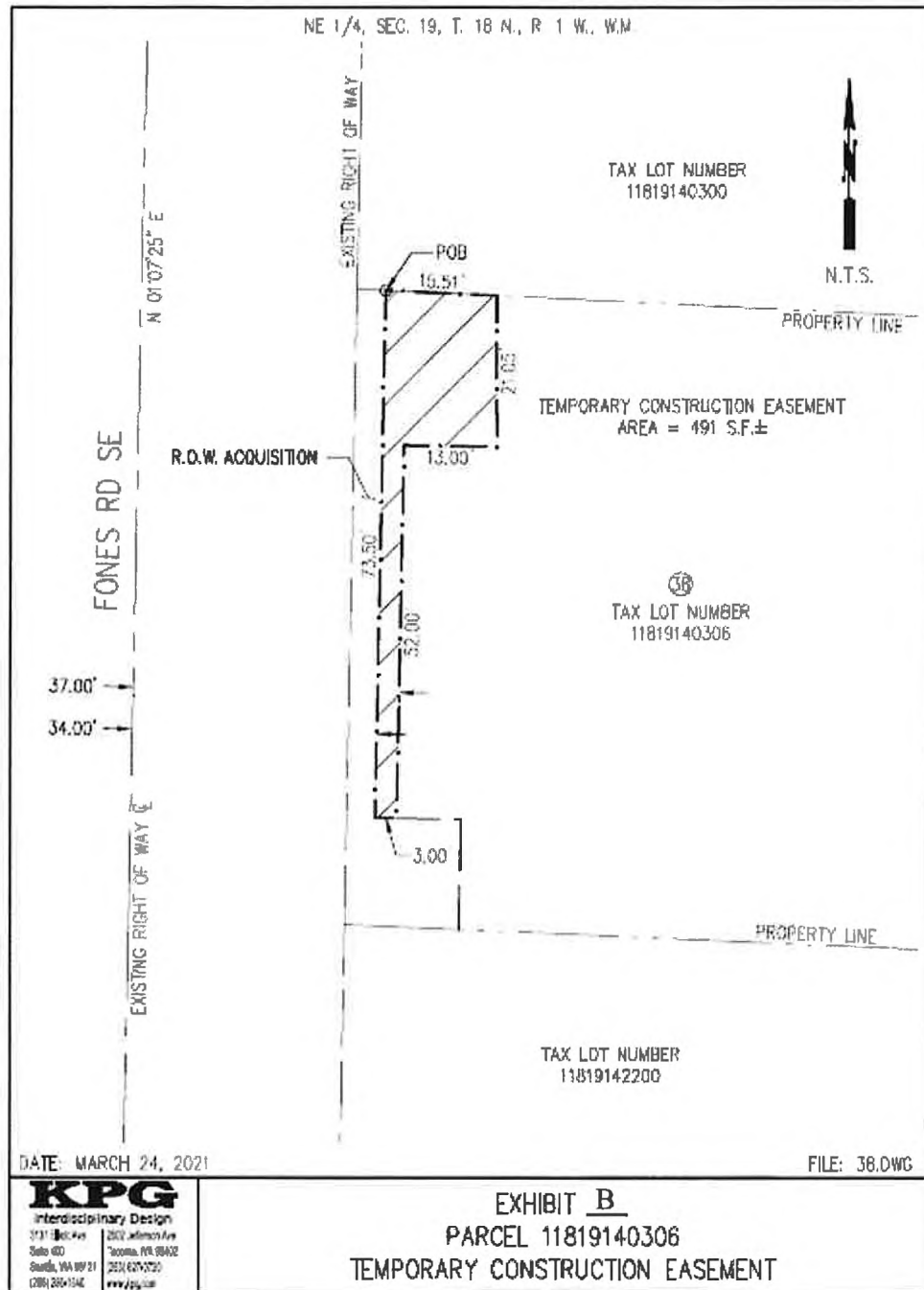
PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30671, DATED FEBRUARY 3, 2021)

PARCEL 6 OF SHORT SUBDIVISION NO. SS-5359, AS RECORDED JUNE 23, 1986 UNDER AUDITOR'S FILE NO. 8606230060.



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Georgia-Pacific Corrugated, LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  & NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  19-18-1W and PTN SE  $\frac{1}{4}$  SE  
 $\frac{1}{4}$  & SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  18-18-1W  
**Assessor's Tax Parcel Number:** 11819110400

### **STATUTORY WARRANTY DEED**

The Grantor, **GEORGIA-PACIFIC CORRUGATED, LLC**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Georgia-Pacific Corrugated, LLC

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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Georgia-Pacific Corrugated, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 6

EXHIBIT A

**PARCEL NO. 11819110400  
RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE WESTERLY MARGIN OF FONES ROAD SOUTHEAST AND HEREINAFTER DESCRIBED AS POINT 'A';

THENCE NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN, 112.20 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT 'B';

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN, 108.00 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT 'C';

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN, 290.82 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.;

THENCE NORTH 87° 33' 32" WEST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, 0.96 FEET;

THENCE NORTH 01° 07' 25" EAST, 61.70 FEET TO THE NORTH LINE OF SAID PARCEL "A";

THENCE SOUTH 78° 40' 10" EAST ALONG SAID NORTH LINE, 30.48 FEET TO THE WESTERLY MARGIN OF SAID FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID WESTERLY MARGIN, 56.99 FEET TO SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19;

THENCE NORTH 87° 33' 32" WEST ALONG SAID NORTH LINE, 30.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,780 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT SAID POINT 'A':

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN OF FONES ROAD SOUTHEAST, 30.21 FEET;

THENCE NORTH 88° 53' 11" WEST, 10.01 FEET;

THENCE SOUTH 01° 07' 25" WEST, 29.95 FEET TO THE SOUTH LINE OF SAID PARCEL "A";

THENCE SOUTH 87° 26' 21" EAST ALONG SAID SOUTH LINE, 10.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 301 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT SAID POINT 'B':

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN OF FONES ROAD SOUTHEAST, 30.00 FEET;

STATUTORY WARRANTY DEED

Page 3 of 6



THENCE NORTH 88° 52' 35" WEST, 12.01 FEET;

THENCE SOUTH 01° 07' 25" WEST, 30.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 12.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 360 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT SAID POINT 'C';

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN OF FONES ROAD  
SOUTHEAST, 52.00 FEET;

THENCE NORTH 88° 52' 35" WEST, 10.01 FEET;

THENCE SOUTH 01° 07' 25" WEST, 52.00 FEET;

THENCE SOUTH 88° 52' 53" EAST, 10.01 TO THE POINT OF BEGINNING.

CONTAINING 521 SQUARE FEET, MORE OR LESS.

TOTAL UTILITY EASEMENT CONTAINING 2,962 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30700,  
DATED FEBRUARY 9TH, 2021)

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION  
19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THE SOUTH 155 FEET OF THE  
EAST 260 FEET AND EXCEPTING ALSO THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD:

ALSO, THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18,  
SAID TOWNSHIP AND RANGE AND OF BLOCK 7, J. C. BOYD'S ADDITION TO OLYMPIA, AS RECORDED IN  
VOLUME 3 OF PLATS, PAGE 52 IN THE RECORDS OF SAID COUNTY, LYING WEST OF A NORTHERLY  
PRODUCTION OF THE WEST LINE OF SAID FONES ROAD AND SOUTH OF A LINE PARALLEL WITH AND  
DISTANT 81 FEET NORTH, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SECTION 18,  
EXCEPT ANY PORTION THEREOF LYING WITHIN 50 FEET, MEASURED AT RIGHT ANGLES, FROM THE  
CENTERLINE OF THE MAIN TRACK OF THE NORTHERN PACIFIC RAILWAY COMPANY'S OLYMPIA BRANCH  
AS NOW CONSTRUCTED.

ALSO THOSE PORTIONS OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST,  
W.M., OF GOVERNMENT LOT 1 OF SECTION 18, SAID TOWNSHIP AND RANGE, OF BLOCK 6, J. C. BOYD'S  
ADDITION TO OLYMPIA, OF VACATED SIXTH STREET AND MILL STREET, THURSTON COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST  
QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE WESTERLY ALONG THE  
WESTERLY EXTENSION OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST  
QUARTER OF THE NORTHEAST QUARTER TO A POINT IN A LINE OF 100 FEET WESTERLY, MEASURED AT  
RIGHT ANGLES, FROM THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE NORTHERLY, PARALLEL  
WITH AND DISTANT 100 FEET WESTERLY FROM SAID EAST LINE AND THE EAST LINE OF SAID  
GOVERNMENT LOT 1 TO A POINT IN A LINE 15 FEET. PERPENDICULARLY AND RADIALY DISTANT,

STATUTORY WARRANTY DEED

Page 4 of 6



NORTHEASTERLY, PARALLEL AND CONCENTRIC WITH THE CENTERLINE OF THE BURLINGTON NORTHERN LEAD TRACK AS SAID TRACK IS NOW LOCATED AND CONSTRUCTED AND SERVING PROPERTY IN SAID GOVERNMENT LOT 3 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT ALONG SAID NORTHEASTERLY PARALLEL AND CONCENTRIC LINE TO A POINT IN A LINE 50 FEET, PERPENDICULARLY AND RADIALLY DISTANT, SOUTHERLY OF, PARALLEL AND CONCENTRIC WITH THE CENTERLINE OF THE BURLINGTON NORTHERN MAIN TRACK CENTERLINE FOR ITS ST. CLAIR TO GATE LINE (ALSO KNOWN AS THE FORMER NORTHERN PACIFIC RAILWAY COMPANY OLYMPIA BRANCH); THENCE EASTERLY ALONG SAID SOUTHERLY PARALLEL AND CONCENTRIC LINE TO THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 AND GOVERNMENT LOT 3 TO THE POINT OF BEGINNING.

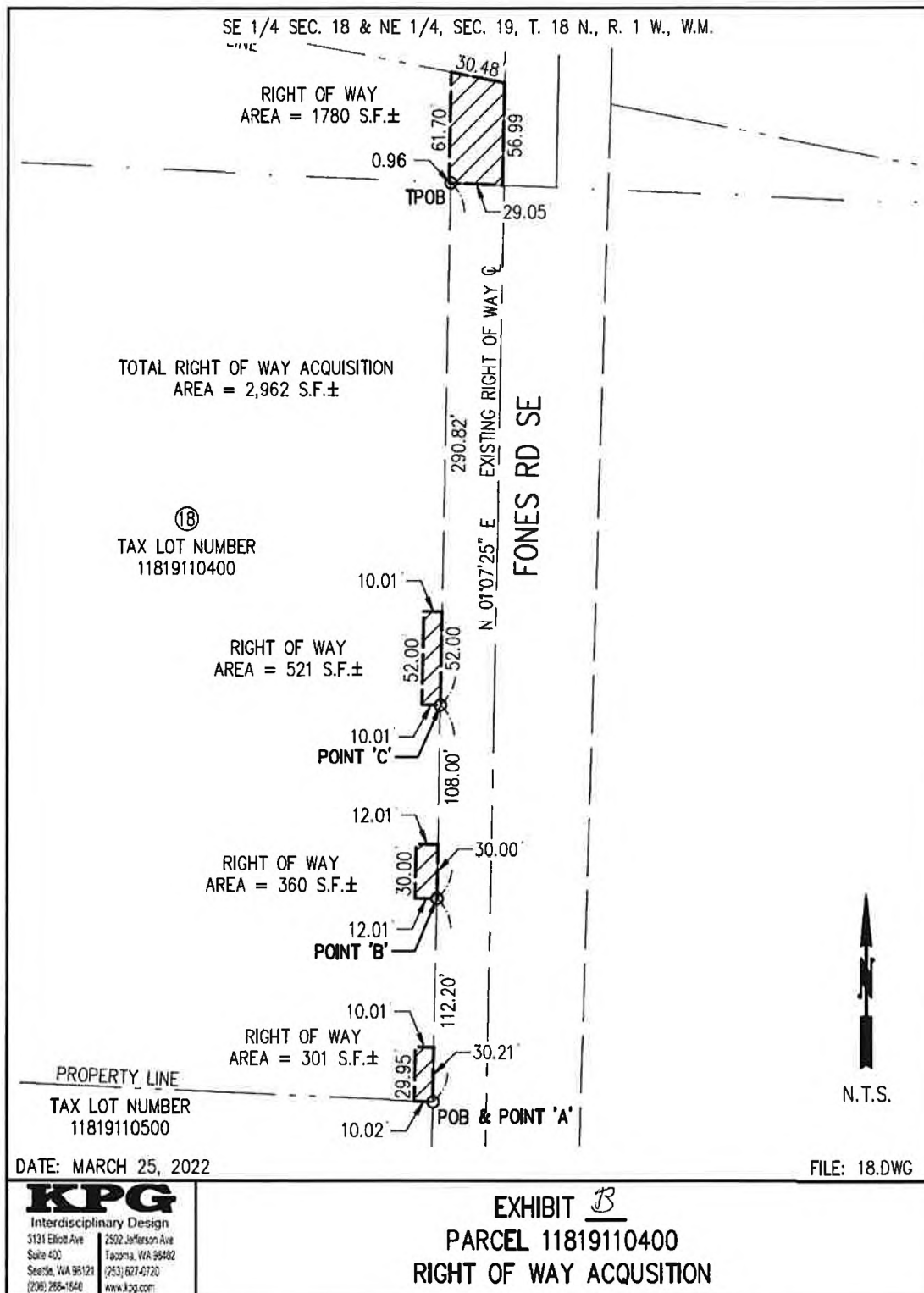
ALSO THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., LYING NORTHERLY OF A LINE PARALLEL WITH AND DISTANT 81 FEET NORTH, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SECTION AND SOUTHERLY OF A LINE PARALLEL WITH AND DISTANT 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE NORTHERN PACIFIC RAILWAY COMPANY'S OLYMPIA BRANCH, AS NOW CONSTRUCTED (BEING A PORTION OF THE VACATED PLAT J.C. BOYD'S ADDITION TO OLYMPIA, AS RECORDED IN VOLUME 3 OF PLATS, PAGE 52, IN THE RECORDS OF SAID COUNTY).

04/08/2022



STATUTORY WARRANTY DEED

Page 5 of 6



STATUTORY WARRANTY DEED  
Page 6 of 6

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s): Georgia-Pacific Corrugated, LLC**

**Grantee(s): City of Olympia**

**Legal Description:** PTN NE ¼ NE ¼ & NW ¼ NE ¼ 19-18-1W and PTN SE ¼ SE ¼ &  
SW ¼ SE ¼ 18-18-1W

**Additional Legal Description is on Page 3 of Document.**

**Assessor's Tax Parcel Number: 11819110400**

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **Georgia-Pacific Corrugated, LLC**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**

authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Georgia-Pacific Corrugated, LLC

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Georgia-Pacific Corrugated, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

Exhibit A

### **PARCEL NO. 11819110400 TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE WESTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN, 30.21 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT 'A';

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN, 112.00 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT 'B';

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN, 130.00 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT 'C';

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN, 212.04 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN, 26.78 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.;

THENCE NORTH 87° 33' 32" WEST ALONG SAID NORTH LINE, 0.96 FEET;

THENCE NORTH 01° 07' 25" EAST, 61.70 FEET TO THE NORTH LINE OF SAID PARCEL "A";

THENCE NORTH 78° 40' 10" WEST ALONG SAID NORTH LINE, 9.14 FEET;

THENCE SOUTH 01° 07' 25" WEST, 90.13 FEET;

THENCE SOUTH 88° 52' 35" EAST, 9.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 829 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT SAID POINT 'A':

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN OF FONES ROAD SOUTHEAST, 82.00 FEET;

THENCE NORTH 88° 52' 35" WEST, 10.01 FEET;

THENCE SOUTH 01° 07' 25" WEST, 82.00 FEET;

THENCE SOUTH 88° 53' 11" EAST, 10.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 821 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT SAID POINT 'B';



**TEMPORARY EASEMENT**

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN OF FONES ROAD  
SOUTHEAST, 35.00 FEET;

THENCE NORTH 88° 52' 33" WEST, 32.01 FEET;

THENCE SOUTH 01° 07' 27" WEST, 65.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 20.00 FEET;

THENCE NORTH 01° 07' 25" EAST, 30.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 12.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,720 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT SAID POINT 'C';

THENCE CONTINUING NORTH 01° 07' 28" EAST ALONG SAID WESTERLY MARGIN OF FONES ROAD  
SOUTHEAST, 61.00 FEET;

THENCE NORTH 88° 52' 35" WEST, 40.02 FEET;

THENCE SOUTH 01° 07' 25" WEST, 61.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 20.00 FEET;

THENCE SOUTH 01° 07' 25" WEST, 52.00 FEET;

THENCE SOUTH 88° 52' 53" EAST, 10.00 FEET;

THENCE NORTH 01° 07' 25" EAST, 52.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 10.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,961 SQUARE FEET, MORE OR LESS.

TOTAL UTILITY EASEMENT CONTAINING 6,331 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30700,  
DATED FEBRUARY 9TH, 2021)

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION  
19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THE SOUTH 155 FEET OF THE  
EAST 260 FEET AND EXCEPTING ALSO THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD:

ALSO, THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18,  
SAID TOWNSHIP AND RANGE AND OF BLOCK 7, J. C. BOYD'S ADDITION TO OLYMPIA, AS RECORDED IN  
VOLUME 3 OF PLATS, PAGE 52 IN THE RECORDS OF SAID COUNTY, LYING WEST OF A NORTHERLY  
PRODUCTION OF THE WEST LINE OF SAID FONES ROAD AND SOUTH OF A LINE PARALLEL WITH AND  
DISTANT 81 FEET NORTH, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SECTION 18,  
EXCEPT ANY PORTION THEREOF LYING WITHIN 50 FEET, MEASURED AT RIGHT ANGLES, FROM THE



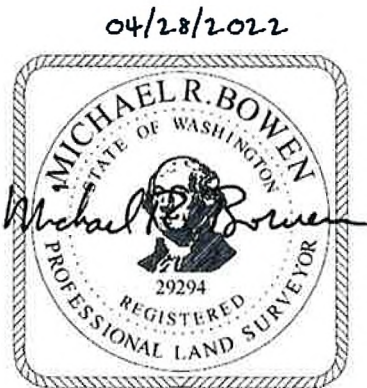
## TEMPORARY EASEMENT

CENTERLINE OF THE MAIN TRACK OF THE NORTHERN PACIFIC RAILWAY COMPANY'S OLYMPIA BRANCH AS NOW CONSTRUCTED.

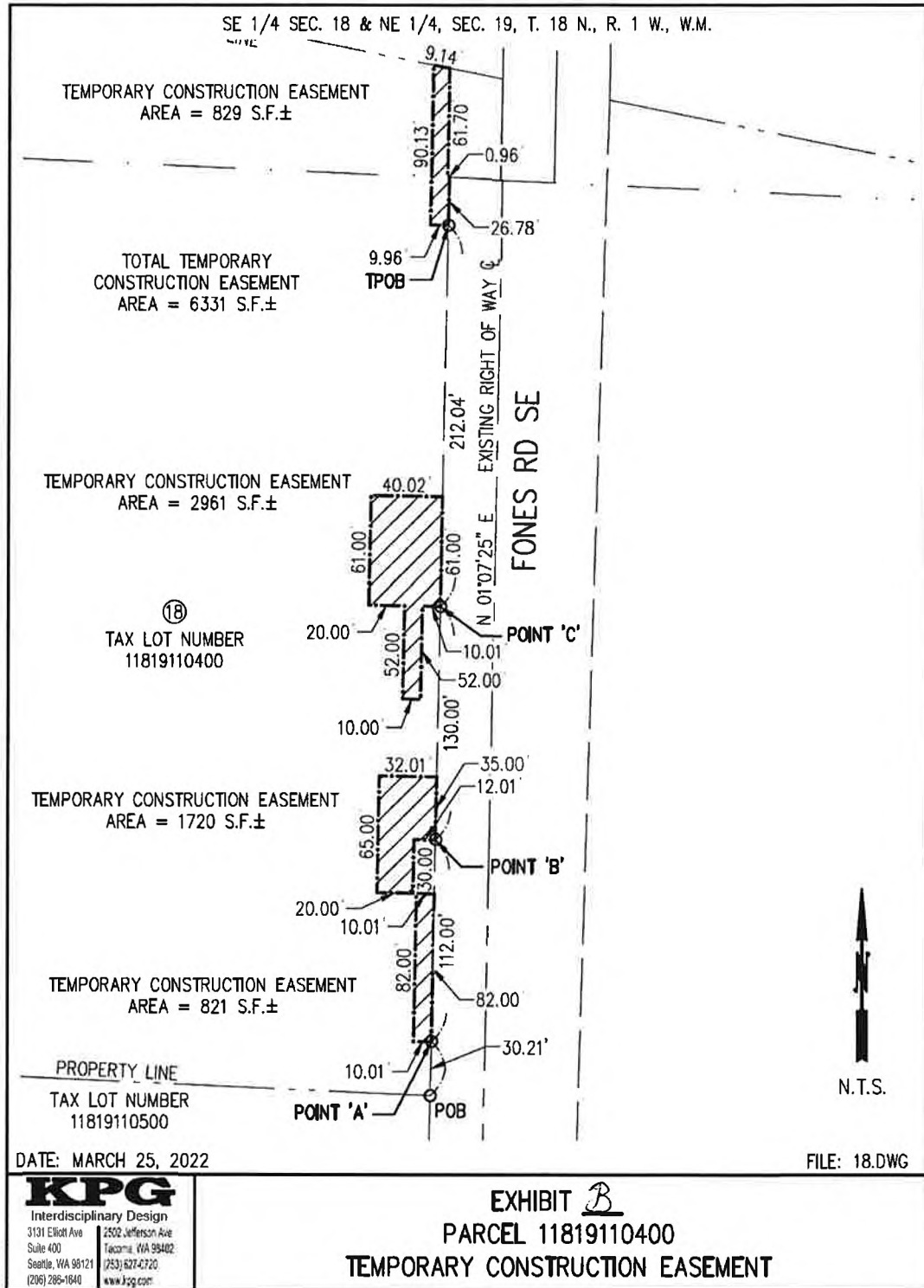
ALSO THOSE PORTIONS OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., OF GOVERNMENT LOT 1 OF SECTION 18, SAID TOWNSHIP AND RANGE, OF BLOCK 6, J. C. BOYD'S ADDITION TO OLYMPIA, OF VACATED SIXTH STREET AND MILL STREET, THURSTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO A POINT IN A LINE OF 100 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE NORTHERLY, PARALLEL WITH AND DISTANT 100 FEET WESTERLY FROM SAID EAST LINE AND THE EAST LINE OF SAID GOVERNMENT LOT 1 TO A POINT IN A LINE 15 FEET, PERPENDICULARLY AND RADially DISTANT, NORTHEASTERLY, PARALLEL AND CONCENTRIC WITH THE CENTERLINE OF THE BURLINGTON NORTHERN LEAD TRACK AS SAID TRACK IS NOW LOCATED AND CONSTRUCTED AND SERVING PROPERTY IN SAID GOVERNMENT LOT 3 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT ALONG SAID NORTHEASTERLY PARALLEL AND CONCENTRIC LINE TO A POINT IN A LINE 50 FEET, PERPENDICULARLY AND RADially DISTANT, SOUTHERLY OF, PARALLEL AND CONCENTRIC WITH THE CENTERLINE OF THE BURLINGTON NORTHERN MAIN TRACK CENTERLINE FOR ITS ST. CLAIR TO GATE LINE (ALSO KNOWN AS THE FORMER NORTHERN PACIFIC RAILWAY COMPANY OLYMPIA BRANCH); THENCE EASTERLY ALONG SAID SOUTHERLY PARALLEL AND CONCENTRIC LINE TO THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 AND GOVERNMENT LOT 3 TO THE POINT OF BEGINNING.

ALSO THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., LYING NORTHERLY OF A LINE PARALLEL WITH AND DISTANT 81 FEET NORTH, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SECTION AND SOUTHERLY OF A LINE PARALLEL WITH AND DISTANT 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE NORTHERN PACIFIC RAILWAY COMPANY'S OLYMPIA BRANCH, AS NOW CONSTRUCTED (BEING A PORTION OF THE VACATED PLAT J.C. BOYD'S ADDITION TO OLYMPIA, AS RECORDED IN VOLUME 3 OF PLATS, PAGE 52, IN THE RECORDS OF SAID COUNTY).



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 6 of (6) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

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**Document Title:** Statutory Warranty Deed  
**Grantor:** The Joe A. and Margaret L. Garbe Trust  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819140100

### **STATUTORY WARRANTY DEED**

The Grantor, Margaret L. Garbe, Trustee of the Joe A. and Margaret L. Garbe Trust Dated September 24, 1980 , for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

Granted this        day of                     , 2022.

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_)

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

City Attorney

EXHIBIT A - FONES ROAD EMINENT DOMAIN ORDINANCE - Page A-168



**EXHIBIT A**  
**PARCEL NO. 11819140100**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF A LINE THAT IS 32.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD, SOUTHEAST;

CONTAINING 398 SQUARE FEET, MORE OR LESS.

**PARCEL "A"**

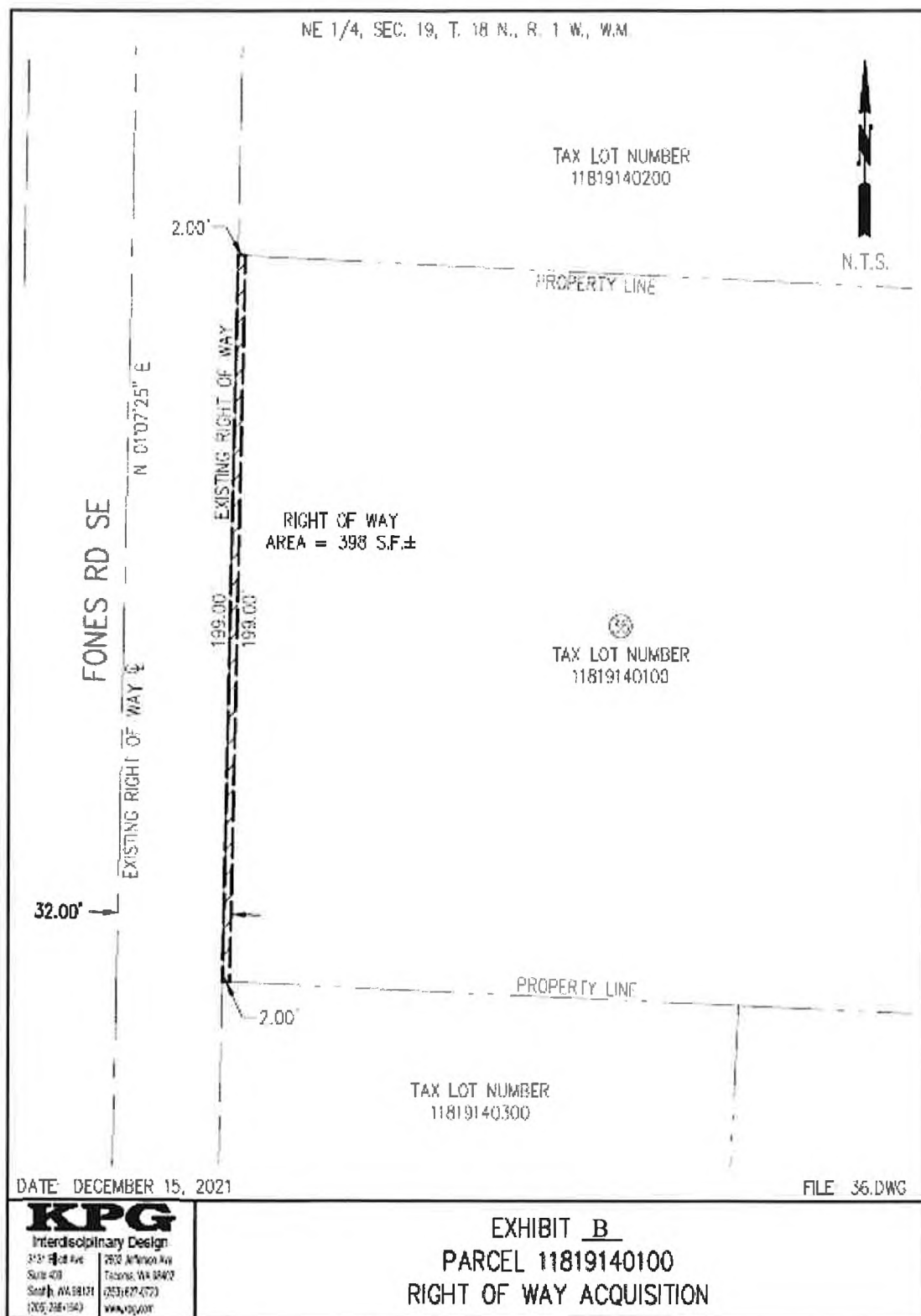
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30694, DATED FEBRUARY 9TH, 2021)

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, 264 FEET SOUTH OF ITS NORTHWEST CORNER; RUNNING THENCE SOUTH ALONG SAID WEST LINE 198 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 198 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE 330 FEET; THENCE NORTH 198 FEET, MORE OR LESS, AND WEST 330 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 30 FEET FOR FONES ROAD.

03/01/2022





STATUTORY WARRANTY DEED  
Page 4 of 4



After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s):** The Joe A. and Margaret L. Garbe Trust  
**Grantee(s):** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number:** 11819140100

### **TEMPORARY EASEMENT**

Fones Road Improvements

The Grantor(s), **Margaret L. Garbe, Trustee of the Joe A. and Margaret L. Garbe Trust Dated September 24, 1980**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

**TEMPORARY EASEMENT**

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
**Margaret L. Garbe, Trustee of The Joe A. and Margaret L. Garbe Trust dated  
September 24, 1980**

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON            )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared Margaret L. Garbe, to me known to be the Trustee of The Joe A. and Margaret L. Garbe Trust Dated September 24, 1980, the trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

**EXHIBIT A**  
**PARCEL NO. 11819140100**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 32.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST:

THENCE SOUTH 87° 19' 09" EAST ALONG SAID NORTH LINE OF PARCEL "A", 3.50 FEET TO A LINE THAT IS 35.50 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 150.98 FEET;

THENCE SOUTH 88° 52' 35" EAST, 15.00 FEET TO A LINE THAT IS 50.50 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE;

THENCE SOUTH 01° 07' 25" ALONG SAID PARALLEL LINE, 20.00 FEET;

THENCE NORTH 88° 52' 35" WEST, 15.00 FEET TO SAID LINE THAT IS 35.50 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE;

THENCE SOUTH 01° 07' 25" WEST, 28.00 FEET TO THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 87° 30' 38" WEST ALONG SAID SOUTH LINE, 3.50 FEET TO SAID LINE THAT IS 32.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE;

THENCE NORTH 01° 07' 25" ALONG SAID PARALLEL LINE, 199.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 996 SQUARE FEET, MORE OR LESS.

**PARCEL "A":**

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30684, DATED FEBRUARY 9TH, 2021)

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, 264 FEET SOUTH OF ITS NORTHWEST CORNER; RUNNING THENCE SOUTH ALONG SAID WEST LINE 198 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 198 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE 330 FEET; THENCE NORTH 198 FEET, MORE OR LESS, AND WEST 330 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 30 FEET FOR FONES ROAD.

03/01/2022

36-TCE.DOCX

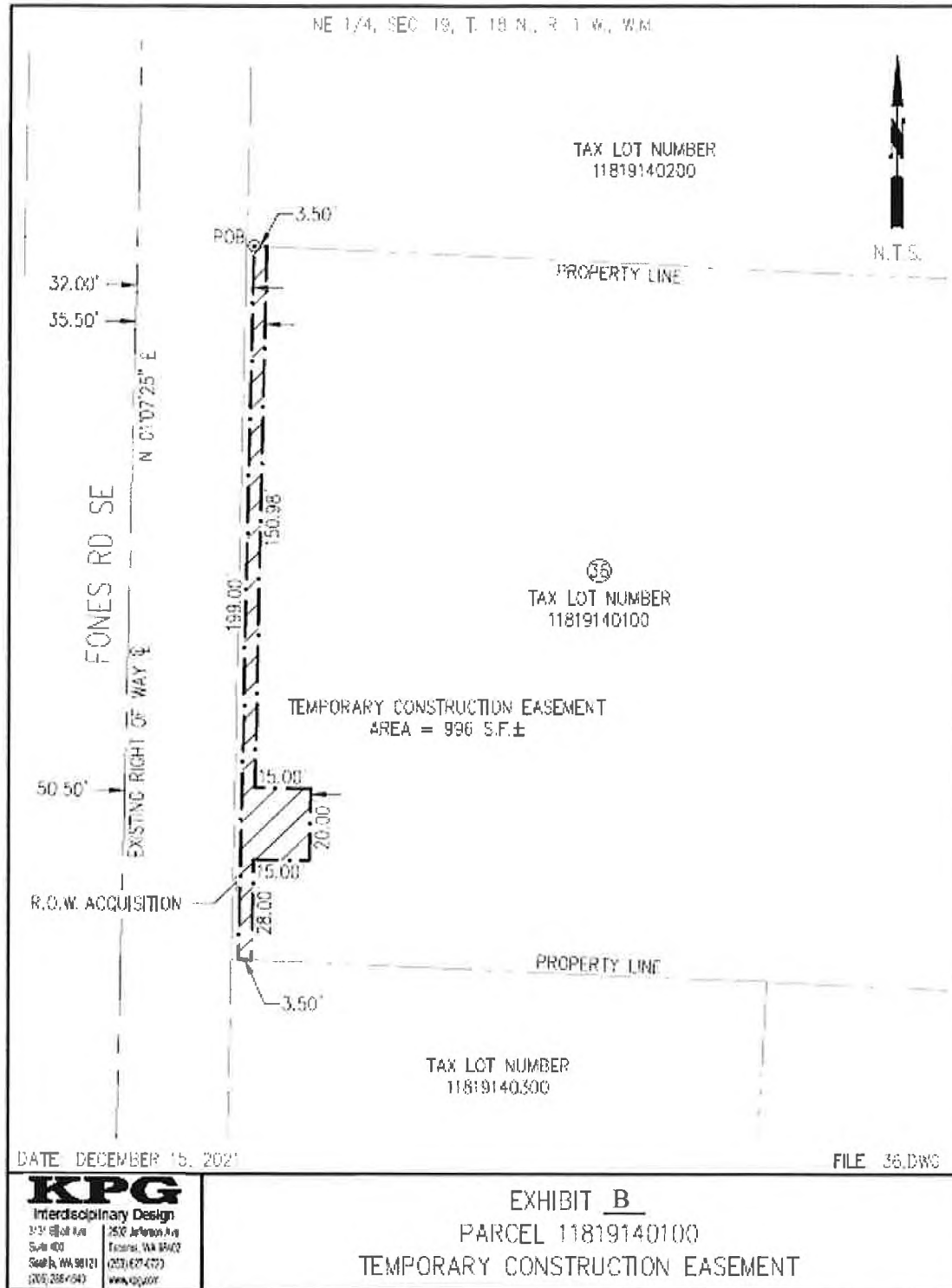
Page 1 of 1  
**KPG**  
TACOMA SEATTLE



LPA-325  
Rev. 5/2021

Page 3 of (4) Pages

# **TEMPORARY EASEMENT**



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Detray, Phyllis J. and Edwin Paul Detray Family Trust and Phyllis Jean Detray Family Trust  
**Grantee:** City of Olympia  
**Legal Description:** PTN NE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819111000

### STATUTORY WARRANTY DEED

The Grantors, **Phyllis J. Detray, as her separate estate, and Delbert P. Detray and Denise M. Shawe, as Co-Trustees of the Edwin Paul Detray Family Trust and Delbert P. Detray and Denise M. Shawe, as Co-Trustees of the Phyllis Jean Detray Family Trust, as their interest appear of record**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

Granted this      day of           , 2022.

Delbert P. Detray, as Co-Trustee of the Edwin Paul Detray Family Trust

Denise M. Shawe, as Co-Trustee of the Edwin Paul Detray Family Trust

Delbert P. Detray, as Co-Trustee of the Phyllis Jean Detray Family Trust

Denise M. Shawe, as Co-Trustee of the Phyllis Jean Detray Family Trust

[illegible]

On this day personally appeared before me Phyllis J. Detray, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_



STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared Delbert P. Detray and Denise M. Shawe, as Co-Trustees of The Edwin Paul Detray Family Trust, the trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared Delbert P. Detray and Denise M. Shawe, as Co-Trustees of Phyllis Jean Detray Family Trust, the trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

**EXHIBIT A**  
**PARCEL NO. 11819111000**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF A LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

CONTAINING 958 SQUARE FEET, MORE OR LESS.

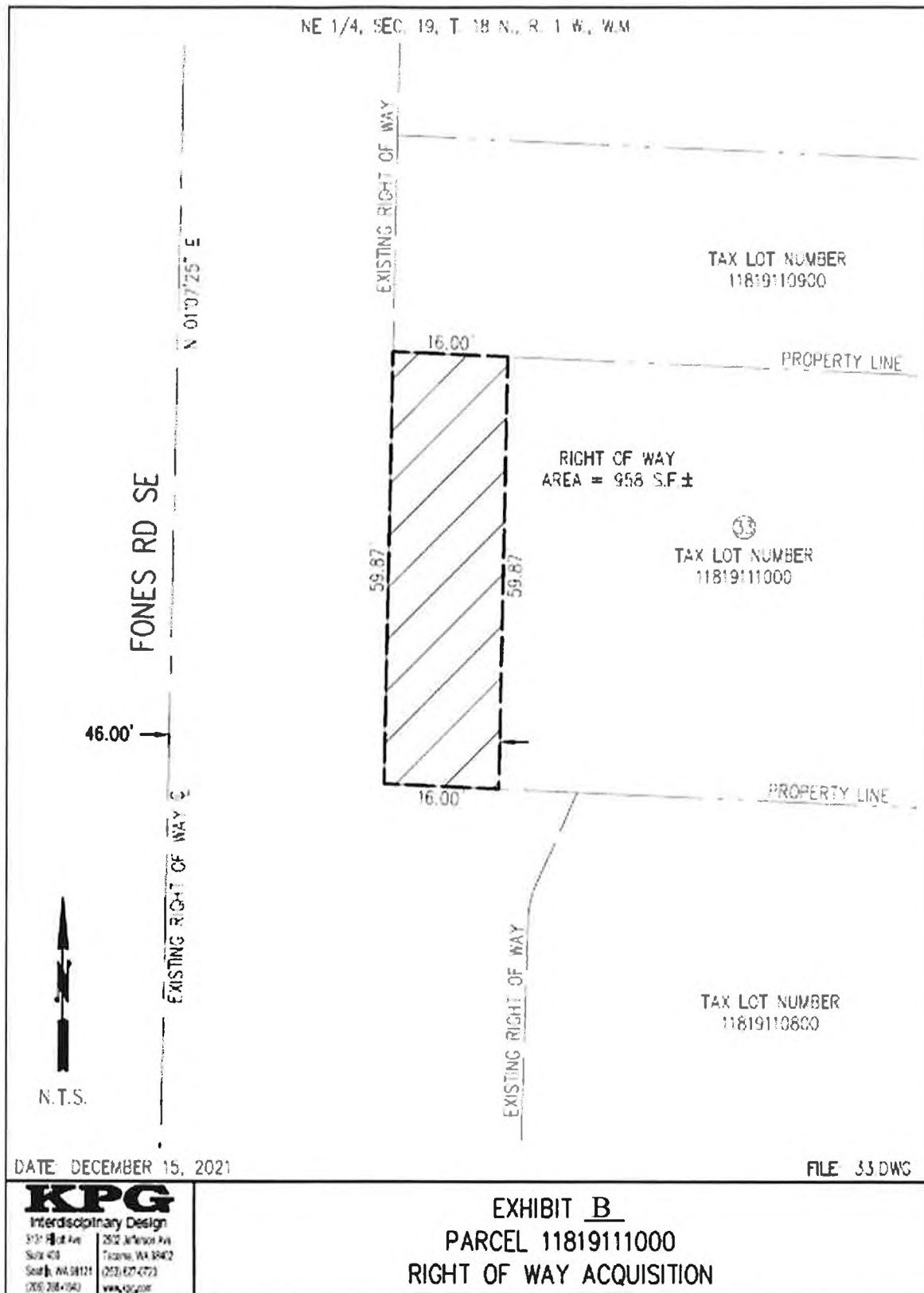
PARCEL "A"

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30691, DATED FEBRUARY 9TH, 2021)

THE SOUTH 60 FEET OF THE NORTH 150 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THE WEST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD.

02/24/2022





After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s):** Detray, Phyllis J. and Edwin Paul Detray Family Trust and Phyllis Jean Detray Family Trust

**Grantee(s):** City of Olympia

**Legal Description:** PTN NE ¼ NE ¼ 19-18-1W

**Additional Legal Description is on Page 3 of Document.**

**Assessor's Tax Parcel Number:** 11819111000

## **TEMPORARY EASEMENT**

Fones Road Improvements

The Grantor(s), **Phyllis J. Detray, as her separate estate, and Delbert P. Detray and Denise M. Shawe, as Co-Trustees of the Edwin Paul Detray Family Trust and Delbert P. Detray and Denise M. Shawe, as Co-Trustees of the Phyllis Jean Detray Family Trust, as their interest appear of record**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

**TEMPORARY EASEMENT**

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Phyllis J. Detray

\_\_\_\_\_  
Delbert P. Detray, as Co-Trustee of the Edwin Paul Detray Family Trust

\_\_\_\_\_  
Denise M. Shawe, as Co-Trustee of the Edwin Paul Detray Family Trust

\_\_\_\_\_  
Delbert P. Detray, as Co-Trustee of the Phyllis Jean Detray Family Trust

\_\_\_\_\_  
Denise M. Shawe, as Co-Trustee of the Phyllis Jean Detray Family Trust

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_)

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_)

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_)

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

**TEMPORARY EASEMENT**

**EXHIBIT A**  
**PARCEL NO. 11819111000**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 87° 28' 10" EAST ALONG SAID NORTH LINE OF PARCEL "A", 10.00 FEET TO A LINE THAT IS 56.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 34.63 FEET;

THENCE SOUTH 88° 52' 35" EAST, 15.00 FEET TO A LINE THAT IS 71.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 25.62 FEET TO THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 87° 27' 21" WEST ALONG SAID SOUTH LINE, 25.01 FEET TO SAID LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 59.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 980 SQUARE FEET, MORE OR LESS.

PARCEL "A":

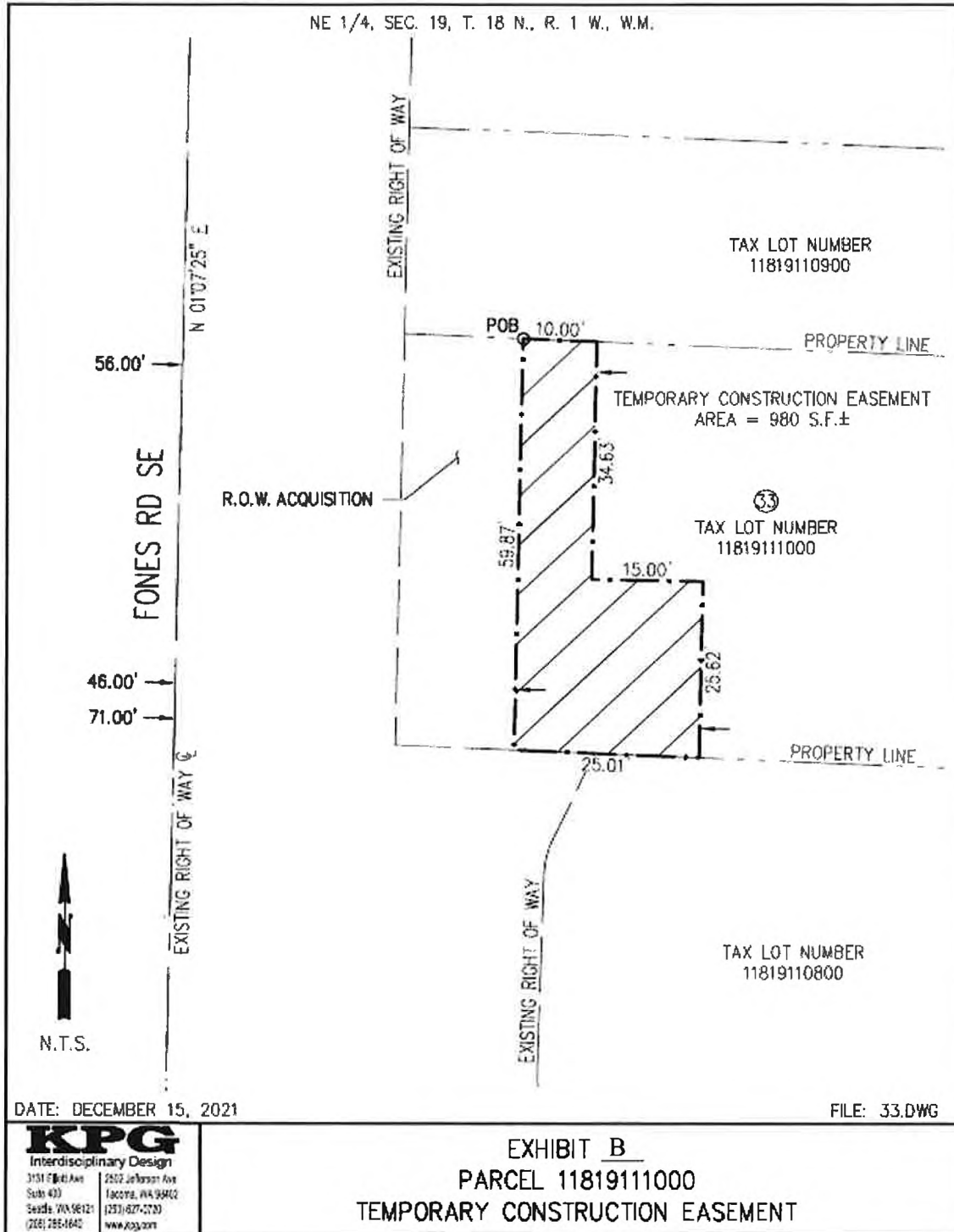
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30691, DATED FEBRUARY 9TH, 2021)

THE SOUTH 60 FEET OF THE NORTH 150 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THE WEST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD.

02/24/2022



# TEMPORARY EASEMENT





After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

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**Document Title:** Statutory Warranty Deed  
**Grantor:** Detray, Phyllis J. and Edwin Paul Detray Family Trust and Phyllis Jean Detray Family Trust  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819141500

### STATUTORY WARRANTY DEED

The Grantors, **Phyllis J. Detray, as her separate estate, and Delbert P. Detray and Denise M. Shawe, as Co-Trustees of the Edwin Paul Detray Family Trust and Delbert P. Detray and Denise M. Shawe, as Co-Trustees of the Phyllis Jean Detray Family Trust, as their interest appear of record**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Phyllis J. Detray

\_\_\_\_\_  
Delbert P. Detray, as Co-Trustee of the Edwin Paul Detray Family Trust

\_\_\_\_\_  
Denise M. Shawe, as Co-Trustee of the Edwin Paul Detray Family Trust

\_\_\_\_\_  
Delbert P. Detray, as Co-Trustee of the Phyllis Jean Detray Family Trust

\_\_\_\_\_  
Denise M. Shawe, as Co-Trustee of the Phyllis Jean Detray Family Trust

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this day personally appeared before me Phyllis J. Detray, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



[illegible]

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared Delbert P. Detray and Denise M. Shawe, as Co-Trustees of The Edwin Paul Detray Family Trust, the trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal  
the day and year first above written.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

[illegible]

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared Delbert P. Detray and Denise M. Shawe, as Co-Trustees of Phyllis Jean Detray Family Trust, the trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal  
the day and year first above written.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

**EXHIBIT A**  
**PARCEL NO. 11819141500**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 46.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 75.02 FEET

THENCE SOUTH 88° 52' 35" EAST, 8.87 FEET TO THE WESTERLY MARGIN OF SAID FONES ROAD SOUTHEAST AND TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 665 SQUARE FEET, MORE OR LESS.

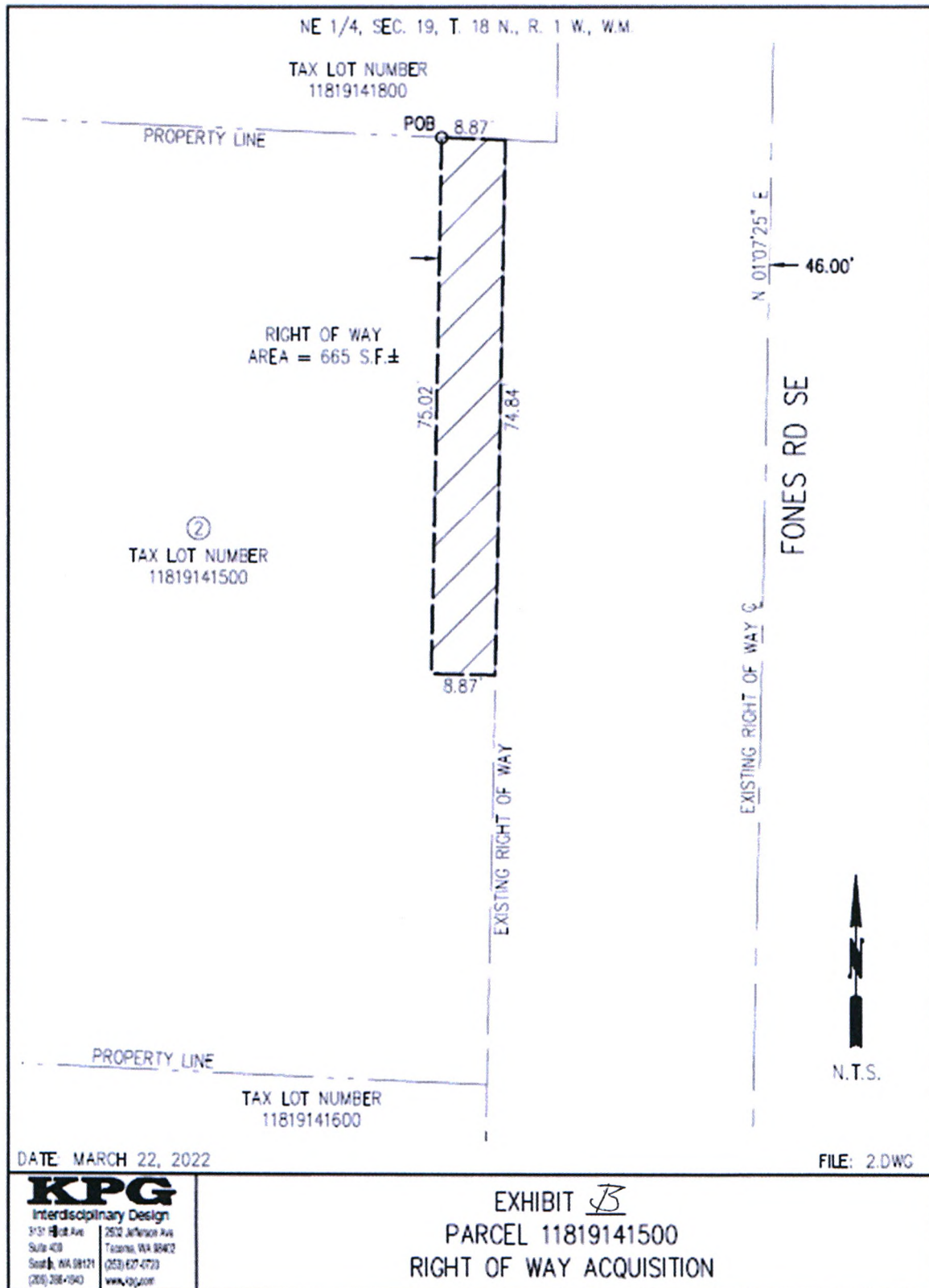
PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30667, DATED FEBRUARY 9TH, 2021)

THE NORTH 132 FEET OF THE EAST 330 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; EXCEPTING THEREFROM THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF OLYMPIA BY INSTRUMENT RECORDED JUNE 18, 2009 UNDER AUDITOR'S FILE NO. 4091260.

04/05/2022







After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

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**Document Title:** Statutory Warranty Deed  
**Grantor:** Dobbin Plays LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN NE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819110800

### **STATUTORY WARRANTY DEED**

The Grantor, **Dobbin Plays, LLC, a Washington Limited Liability Company**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Dobbin Plays LLC,

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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Dobbin Plays, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 5



**EXHIBIT *A***  
**PARCEL NO. 11819110800**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 111.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 87° 28' 20" WEST ALONG SAID SOUTH LINE, 9.20 FEET TO THE EASTERLY MARGIN OF FONES ROAD SOUTHEAST AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 02° 09' 12" EAST ALONG SAID EASTERLY MARGIN, 24.30 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT 'A';

THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 02° 32' 46" EAST, 49.00 FEET, AN ARC DISTANCE OF 20.48 FEET;

THENCE SOUTHERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 59° 10' 33" EAST, 79.00 FEET, AN ARC DISTANCE OF 19.72 FEET TO SAID EASTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE SOUTH 87° 28' 20" EAST ALONG SAID EASTERLY MARGIN, 26.69 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 504 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT SAID POINT 'A';

THENCE CONTINUING ALONG SAID EASTERLY MARGIN OF FONES ROAD SOUTHEAST, NORTH 01° 55' 20" EAST, 28.32 FEET;

THENCE CONTINUING ALONG SAID EASTERLY MARGIN OF FONES ROAD SOUTHEAST, WESTERLY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 06° 23' 25" EAST, 49.00 FEET, AN ARC DISTANCE OF 8.33 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY MARGIN ON SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 12.15 FEET;

THENCE CONTINUING ALONG SAID EASTERLY MARGIN NORTHWESTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 72° 54' 22" EAST, 79.00 FEET, AN ARC DISTANCE OF 6.08 FEET;

THENCE SOUTH 87° 28' 03" EAST, 13.16 FEET;

THENCE SOUTH 02° 32' 25" WEST, 10.09 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 98 SQUARE FEET, MORE OR LESS.

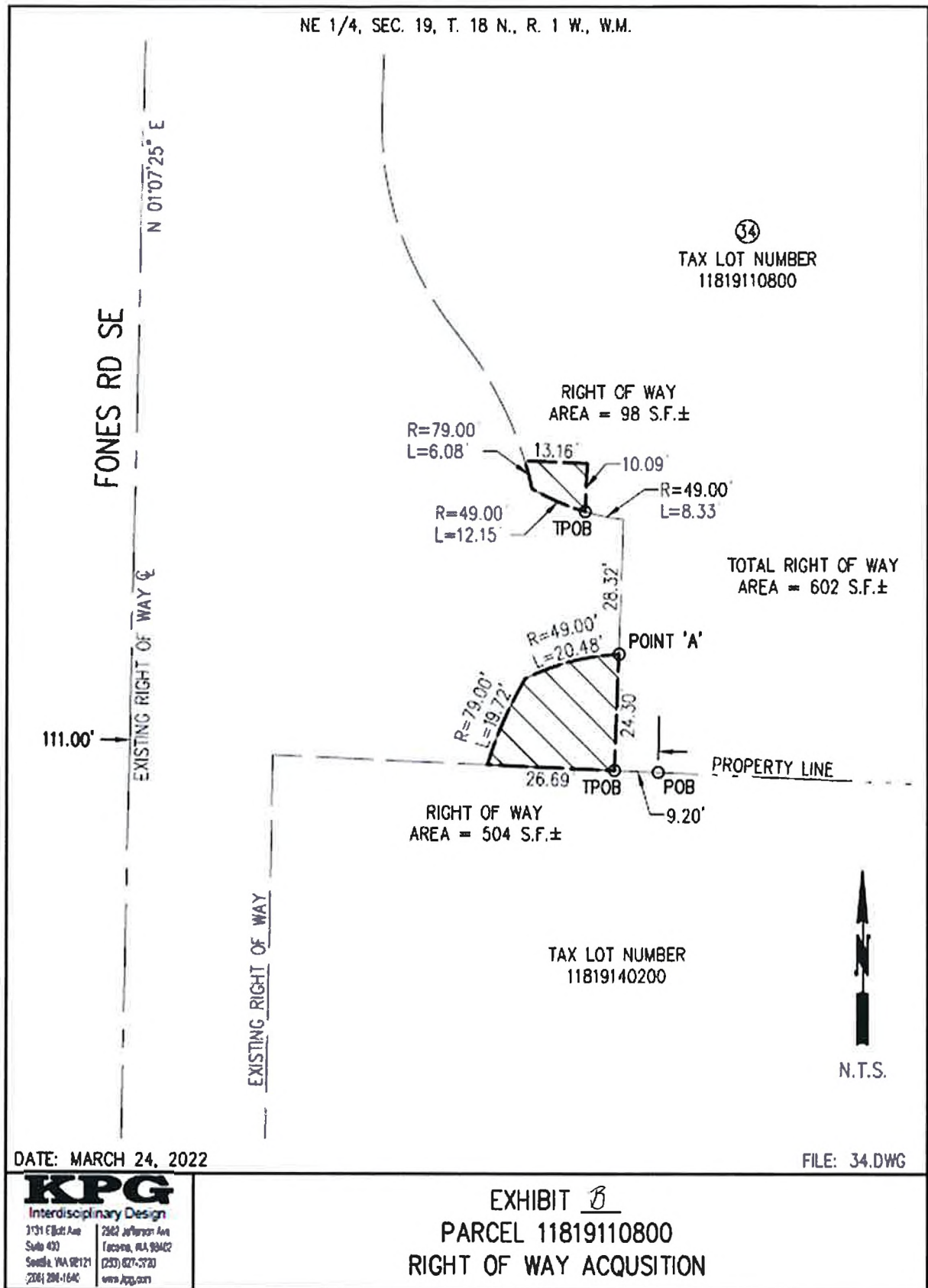
PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30692,  
DATED FEBRUARY 9TH, 2021)

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. EXCEPTING THEREFROM THE  
NORTH 150 FEET AND EXCEPTING THEREFROM THE WEST 30 FEET FOR FONES ROAD. ALSO EXCEPT  
THAT PORTION GRANTED TO THE CITY OF OLYMPIA BY DEED RECORDED JULY 15, 2011 UNDER  
AUDITOR'S FILE NO. 4219736.

04/05/2022





STATUTORY WARRANTY DEED  
Page 5 of 5

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s):** Dobbin Plays LLC

**Grantee(s):** City of Olympia

**Legal Description:** PTN NE ¼ NE ¼ 19-18-1W

**Additional Legal Description is on Page 3 of Document.**

**Assessor's Tax Parcel Number:** 11819110800

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **Dobbin Plays, LLC, a Washington Limited Liability Company**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its



authorized agent.

Dobbin Plays LLC,

Accepted and Approved

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

## Acknowledgment

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Dobbin Plays, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of Washington,  
 residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

**EXHIBIT \_\_\_\_\_**  
**PARCEL NO. 11819110800**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 111.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 57.07 FEET;

THENCE NORTH 88° 52' 35" WEST, 16.49 FEET;

THENCE SOUTH 02° 32' 25" WEST, 2.77 FEET TO THE EASTERLY MARGIN OF SAID FONES ROAD SOUTHEAST;

THENCE EASTERLY ALONG SAID EASTERLY MARGIN ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 16° 07' 49" EAST, 49.00 FEET, AN ARC DISTANCE OF 8.33 FEET;

THENCE CONTINUING ALONG SAID EASTERLY MARGIN, SOUTH 01° 55' 20" WEST, 28.38 FEET;

THENCE CONTINUING ALONG SAID EASTERLY MARGIN, SOUTH 02° 09' 14" WEST, 24.25 FEET TO SAID SOUTH LINE OF PARCEL "A";

THENCE SOUTH 87° 28' 20" EAST ALONG SAID SOUTH LINE, 9.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 527 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30692, DATED FEBRUARY 9TH, 2021)

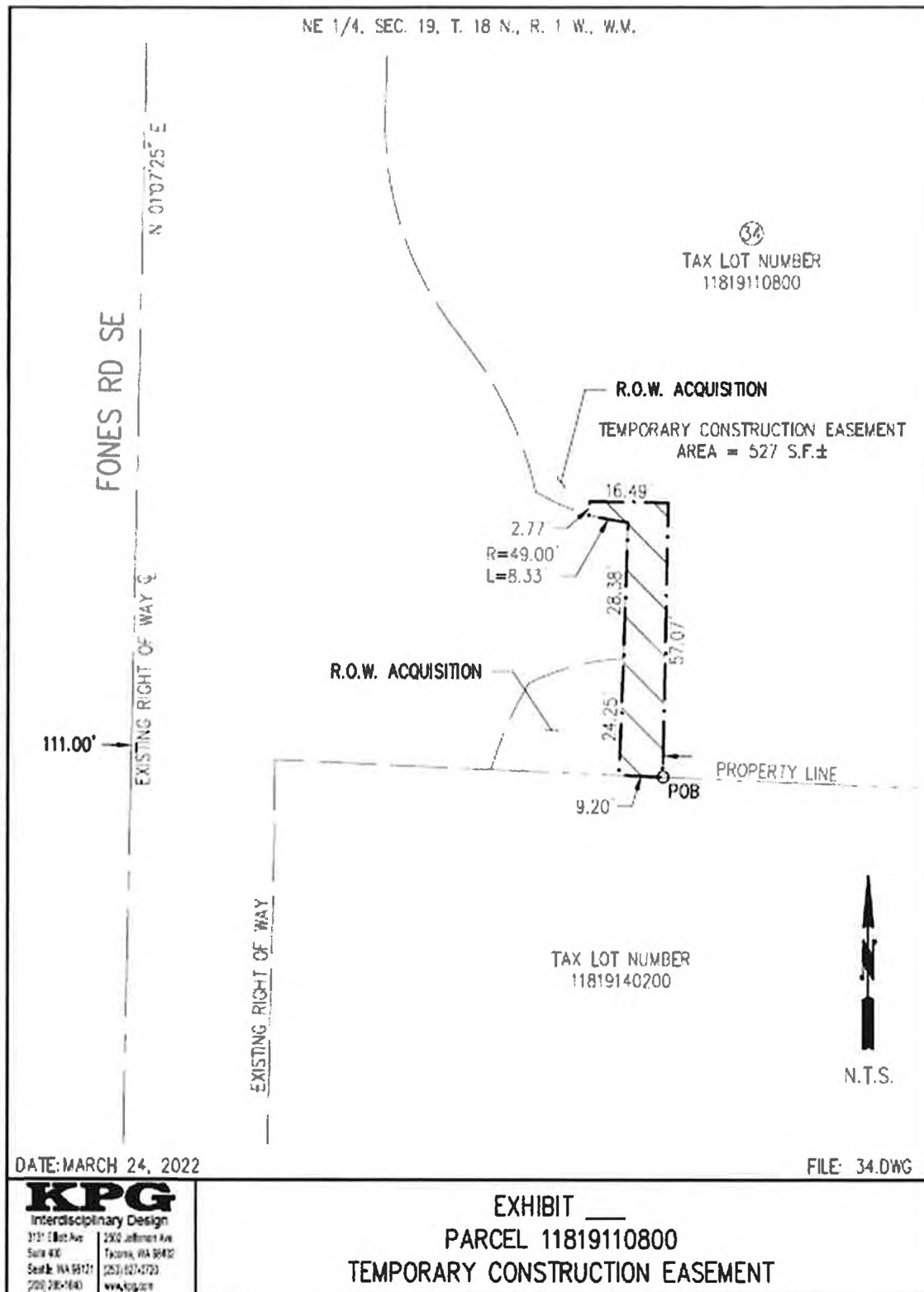
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. EXCEPTING THEREFROM THE NORTH 150 FEET AND EXCEPTING THEREFROM THE WEST 30 FEET FOR FONES ROAD. ALSO EXCEPT THAT PORTION GRANTED TO THE CITY OF OLYMPIA BY DEED RECORDED JULY 15, 2011 UNDER AUDITOR'S FILE NO. 4219736.

02/24/2022





# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

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**Document Title:** Statutory Warranty Deed  
**Grantor:** DeTray's Park, LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 118-19-141800

### **STATUTORY WARRANTY DEED**

The Grantor, **DETRAY'S PARK, LLC**, a Washington Limited Liability Company, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
DeTray's Park, LLC

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

\_\_\_\_\_  
DeTray's Park, LLC

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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of DeTray's Park, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

EXHIBIT A

**PARCEL NO. 11819141800  
RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 34.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 53.73 FEET;

THENCE NORTH 88° 52' 32" WEST, 11.00 FEET TO A LINE THAT IS 45.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 30.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 11.00 FEET TO SAID LINE THAT IS 34.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 176.83 FEET TO THE SOUTH LINE OF SAID PARCEL "A" AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 1,370 SQUARE FEET, MORE OR LESS.

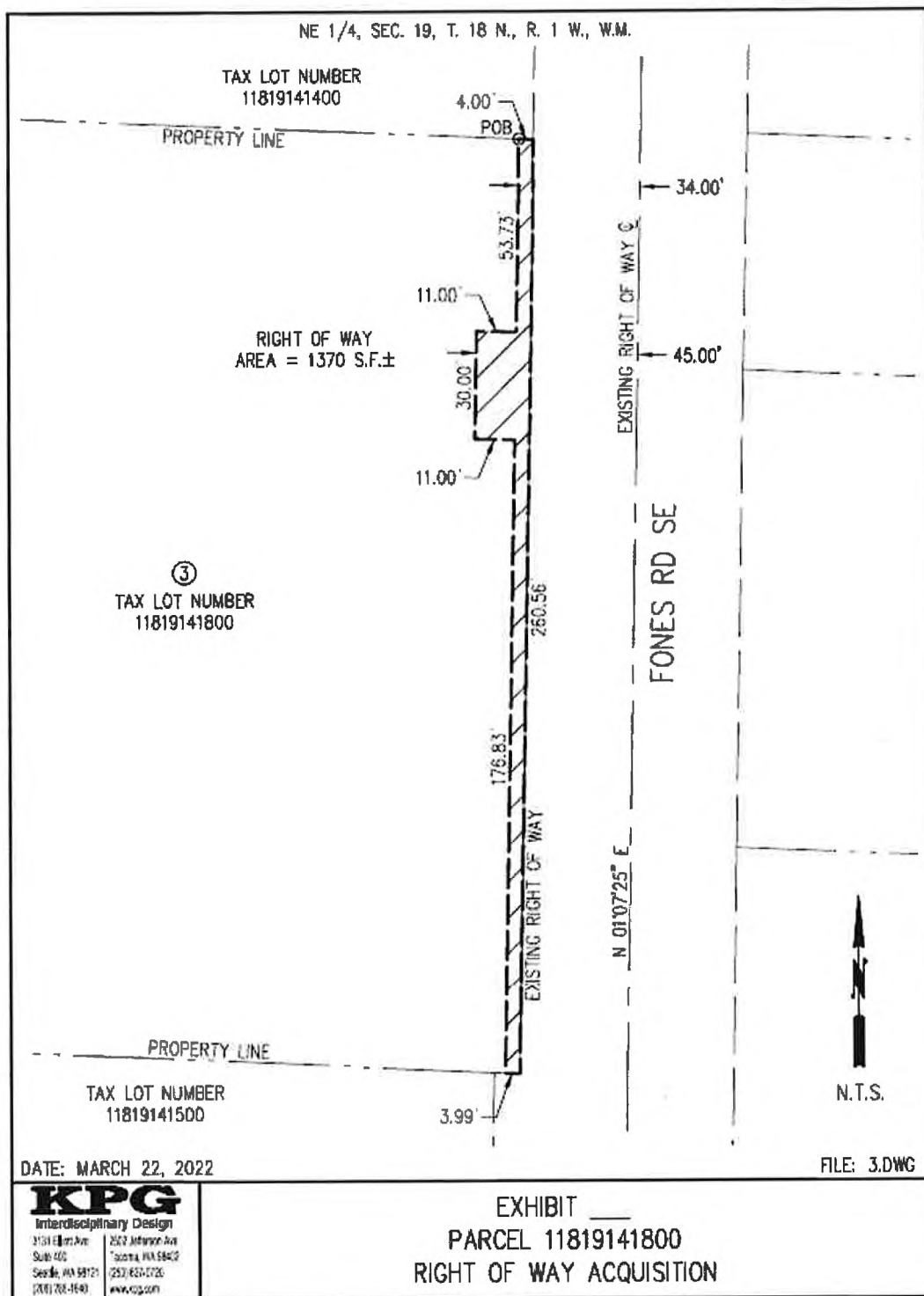
PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30668, DATED FEBRUARY 9TH, 2021)

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPT THE NORTH 70 FEET OF THE EAST 190 FEET. ALSO EXCEPTING THE EAST 30 FEET FOR FONES ROAD.

04/08/2022





## TEMPORARY EASEMENT

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s): DeTray's Park, LLC**

**Grantee(s): City of Olympia**

**Legal Description: PTN SE ¼ NE ¼ 19-18-1W**

**Additional Legal Description is on Page 3 of Document.**

**Assessor's Tax Parcel Number: 118-19-141800**

## TEMPORARY EASEMENT

Fones Road Improvements

The Grantor(s), **DETRAY'S PARK, LLC, a Washington Limited Liability Company**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

LPA-325  
Rev. 5/2021

Page 1 of (6) Pages



**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
DeTray's Park, LLC

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

\_\_\_\_\_  
DeTray's Park, LLC

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

## TEMPORARY EASEMENT

### Acknowledgment

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of DeTray's Park, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

### Exhibit A

#### **PARCEL NO. 11819141800 TEMPORARY CONSTRUCTION EASEMENT**

*THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:*

*BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 34.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;*

*THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 53.73 FEET;*

*THENCE NORTH 88° 52' 35" WEST, 11.00 FEET TO A LINE THAT IS 45.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;*

*THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 30.00 FEET;*

*THENCE SOUTH 88° 52' 35" EAST, 11.00 FEET TO SAID LINE THAT IS 34.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;*

*THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 176.83 FEET TO THE SOUTH LINE OF SAID PARCEL "A";*

*THENCE NORTH 87° 31' 56" WEST ALONG SAID SOUTH LINE, 2.00 FEET TO A LINE THAT IS 36.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;*

*THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 75.51 FEET;*

*THENCE NORTH 88° 52' 35" WEST, 28.00 FEET TO A LINE THAT IS 64.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;*

*THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 30.00 FEET;*

*THENCE SOUTH 88° 52' 35" EAST, 28.00 FEET TO SAID LINE THAT IS 36.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;*

*THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 65.00 FEET;*

*THENCE NORTH 88° 52' 35" WEST, 18.00 FEET TO A LINE THAT IS 54.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;*

*THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 90.48 FEET TO SAID NORTH LINE OF PARCEL "A";*

*THENCE SOUTH 87° 30' 38" EAST ALONG SAID NORTH LINE, 20.01 FEET TO THE POINT OF BEGINNING.*

*CONTAINING 2,656 SQUARE FEET, MORE OR LESS.*

## TEMPORARY EASEMENT

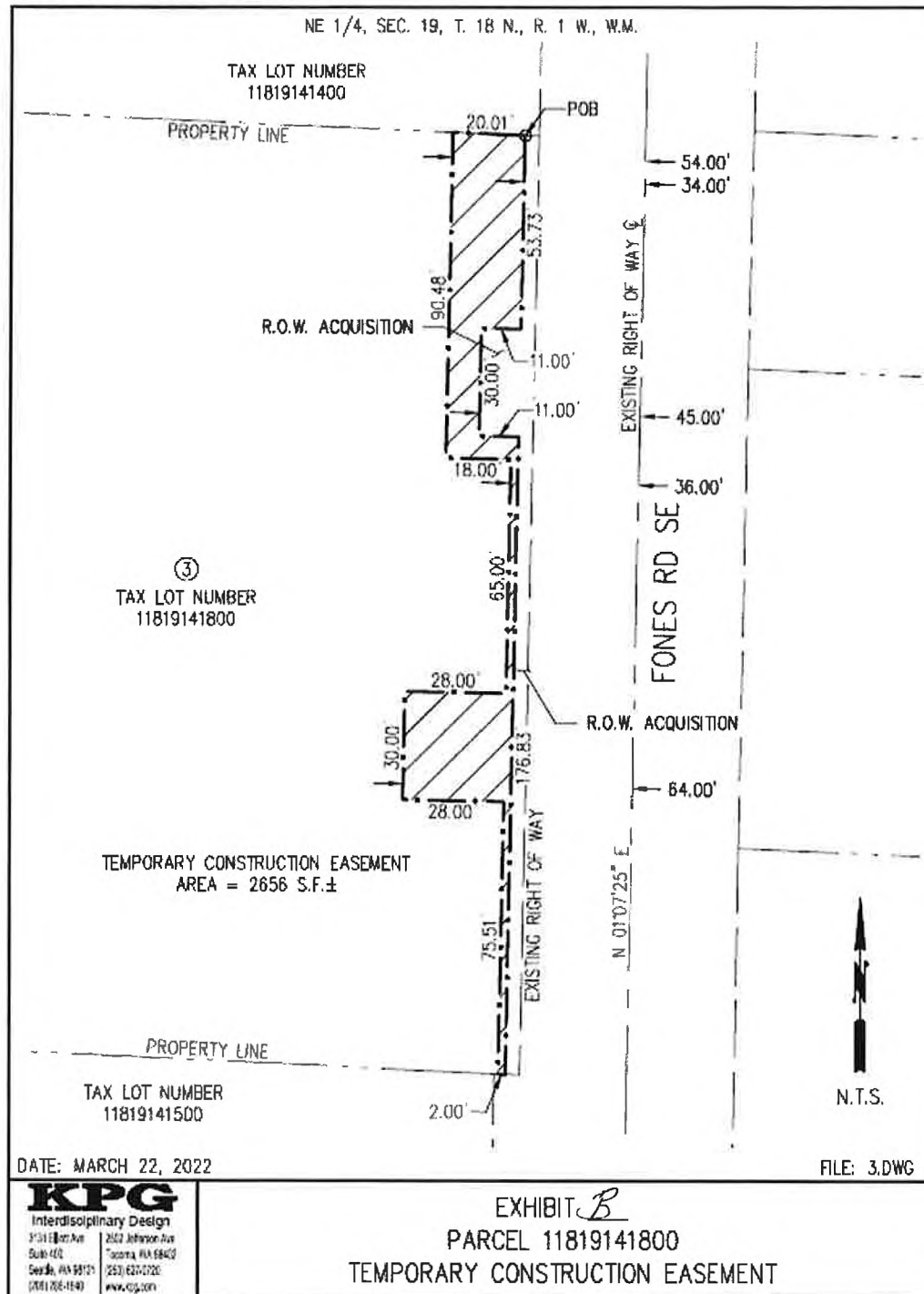
### PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30668,  
DATED FEBRUARY 9TH, 2021)

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.,  
EXCEPT THE NORTH 70 FEET OF THE EAST 190 FEET. ALSO EXCEPTING THE EAST 30 FEET FOR FONES  
ROAD.



# TEMPORARY EASEMENT



After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** DeTray's Park, LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 118-19-141100

### **STATUTORY WARRANTY DEED**

The Grantor, **DETRAY'S PARK, LLC**, a Washington Limited Liability Company, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.



GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
DeTray's Park, LLC

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

\_\_\_\_\_  
DeTray's Park, LLC

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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of DeTray's Park, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

EXHIBIT A

**PARCEL NO. 11819141100  
RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF A LINE THAT IS 37.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

CONTAINING 457 SQUARE FEET, MORE OR LESS.

PARCEL "A":

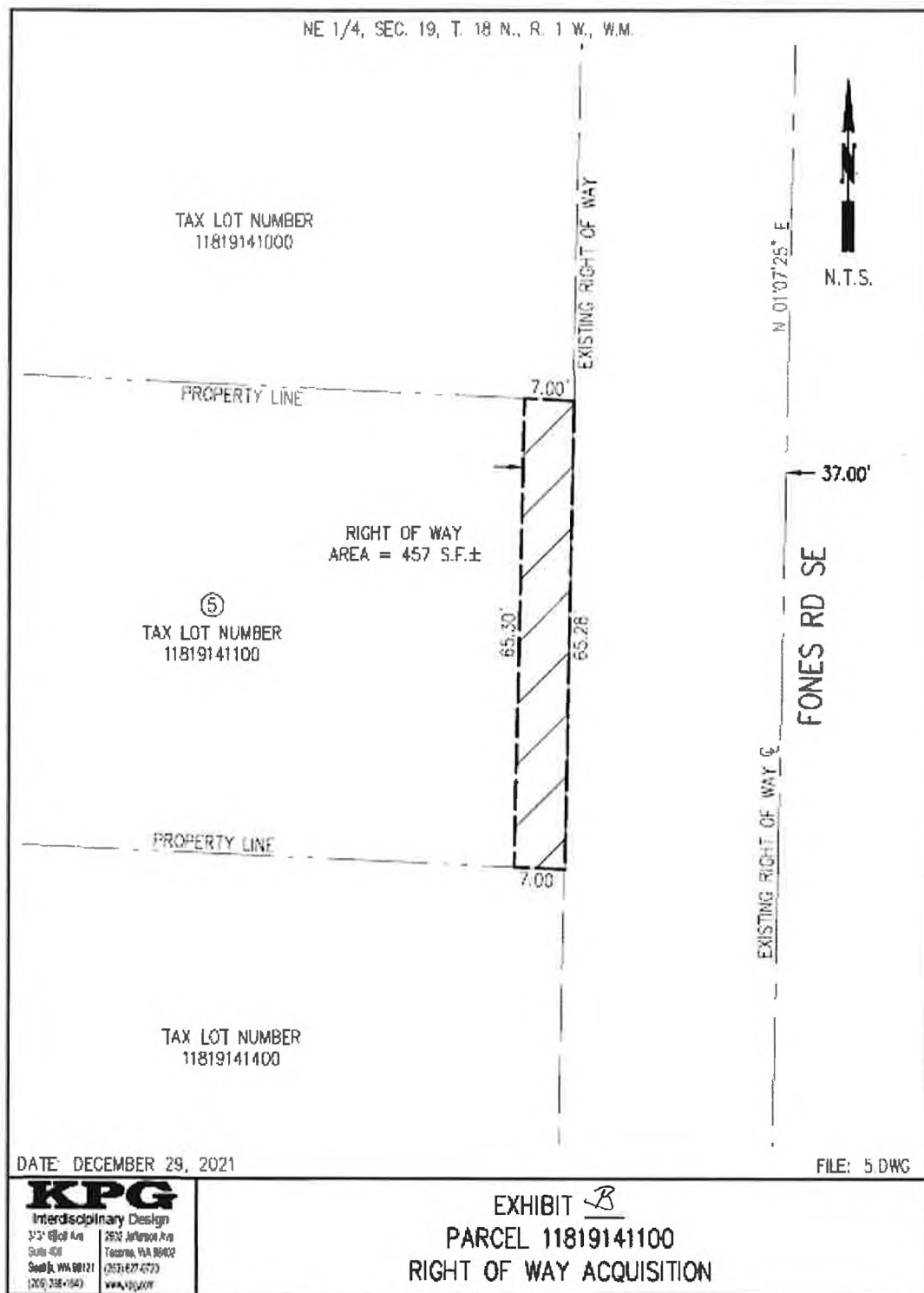
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30670, DATED FEBRUARY 9TH, 2021)

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION 66 FEET; THENCE WEST 330 FEET AND SOUTH 66 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTH LINE 330 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD.

IN THURSTON COUNTY, WASHINGTON.





STATUTORY WARRANTY DEED  
Page 4 of 4

## TEMPORARY EASEMENT

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s): DeTray's Park, LLC**  
**Grantee(s): City of Olympia**  
**Legal Description: PTN SE ¼ NE ¼ 19-18-1W**  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number: 118-19-141100**

## TEMPORARY EASEMENT

Fones Road Improvements

The Grantor(s), **DETRAY'S PARK, LLC, a Washington Limited Liability Company**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
DeTray's Park, LLC

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

\_\_\_\_\_  
DeTray's Park, LLC

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

## TEMPORARY EASEMENT

### Acknowledgment

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of DeTray's Park, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



## TEMPORARY EASEMENT

### Exhibit A

#### **PARCEL NO. 11819141100 TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 37.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH  $01^{\circ} 07' 25''$  WEST, ALONG SAID PARALLEL LINE, 65.30 FEET TO THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH  $87^{\circ} 30' 38''$  WEST ALONG SAID SOUTH LINE, 9.00 FEET TO A LINE THAT IS 46.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH  $01^{\circ} 07' 25''$  EAST ALONG SAID PARALLEL LINE, 24.79 FEET;

THENCE SOUTH  $88^{\circ} 52' 35''$  EAST, 5.00 FEET TO A LINE THAT IS 41.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH  $01^{\circ} 07' 25''$  EAST, ALONG SAID PARALLEL LINE, 40.41 FEET TO SAID NORTH LINE OF PARCEL "A";

THENCE SOUTH  $87^{\circ} 22' 14''$  EAST ALONG SAID NORTH LINE, 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 385 SQUARE FEET, MORE OR LESS.

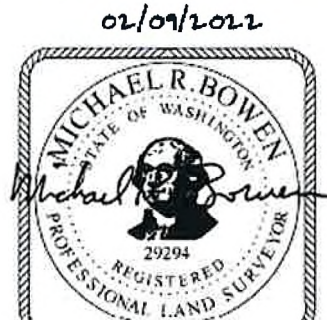
#### PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30670, DATED FEBRUARY 9TH, 2021)

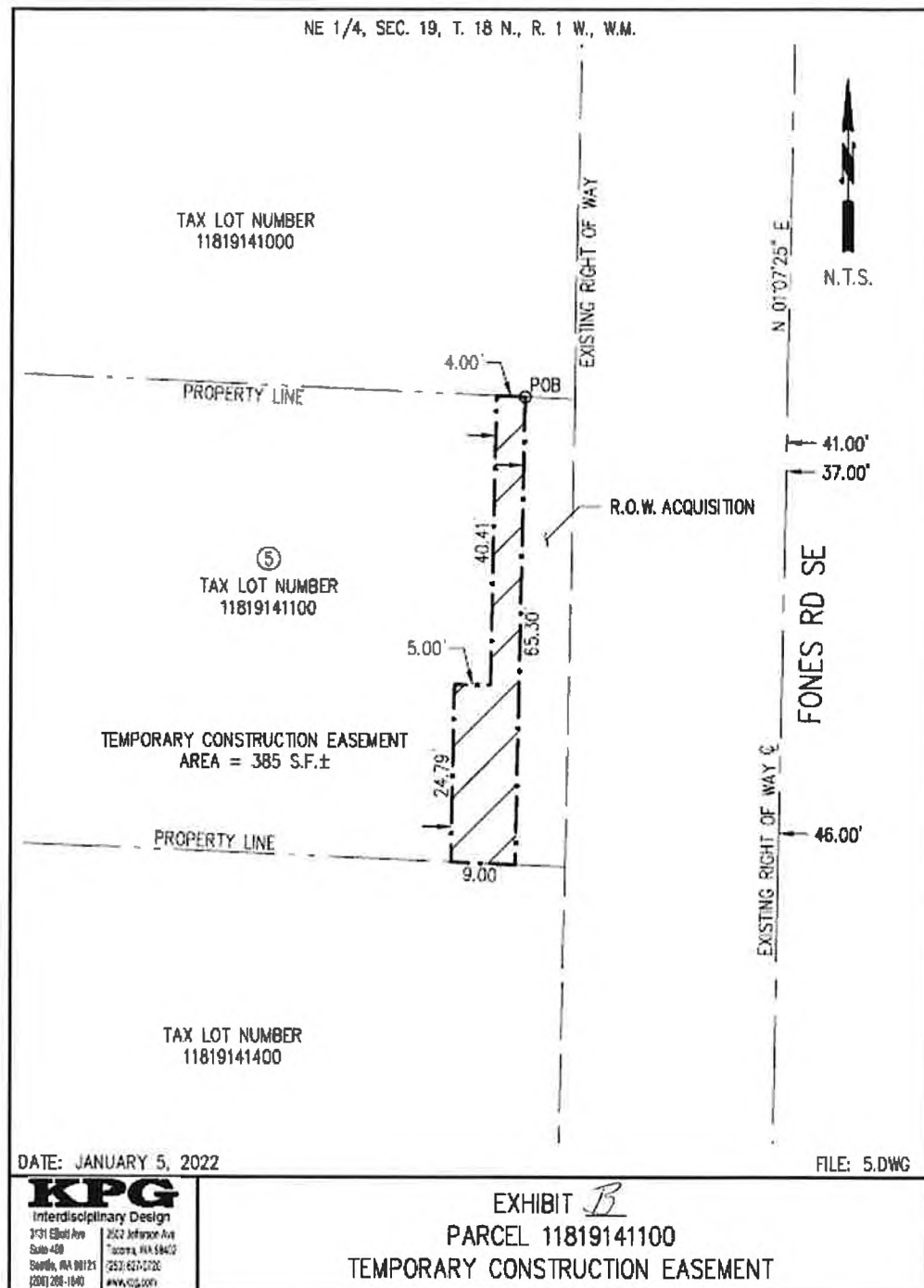
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION 66 FEET; THENCE WEST 330 FEET AND SOUTH 66 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTH LINE 330 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD.

IN THURSTON COUNTY, WASHINGTON.



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 5 of (5) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** DeTray's Park, LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 118-19-141400

### **STATUTORY WARRANTY DEED**

The Grantor, **DETRAY'S PARK, LLC**, a Washington Limited Liability Company, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
DeTray's Park, LLC

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

\_\_\_\_\_  
DeTray's Park, LLC

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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of DeTray's Park, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

EXHIBIT A

**PARCEL NO. 11819141400  
RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 36.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 34.12 FEET;

THENCE NORTH 88° 52' 35" WEST, 12.00 FEET TO A LINE THAT IS 48.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 36.19 FEET TO THE NORTH LINE OF SAID PARCEL "A" AND TERMINUS OF SAID DESCRIBED LINE.

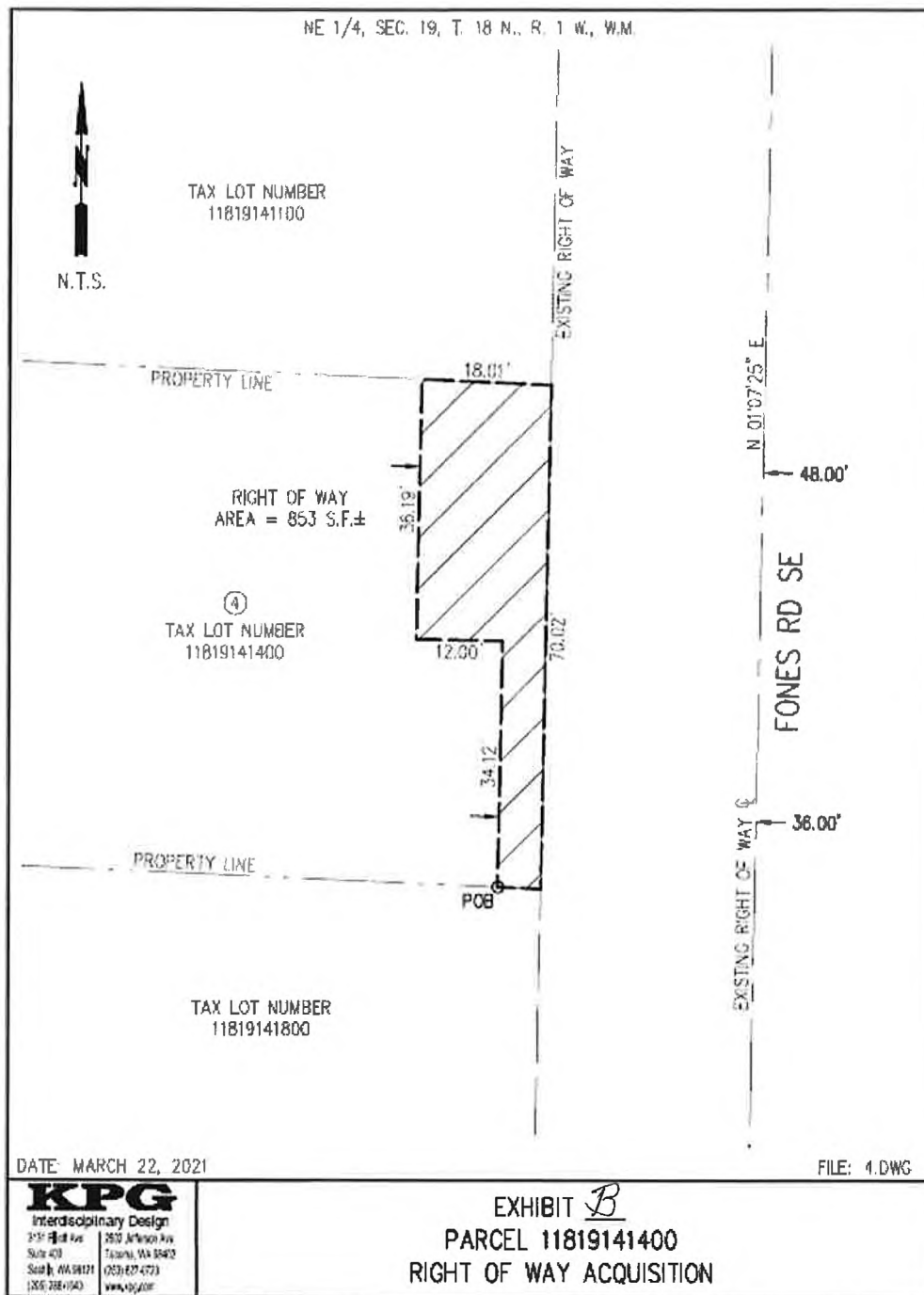
CONTAINING 853 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30669, DATED FEBRUARY 9TH, 2021)

THE NORTH 70 FEET OF THE EAST 190 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; EXCEPT THE EAST 30 FEET FOR FONES ROAD.





STATUTORY WARRANTY DEED  
Page 4 of 4



## TEMPORARY EASEMENT

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s): DeTray's Park, LLC**

**Grantee(s): City of Olympia**

**Legal Description: PTN SE ¼ NE ¼ 19-18-1W**

**Additional Legal Description is on Page 3 of Document.**

**Assessor's Tax Parcel Number: 118-19-141400**

## TEMPORARY EASEMENT

Fones Road Improvements

The Grantor(s), **DETRAY'S PARK, LLC, a Washington Limited Liability Company**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
DeTray's Park, LLC

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

\_\_\_\_\_  
DeTray's Park, LLC

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**TEMPORARY EASEMENT**

**Acknowledgment**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of DeTray's Park, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

Exhibit A

### **PARCEL NO. 11819141400 TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 36.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 34.12 FEET;

THENCE NORTH 88° 52' 35" WEST, 2.00 FEET TO A LINE THAT IS 38.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 34.07 FEET TO SAID SOUTH LINE OF PARCEL "A";

THENCE SOUTH 87° 30' 38" EAST ALONG SAID SOUTH LINE, 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 68 SQUARE FEET, MORE OR LESS.

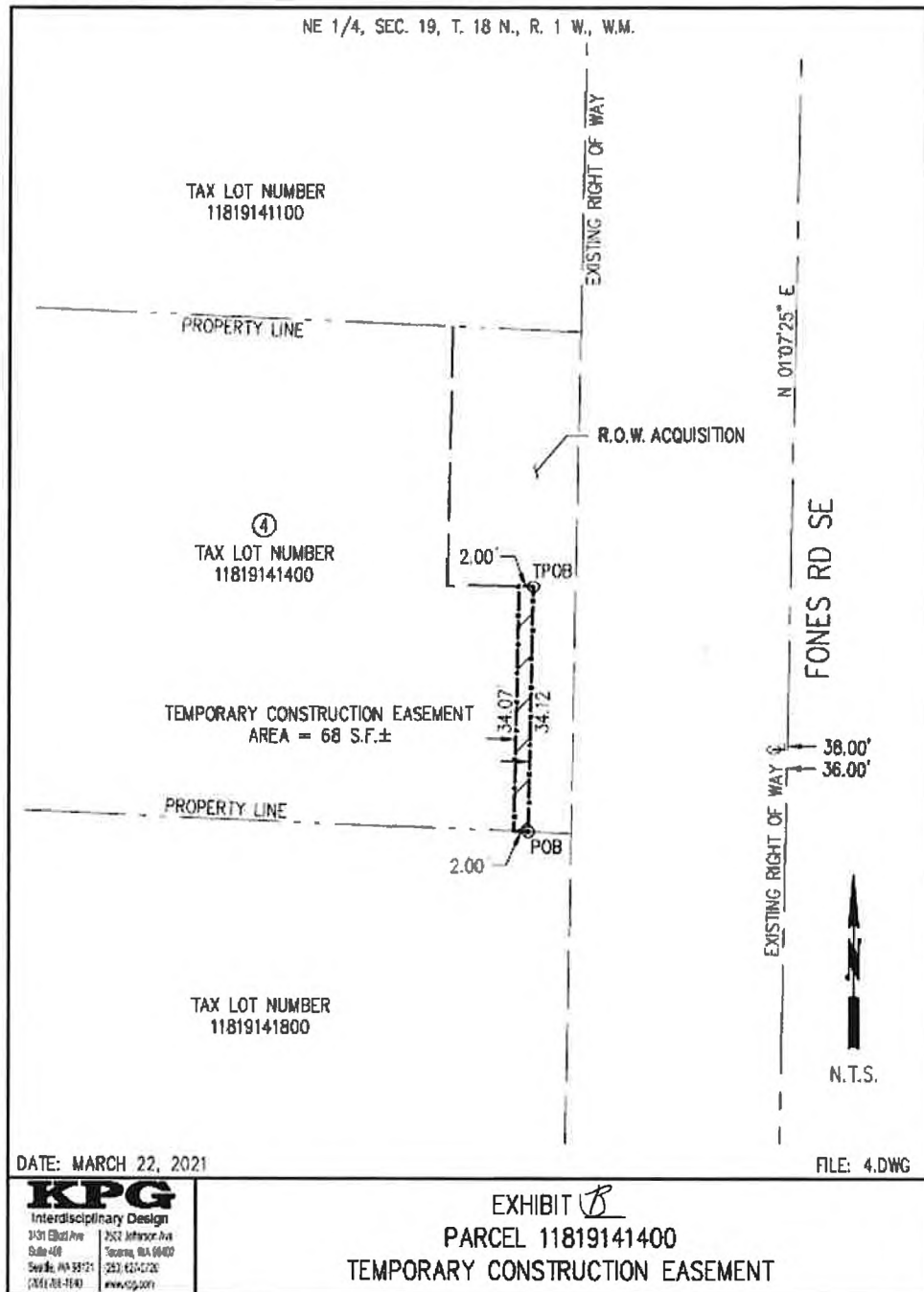
PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30669, DATED FEBRUARY 9TH, 2021)

THE NORTH 70 FEET OF THE EAST 190 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; EXCEPT THE EAST 30 FEET FOR FONES ROAD.



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 5 of (5) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Detray, E.P. and Phyllis  
**Grantee:** City of Olympia  
**Legal Description:** PTN NE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819110901

### **STATUTORY WARRANTY DEED**

The Grantor, **E.P. Detray and Phyllis Detray, husband and wife**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.



Granted this      day of           , 2022.

Phyllis Detray

[illegible]

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

Accepted and Approved:  
CITY OF OLYMPIA

By: Steven J. Burney, City Manager

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

EXHIBIT A - FONES ROAD EMINENT DOMAIN ORDINANCE - Page A-231

**EXHIBIT A**  
**PARCEL NO. 11819110901**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 51.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 10.00 FEET;

THENCE NORTH 87° 27' 21" WEST, 5.00 FEET TO A LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

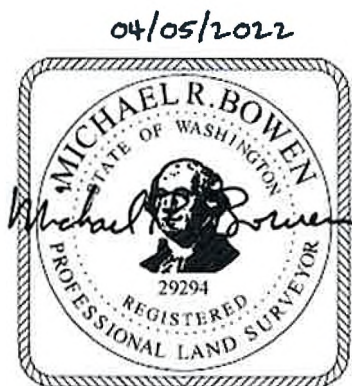
THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 50.02 FEET TO THE SOUTH LINE OF SAID PARCEL "A" AND THE TERMINUS OF SAID DESCRIBED LINE.

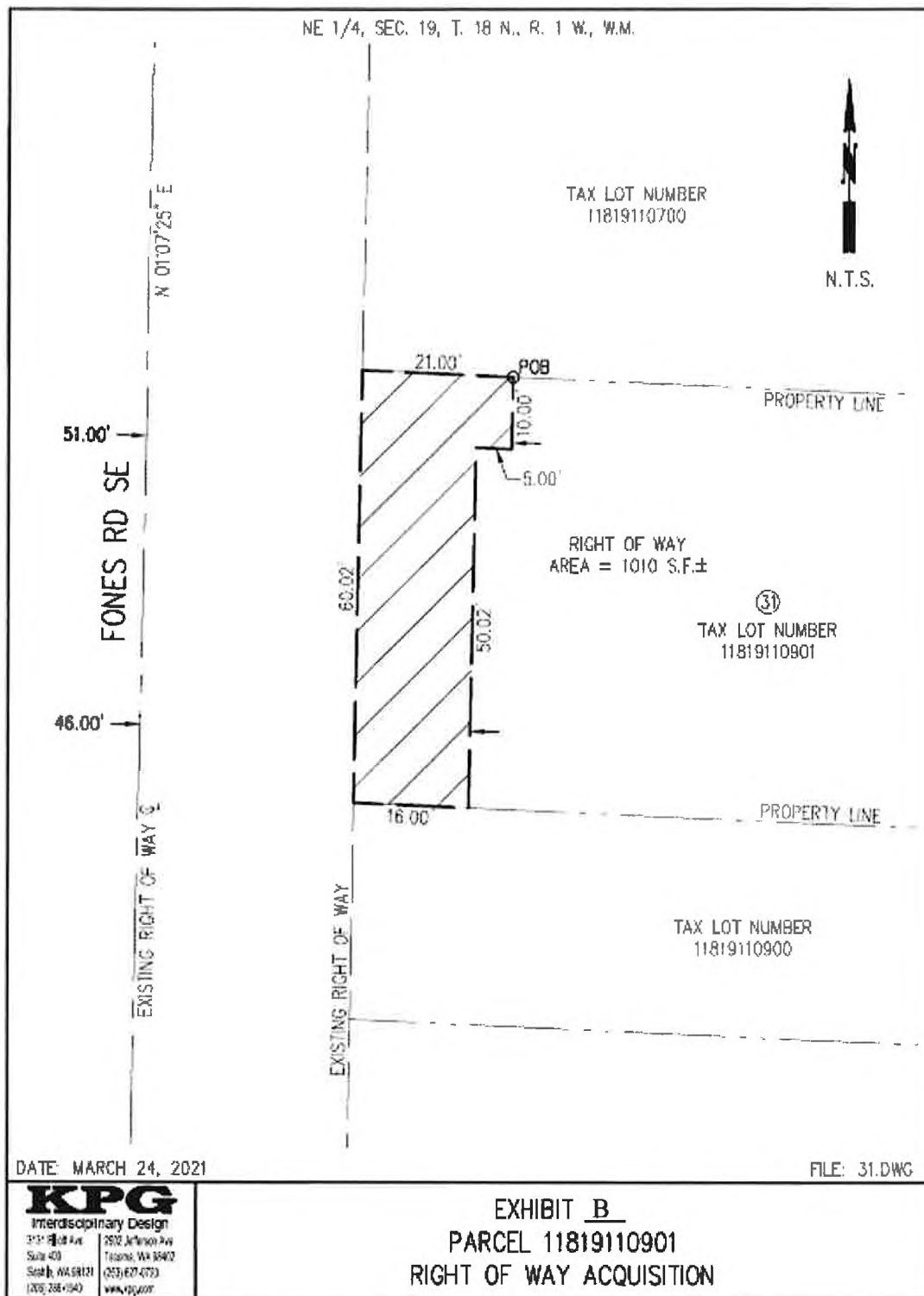
CONTAINING 1,010 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30690, DATED FEBRUARY 9TH, 2021)

THE NORTH 60 FEET OF THE WEST 140 FEET OF THE FOLLOWING DESCRIBED TRACT:  
THE NORTH 150 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPT THE WEST 30 FEET FOR ROAD AND EXCEPT THE SOUTH 60 FEET.





STATUTORY WARRANTY DEED  
Page 4 of 4

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s):** Detray, E.P. and Phyllis  
**Grantee(s):** City of Olympia  
**Legal Description:** PTN NE ¼ NE ¼ 19-18-1W  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number:** 11819110901

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **E.P. Detray and Phyllis Detray, husband and wife**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**

authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
E.P. Detray

\_\_\_\_\_  
Phyllis Detray

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF THURSTON     )

On this day personally appeared before me E.P. Detray and Phyllis Detray, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



## TEMPORARY EASEMENT

### **EXHIBIT A** **PARCEL NO. 11819110901** **TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 51.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 10.00 FEET;

THENCE NORTH 87° 27' 21" WEST, 5.00 FEET TO A LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 50.02 FEET TO THE SOUTH LINE OF SAID PARCEL "A";

THENCE SOUTH 87° 27' 21" EAST ALONG SAID SOUTH LINE, 2.00 FEET TO A LINE THAT IS 48.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 40.07 FEET;

THENCE SOUTH 88° 52' 35" EAST, 18.00 FEET TO A LINE THAT IS 66.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 19.50 FEET TO SAID NORTH LINE OF PARCEL "A";

THENCE NORTH 87° 27' 21" WEST ALONG SAID NORTH LINE, 15.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 425 SQUARE FEET, MORE OR LESS.

#### PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30690, DATED FEBRUARY 9TH, 2021)

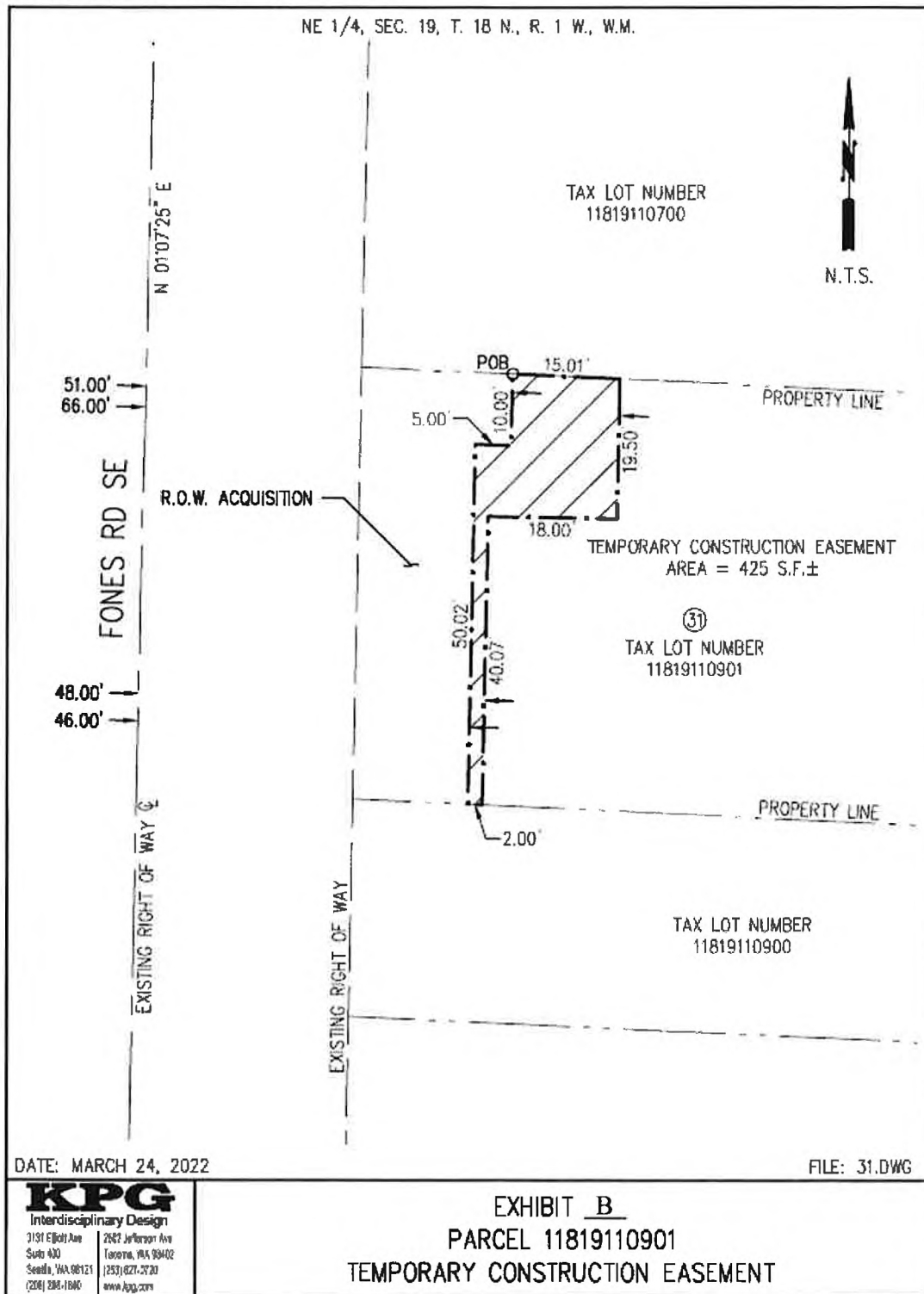
THE NORTH 60 FEET OF THE WEST 140 FEET OF THE FOLLOWING DESCRIBED TRACT:

THE NORTH 150 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPT THE WEST 30 FEET FOR ROAD AND EXCEPT THE SOUTH 60 FEET.





# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Detray, E.P. and Phyllis  
**Grantee:** City of Olympia  
**Legal Description:** PTN NE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819110900

### **STATUTORY WARRANTY DEED**

The Grantor, **E.P. Detray and Phyllis Detray, husband and wife**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
E.P. Detray

\_\_\_\_\_  
Phyllis Detray

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF THURSTON    )

On this day personally appeared before me E.P. Detray and Phyllis Detray, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

**EXHIBIT A**  
**PARCEL NO. 11819110900**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "B" LYING WESTERLY OF A LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

CONTAINING 483 SQUARE FEET, MORE OR LESS.

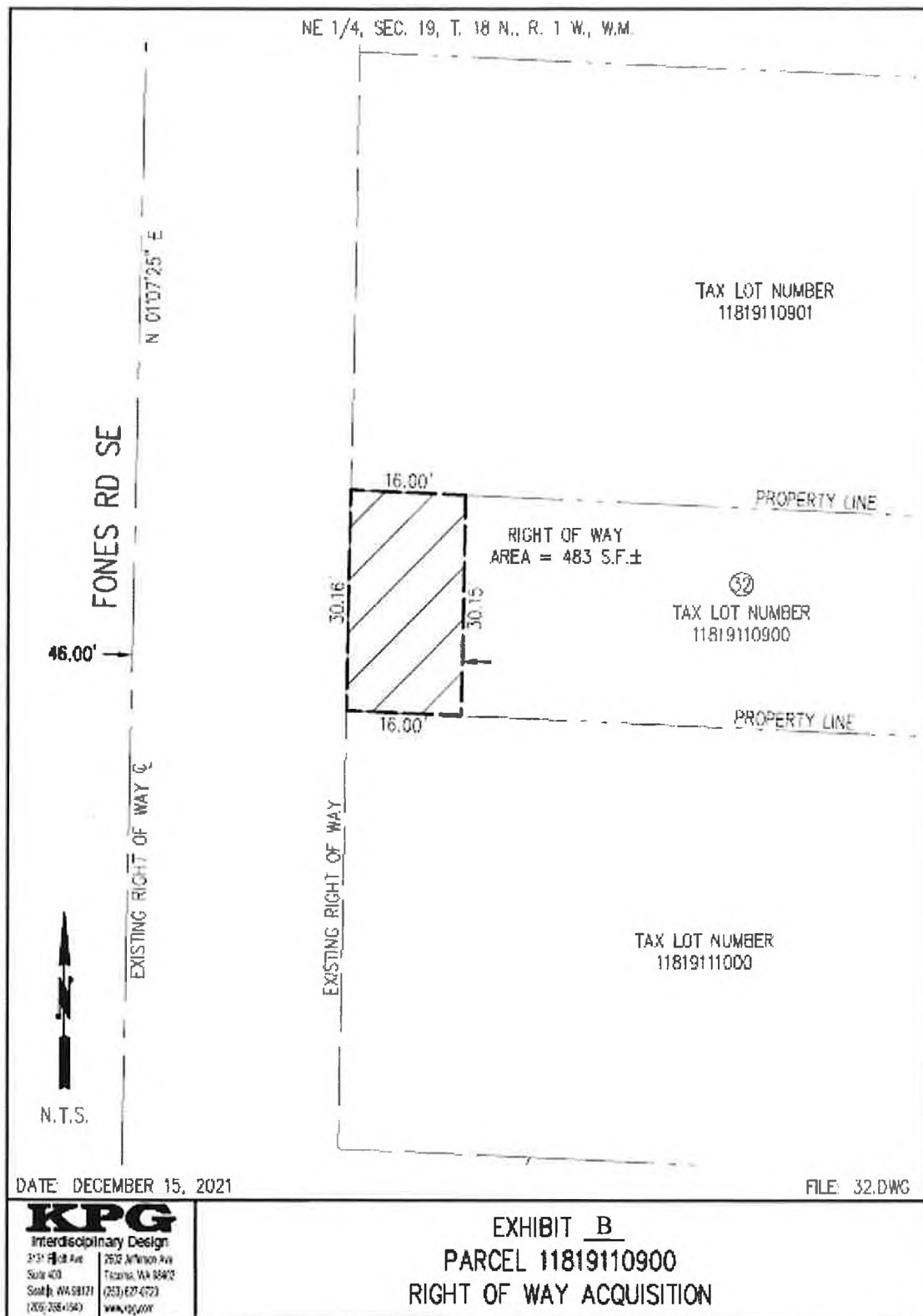
**PARCEL "B":**

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30690, DATED FEBRUARY 9TH, 2021)

THE NORTH 150 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THE WEST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD, LESS THE NORTH 60 FEET OF THE WEST 140 FEET OF THE ABOVE-DESCRIBED TRACT; AND EXCEPT THE SOUTH 60 FEET THEREOF.

02/24/2022





STATUTORY WARRANTY DEED  
Page 4 of 4

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s):** Detray, E.P. and Phyllis  
**Grantee(s):** City of Olympia  
**Legal Description:** PTN NE ¼ NE ¼ 19-18-1W  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number:** 11819110900

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **E.P. Detray and Phyllis Detray, husband and wife**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.



**TEMPORARY EASEMENT**

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
E.P. Detray

\_\_\_\_\_  
Phyllis Detray

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF THURSTON     )

On this day personally appeared before me E.P. Detray and Phyllis Detray, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

**TEMPORARY EASEMENT**

**EXHIBIT A**  
**PARCEL NO. 11819110900**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "B" LYING EASTERLY OF A LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST AND WESTERLY OF A LINE THAT IS 48.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST.

CONTAINING 60 SQUARE FEET, MORE OR LESS.

PARCEL "B":

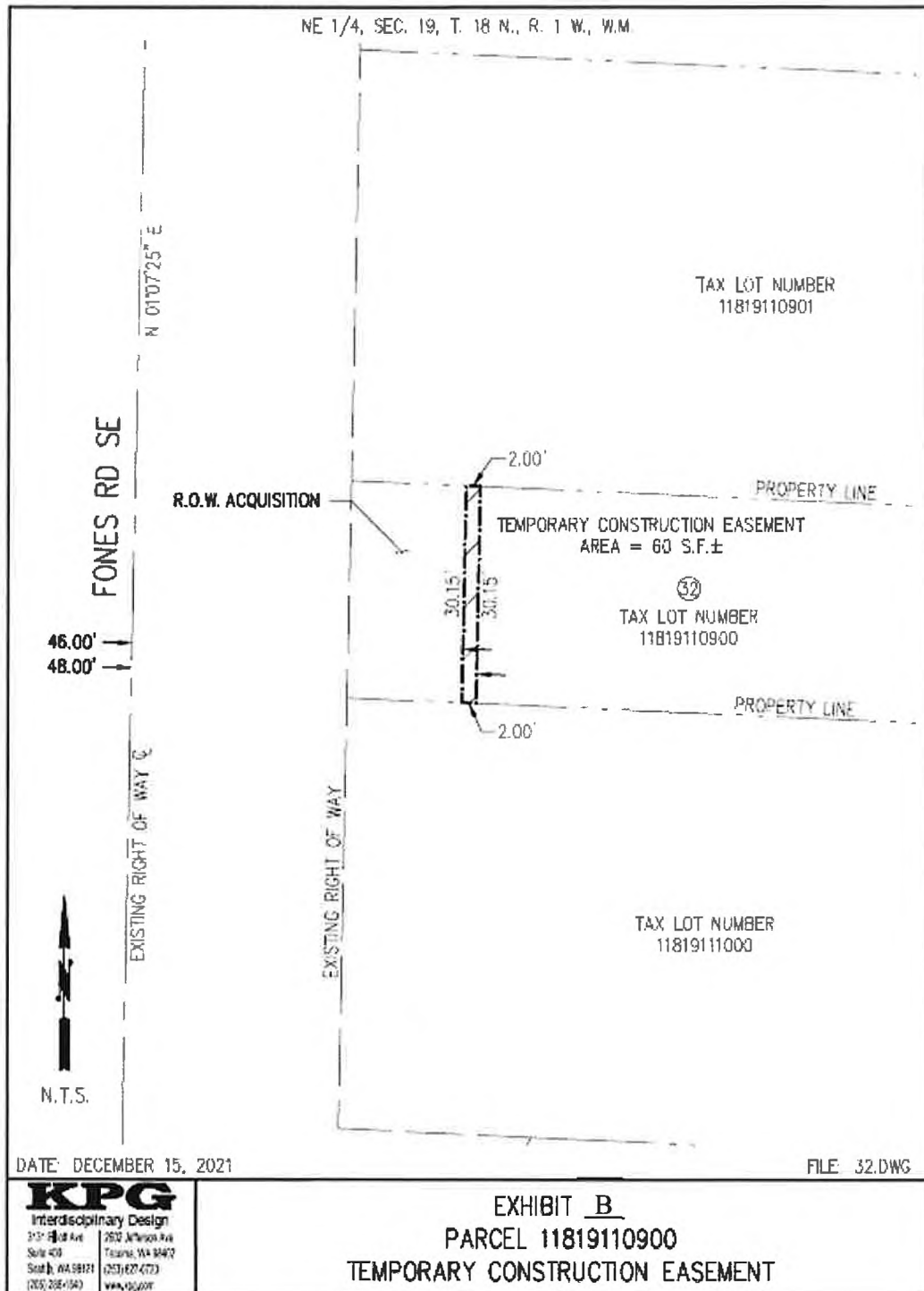
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30690, DATED FEBRUARY 9TH, 2021)

THE NORTH 150 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THE WEST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD, LESS THE NORTH 60 FEET OF THE WEST 140 FEET OF THE ABOVE-DESCRIBED TRACT, AND EXCEPT THE SOUTH 60 FEET THEREOF.

02/24/2022



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** Detlefsen, Daniel W.  
**Grantee:** City of Olympia  
**Legal Description:** PCL 3 SS-5073  
**Assessor's Tax Parcel Number:** 11819142503

### **STATUTORY WARRANTY DEED**

The Grantor, **Daniel W. Detlefsen, as his separate estate**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

Granted this      day of           , 2022.

[illegible]

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

EXHIBIT A - FONES ROAD EMINENT DOMAIN ORDINANCE - Page A-247

**EXHIBIT A**  
**PARCEL NO. 11819142503**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF A LINE THAT IS 35.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

CONTAINING 511 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30675, DATED FEBRUARY 9TH, 2021)

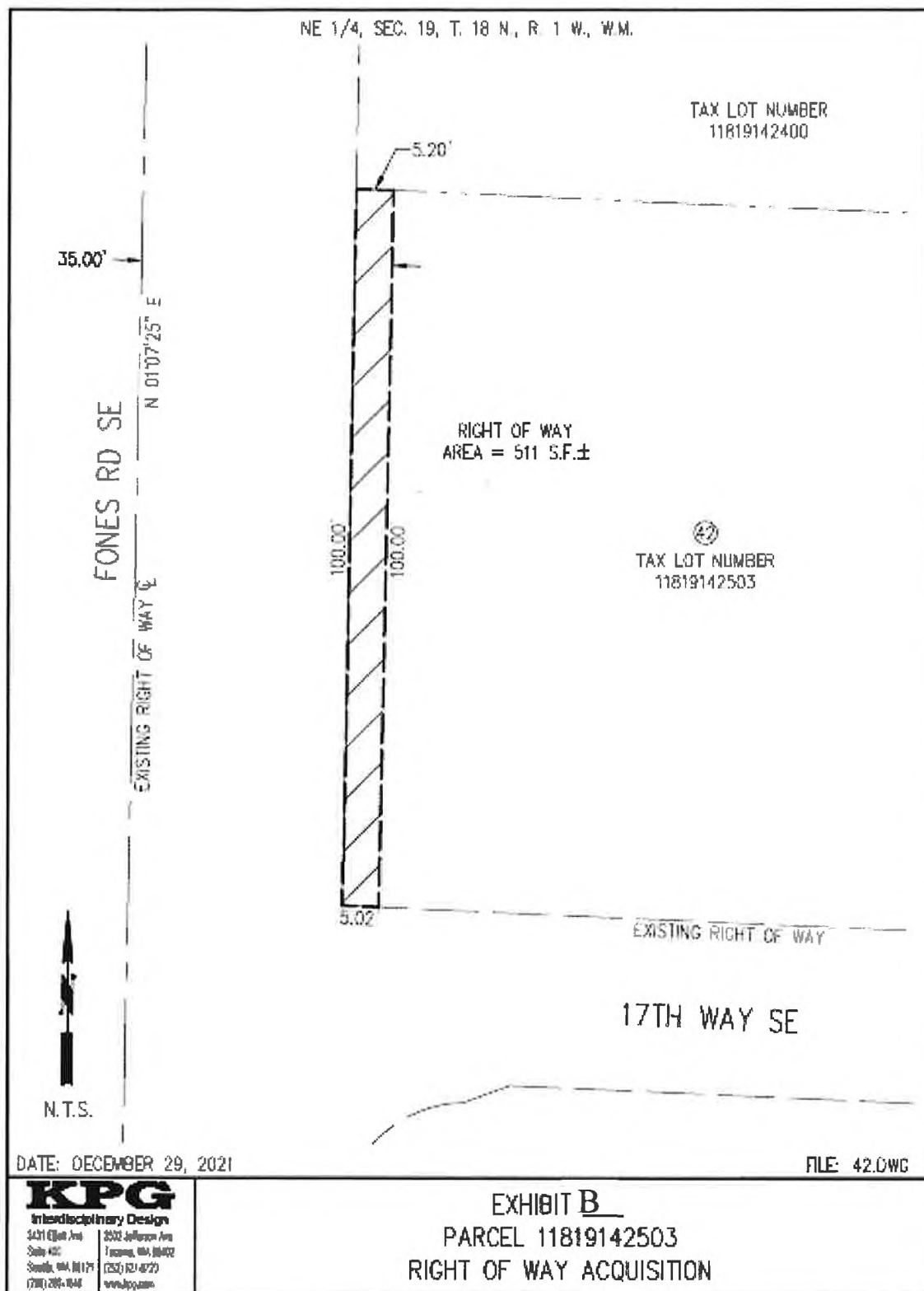
THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF THURSTON, STATE OF WASHINGTON AND IS MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF SHORT SUBDIVISION NO. SS-5073, AS RECORDED MARCH 25, 1977 UNDER AUDITOR'S FILE NO. 992706.

03/01/2022







STATUTORY WARRANTY DEED  
Page 4 of 4

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s):** Detlefsen, Daniel W.  
**Grantee(s):** City of Olympia  
**Legal Description:** PCL 3 SS-5073  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number:** 11819142503

### **TEMPORARY EASEMENT**

#### Fones Road Improvements

The Grantor(s), **Daniel W. Detlefsen, as his separate estate**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

**TEMPORARY EASEMENT**

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Daniel W. Detlefsen  
  
\_\_\_\_\_

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF THURSTON     )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

**EXHIBIT A**  
**PARCEL NO. 11819142503**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 35.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 100.00 FEET TO THE NORTHERLY MARGIN OF 17<sup>TH</sup> WAY SOUTHEAST;

THENCE SOUTH 87° 32' 56" EAST ALONG SAID NORTHERLY MARGIN, 25.01 FEET;

THENCE NORTH 00° 20' 26" EAST, 54.24 FEET;

THENCE NORTH 88° 52' 35" WEST, 9.26 FEET TO A LINE THAT IS 50.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 46.00 FEET TO SAID NORTH LINE OF PARCEL "A";

THENCE NORTH 87° 32' 56" WEST ALONG SAID NORTH LINE, 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,021 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30675, DATED FEBRUARY 9TH, 2021)

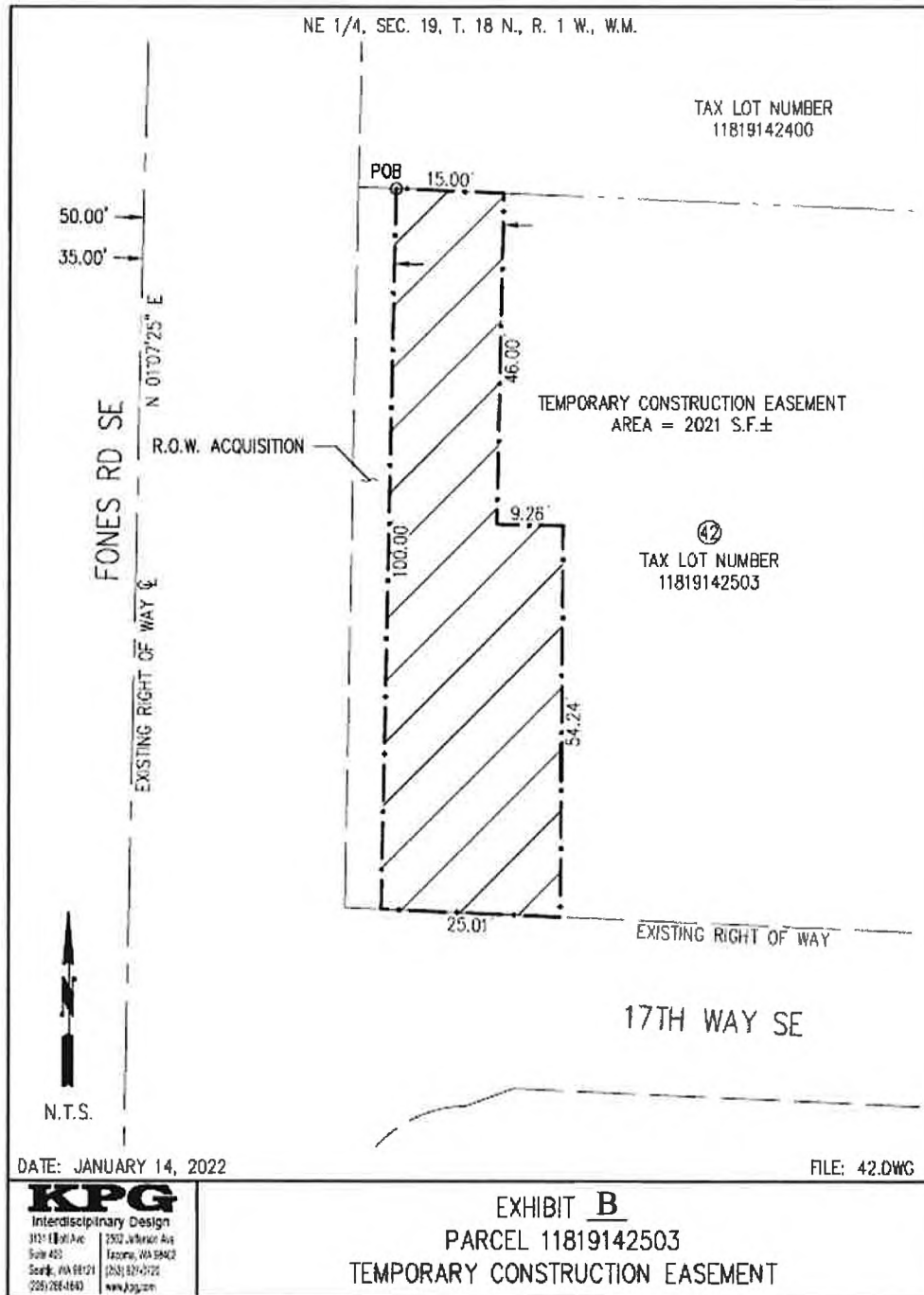
THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF THURSTON, STATE OF WASHINGTON AND IS MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF SHORT SUBDIVISION NO. SS-5073, AS RECORDED MARCH 25, 1977 UNDER AUDITOR'S FILE NO. 992706.

03/01/2022



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** The Bert D. Bowen and Denise A. Christensen Trust  
**Grantee:** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819142200

### **STATUTORY WARRANTY DEED**

The Grantors, **Bert D. Bowen and Denise A. Christensen, Trustees of The Bert D. Bowen and Denise A. Christensen Trust**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.



Granted this      day of           , 2022.

Denise A. Christensen, Trustee of The Bert D. Bowen and Denise A. Christensen Trust

[illegible]

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal  
the day and year first above written.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

Approved as to form:

City Attorney

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

EXHIBIT A - FONES ROAD EMINENT DOMAIN ORDINANCE - Page A-255

**EXHIBIT A**  
**PARCEL NO. 11819142200**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 4.99 FEET;

THENCE NORTH 88° 52' 35" WEST, 12.00 FEET TO A LINE THAT IS 34.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 60.74 FEET TO THE SOUTH LINE OF SAID PARCEL "A" AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 326 SQUARE FEET, MORE OR LESS.

PARCEL "A":

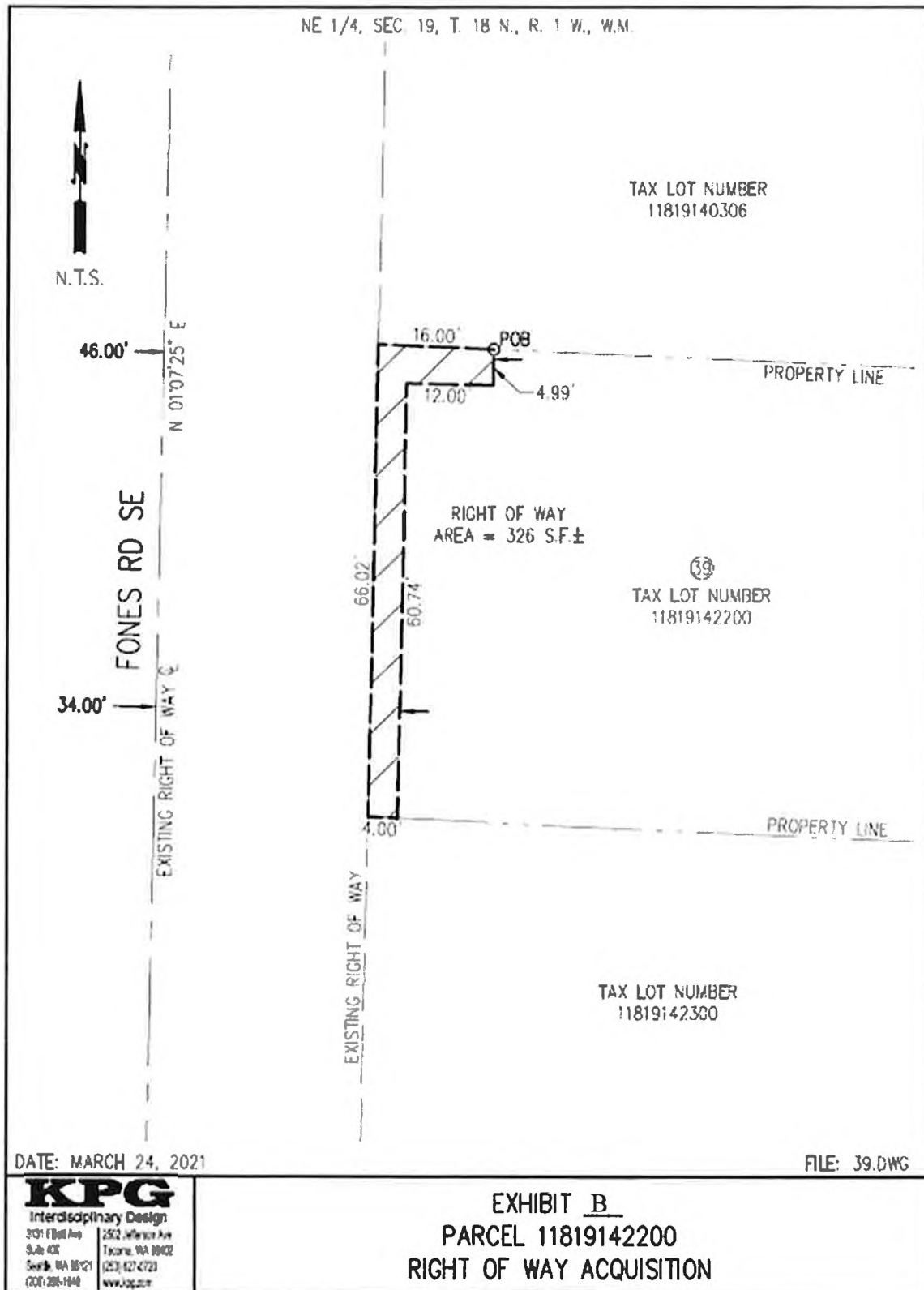
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30672, DATED FEBRUARY 9TH, 2021)

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; RUNNING THENCE SOUTH AND ALONG THE WEST LINE OF SAID SUBDIVISION 66 FEET; THENCE EAST 330 FEET AND NORTH 66 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID NORTH LINE 330 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE WEST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD.

04/05/2022





After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**

**Reference Number of Related Document: N/A**

**Grantor(s):** The Bert D. Bowen and Denise A. Christensen Trust

**Grantee(s):** City of Olympia

**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W

**Additional Legal Description is on Page 3 of Document.**

**Assessor's Tax Parcel Number:** 11819142200

### **TEMPORARY EASEMENT**

Fones Road Improvements

The Grantor(s), **Bert D. Bowen and Denise A. Christensen, Trustees of The Bert D. Bowen and Denise A. Christensen Trust**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

Dated: \_\_\_\_\_, 2022

Denise A. Christensen, Trustee of The Bert D. Bowen and Denise A. Christensen Trust

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of Washington,  
 residing at \_\_\_\_\_  
 Commission expires: \_\_\_\_\_



## TEMPORARY EASEMENT

### **EXHIBIT A** **PARCEL NO. 11819142200** **TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 4.99 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88° 52' 35" WEST, 12.00 FEET TO A LINE THAT IS 34.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 15.00 FEET;

THENCE SOUTH 88° 52' 35" EAST, 12.00 FEET TO SAID LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 15.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 180 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30672, DATED FEBRUARY 9TH, 2021)

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

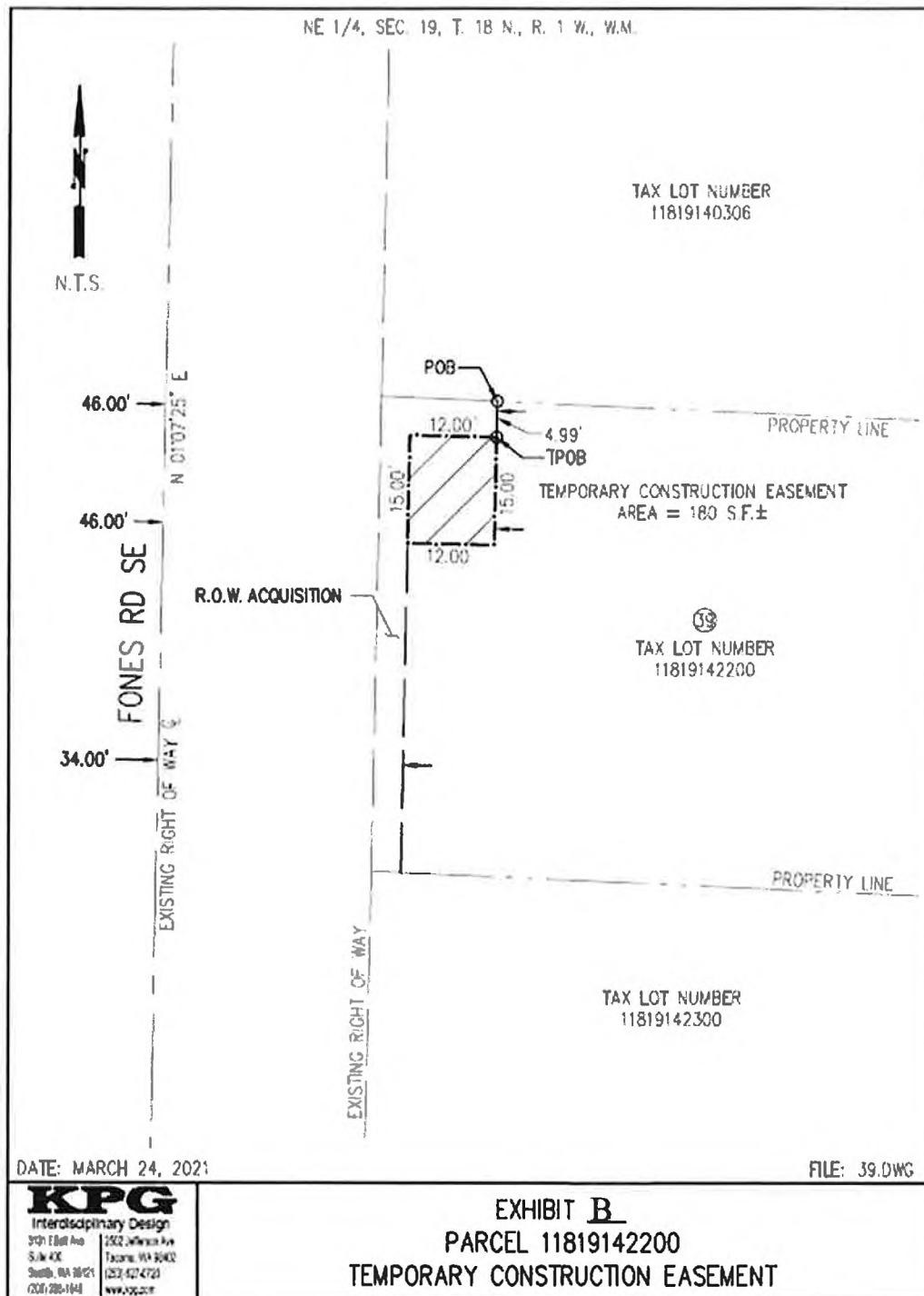
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; RUNNING THENCE SOUTH AND ALONG THE WEST LINE OF SAID SUBDIVISION 66 FEET; THENCE EAST 330 FEET AND NORTH 66 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID NORTH LINE 330 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 30 FEET FOR COUNTY ROAD KNOWN AS FONES ROAD.

04/05/2022





# TEMPORARY EASEMENT



After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s):** Carpenter, Jarod  
**Grantee(s):** City of Olympia  
**Legal Description:** PTN SE ¼ NE ¼ 19-18-1W  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number:** 11819142400

### **TEMPORARY EASEMENT**

#### Fones Road Improvements

The Grantor(s), **Jarod Carpenter, as his separate estate**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.

**TEMPORARY EASEMENT**

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Jarod Carpenter  
\_\_\_\_\_

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF THURSTON     )

On this day personally appeared before me \_\_\_\_\_, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

**TEMPORARY EASEMENT**

**EXHIBIT A**  
**PARCEL NO. 11819142400**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING NORTHERLY, SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE EASTERLY MARGIN OF FONES ROAD SOUTHEAST;

THENCE SOUTH 87° 30' 38" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", 23.25 FEET;

THENCE SOUTH 01° 06' 37" WEST, 7.00 FEET;

THENCE NORTH 88° 53' 50" WEST, 20.97 FEET;

THENCE SOUTH 01° 08' 16" WEST, 101.11 FEET;

THENCE SOUTH 88° 52' 54" EAST, 23.00 FEET;

THENCE SOUTH 00° 59' 30" WEST, 25.00 FEET TO THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 87° 32' 56" WEST ALONG SAID SOUTH LINE, 25.26 FEET TO SAID EASTERLY MARGIN OF FONES ROAD SOUTHEAST AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 1,018 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30674, DATED FEBRUARY 9TH, 2021)

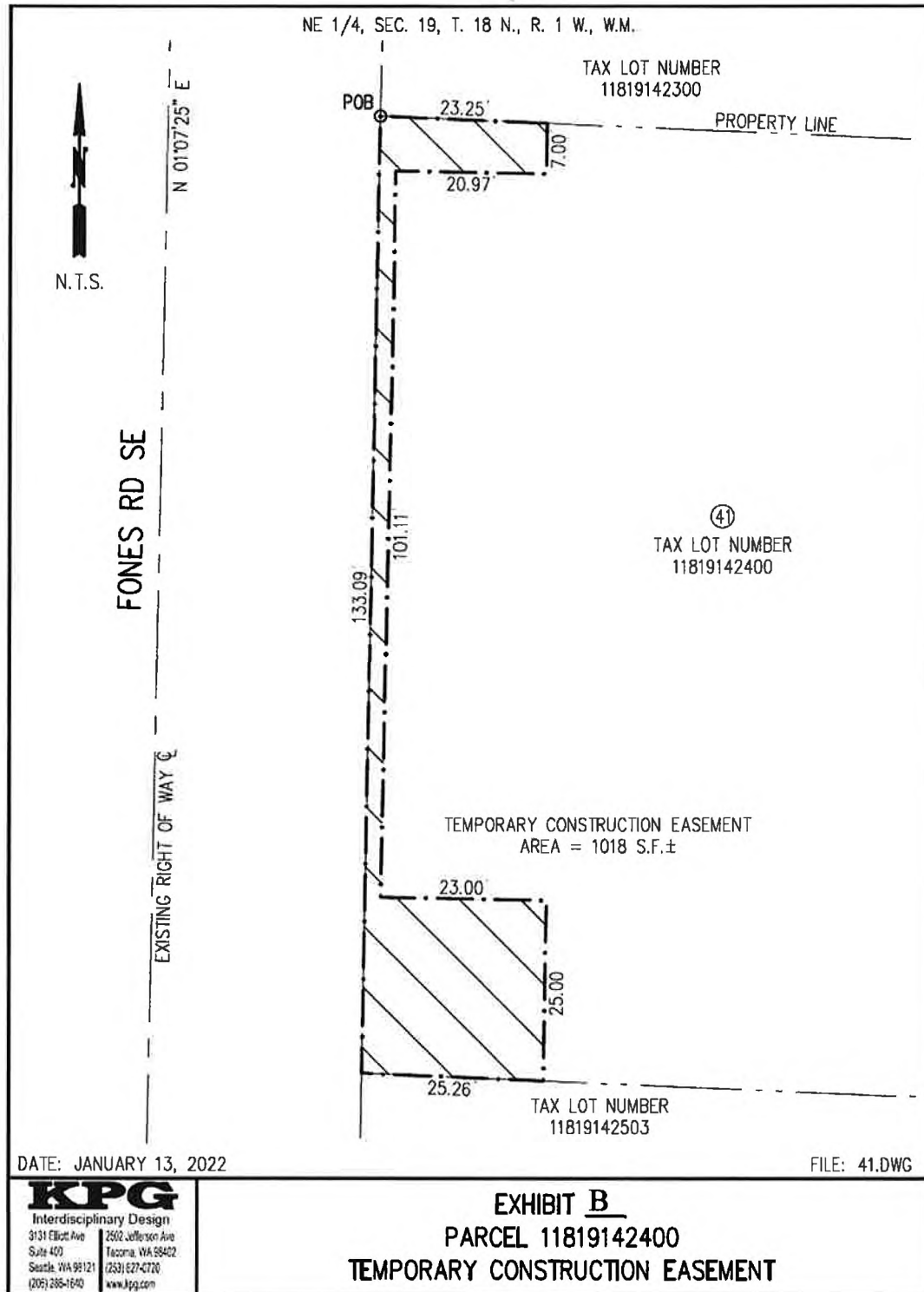
A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 396 FEET NORTH AND 260 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION, THENCE NORTH 132 FEET, MORE OR LESS, TO A POINT 132 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE WEST 260 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 132 FEET TO A POINT 260 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 260 FEET TO THE POINT OF BEGINNING; EXCEPTING THE WEST 30 FEET FOR FONES ROAD.

03/01/2022



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

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**Document Title:** Statutory Warranty Deed  
**Grantor:** Bellwether #215 LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN PCLS A & B BLA-SS-5563  
**Assessor's Tax Parcel Number:** 11819140200

### **STATUTORY WARRANTY DEED**

The Grantor, **Bellwether #215, LLC, a Washington Limited Liability Company**, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

STATUTORY WARRANTY DEED  
Page 1 of 4



GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Bellwether #215 LLC,

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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Bellwether #215, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

STATUTORY WARRANTY DEED  
Page 2 of 4

**EXHIBIT A**  
**PARCEL NO. 11819140200**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 34.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 244.08 FEET

THENCE NORTH 46° 52' 52" EAST, 27.98 FEET TO THE NORTH LINE OF SAID PARCEL "A" AND TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 1,256 SQUARE FEET, MORE OR LESS.

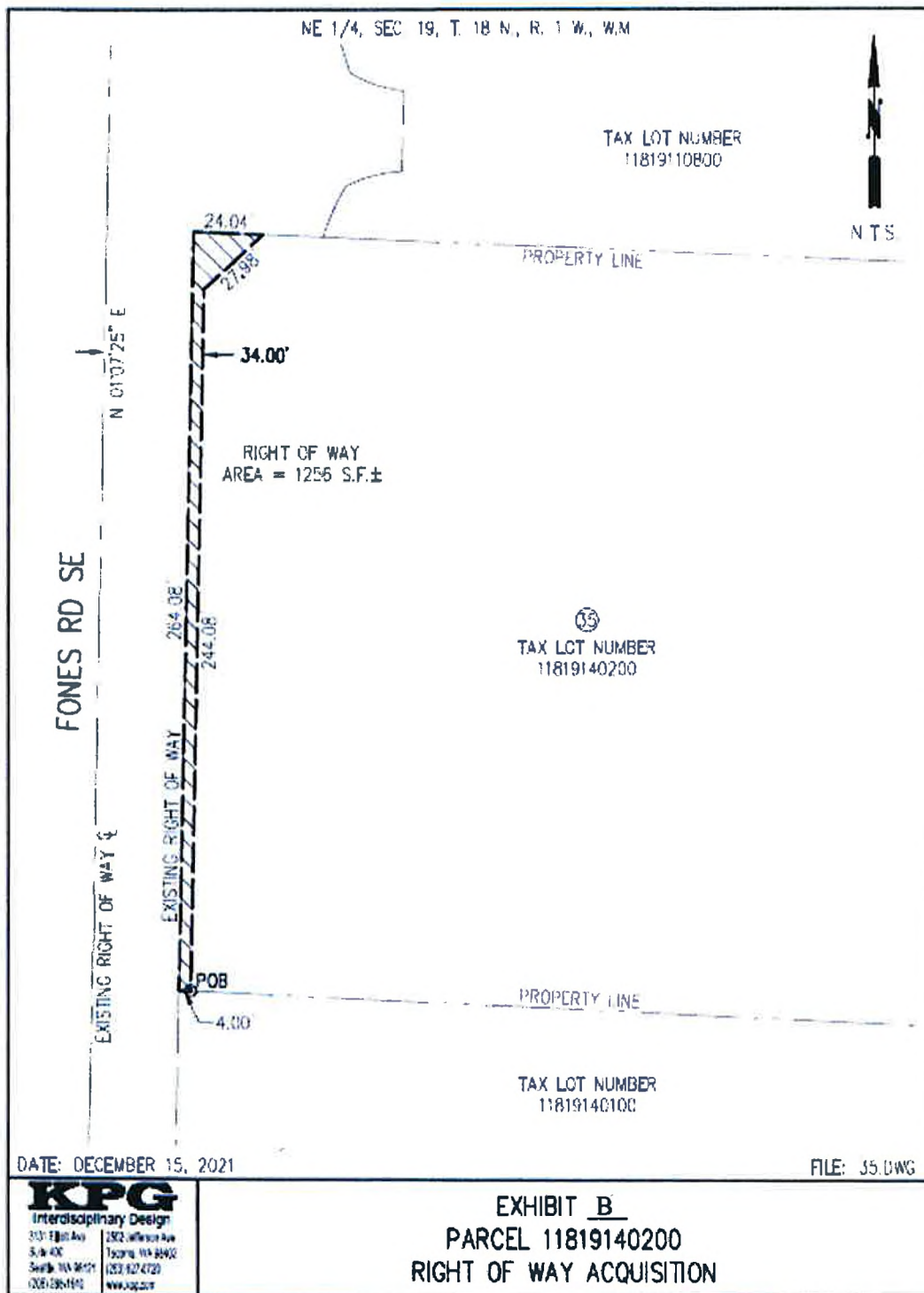
PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30683, DATED FEBRUARY 5<sup>TH</sup>, 2021)

PARCELS A AND B OF BOUNDARY LINE ADJUSTMENT NO. BLA-SS-5563, AS RECORDED AUGUST 14, 1989 UNDER AUDITOR'S FILE NO. 8908140117. EXCEPT THAT PORTION CONVEYED TO THE CITY OF OLYMPIA BY DEED RECORDED SEPTEMBER 7, 2004 UNDER AUDITOR'S FILE NO. 3671480.

03/01/2022





STATUTORY WARRANTY DEED  
Page 4 of 4

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s): Bellwether #215 LLC**  
**Grantee(s): City of Olympia**  
**Legal Description: PTN PCLS A & B BLA-SS-5563**  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number: 11819140200**

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **Bellwether #215, LLC, a Washington Limited Liability Company**, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its

**TEMPORARY EASEMENT**  
authorized agent.

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
Bellwether #215 LLC,

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF WASHINGTON            )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of Bellwether #215, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_



**TEMPORARY EASEMENT**

**EXHIBIT A**  
**PARCEL NO. 11819140200**  
**TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 34.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 244.08 FEET

THENCE NORTH 46° 52' 52" EAST, 27.98 FEET TO THE NORTH LINE OF SAID PARCEL "A";

THENCE SOUTH 87° 28' 20" EAST ALONG SAID NORTH LINE, 6.99 FEET;

THENCE SOUTH 46° 52' 52" WEST, 30.76 FEET TO A LINE THAT IS 39.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 96.24 FEET;

THENCE SOUTH 88° 52' 35" EAST, 7.00 TO A LINE THAT IS 46.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 40.26 FEET;

THENCE NORTH 88° 52' 35" WEST, 7.00 FEET TO SAID LINE THAT IS 39.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 105.61 FEET TO SAID SOUTH LINE OF PARCEL "A";

THENCE NORTH 87° 19' 09" WEST ALONG SAID SOUTH LINE, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,644 SQUARE FEET, MORE OR LESS.

PARCEL "A":

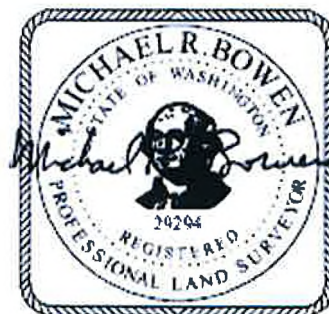
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30683, DATED FEBRUARY 5<sup>TH</sup>, 2021)

PARCELS A AND B OF BOUNDARY LINE ADJUSTMENT NO. BLA-SS-5563, AS RECORDED AUGUST 14, 198 UNDER AUDITOR'S FILE NO. 8908140117, EXCEPT THAT PORTION CONVEYED TO THE CITY OF OLYMPIA BY DEED RECORDED SEPTEMBER 7, 2004 UNDER AUDITOR'S FILE NO. 3671480.

03/01/2022

35-TCE.DOCX

Page 1 of 1  
**KPG**  
LAW & ORDER

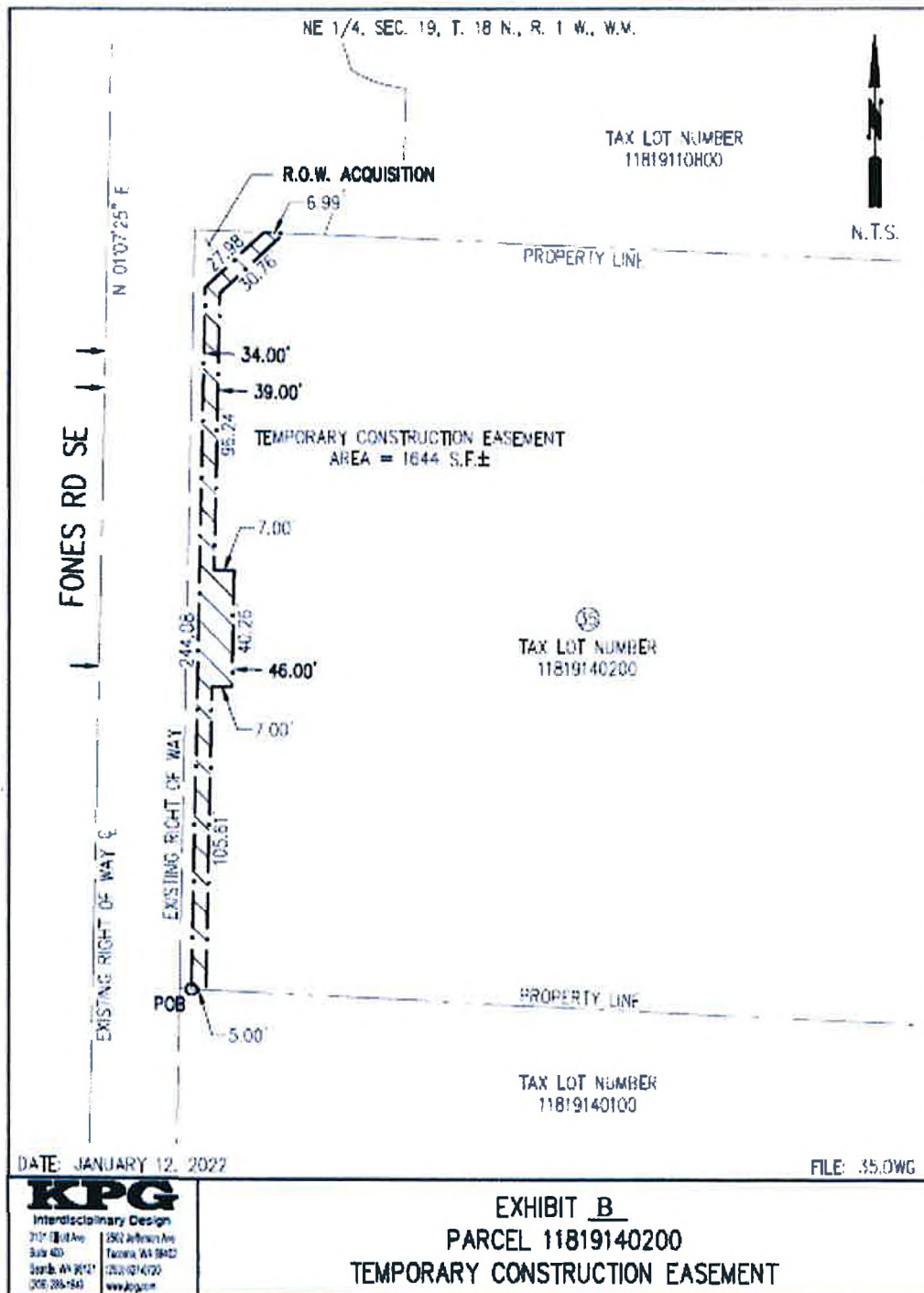


LPA-325  
Rev. 5/2021

Page 3 of (4) Pages



# TEMPORARY EASEMENT



LPA-325  
Rev. 5/2021

Page 4 of (4) Pages

After recording return document to:  
City of Olympia  
Attention: Legal Department  
P.O. Box 1967  
Olympia, WA 98507-1967

---

**Document Title:** Statutory Warranty Deed  
**Grantor:** 1312 Fones Road, LLC  
**Grantee:** City of Olympia  
**Legal Description:** PTN NE ¼ N/E ¼ 19-18-1W  
**Assessor's Tax Parcel Number:** 11819110700

### **STATUTORY WARRANTY DEED**

The Grantor, **1312 Fones Road, LLC**, a Washington Limited Liability Company, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a municipal corporation, under the imminent threat of the Grantee's exercise of its rights of eminent domain, the following described real estate situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

For legal description, see Exhibits "A" and "B" attached hereto and made a part hereof.

SUBJECT TO all easements, reservations and restrictions of record.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Olympia unless and until accepted and approved hereon in writing for the City of Olympia, by the City Manager.

GRANTOR:

Granted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
1312 Fones Road, LLC

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

STATE OF \_\_\_\_\_ )  
 ) ss.

COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of 1312 Fones Road, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

GRANTEE:

Accepted and Approved:  
CITY OF OLYMPIA

Approved as to form:

By: \_\_\_\_\_  
Steven J. Burney, City Manager

\_\_\_\_\_  
City Attorney

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

EXHIBIT A

**PARCEL NO. 11819110700  
RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF A LINE THAT IS 54.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

CONTAINING 7,641 SQUARE FEET, MORE OR LESS.

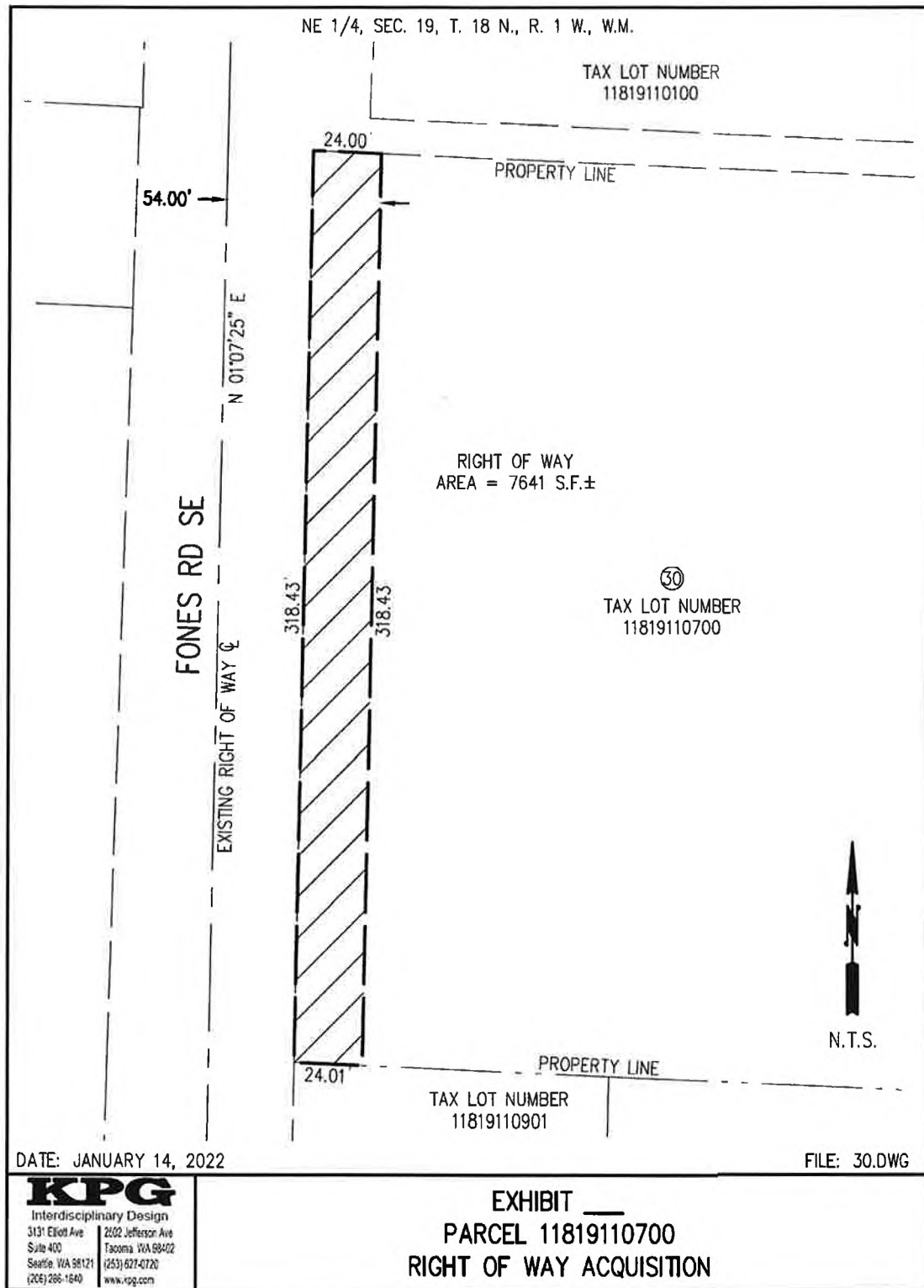
PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30695, DATED FEBRUARY 9TH, 2021)

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPT THE NORTH 12 FEET THEREOF. EXCEPTING ALSO COUNTY ROAD KNOWN AS FONES ROAD.

02/24/2022





STATUTORY WARRANTY DEED  
Page 4 of 4

After recording return document to:

City of Olympia  
PO Box 1967  
Olympia, WA 98507

**Document Title: Temporary Easement**  
**Reference Number of Related Document: N/A**  
**Grantor(s): 1312 Fones Road, LLC**  
**Grantee(s): City of Olympia**  
**Legal Description: PTN NE ¼ N/E ¼ 19-18-1W**  
**Additional Legal Description is on Page 3 and 4 of Document.**  
**Assessor's Tax Parcel Number: 11819110700**

### **TEMPORARY EASEMENT**

#### **Fones Road Improvements**

The Grantor(s), **1312 Fones Road, LLC**, a Washington Limited Liability Company for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **City of Olympia**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of constructing the Fones Road Improvements Project and blending the new improvements to the adjacent remaining property.

Said lands being situated in Thurston County, State of Washington, and described in Exhibit A, attached hereto and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on \_\_\_\_\_, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **City of Olympia** unless and until accepted and approved hereon in writing for the **City of Olympia**, by its authorized agent.



**TEMPORARY EASEMENT**

Dated: \_\_\_\_\_, 2022

\_\_\_\_\_  
1312 Fones Road, LLC

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

Accepted and Approved

CITY OF OLYMPIA

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

Date: \_\_\_\_\_, 2022

**Acknowledgment**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, to me known to be the managing member of 1312 Fones Road, LLC, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

## TEMPORARY EASEMENT

Exhibit A

### **PARCEL NO. 11819110700 TEMPORARY CONSTRUCTION EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 54.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE NORTH 01° 07' 25" EAST ALONG SAID PARALLEL LINE, 318.43 FEET TO THE NORTH LINE OF SAID PARCEL "A";

THENCE SOUTH 87° 27' 02" EAST ALONG SAID NORTH LINE, 10.00 FEET TO A LINE THAT IS 64.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 79.75 FEET;

THENCE NORTH 88° 52' 35" WEST, 5.00 FEET TO A LINE THAT IS 59.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST ALONG SAID PARALLEL LINE, 153.43 FEET;

THENCE SOUTH 88° 52' 35" EAST, 5.00 TO SAID LINE THAT IS 64.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF FONES ROAD SOUTHEAST;

THENCE SOUTH 01° 07' 25" WEST, 85.25 FEET TO SAID SOUTH LINE OF PARCEL "A";

THENCE NORTH 87° 27' 21" WEST ALONG SAID SOUTH LINE, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,417 SQUARE FEET, MORE OR LESS.

#### PARCEL "A"

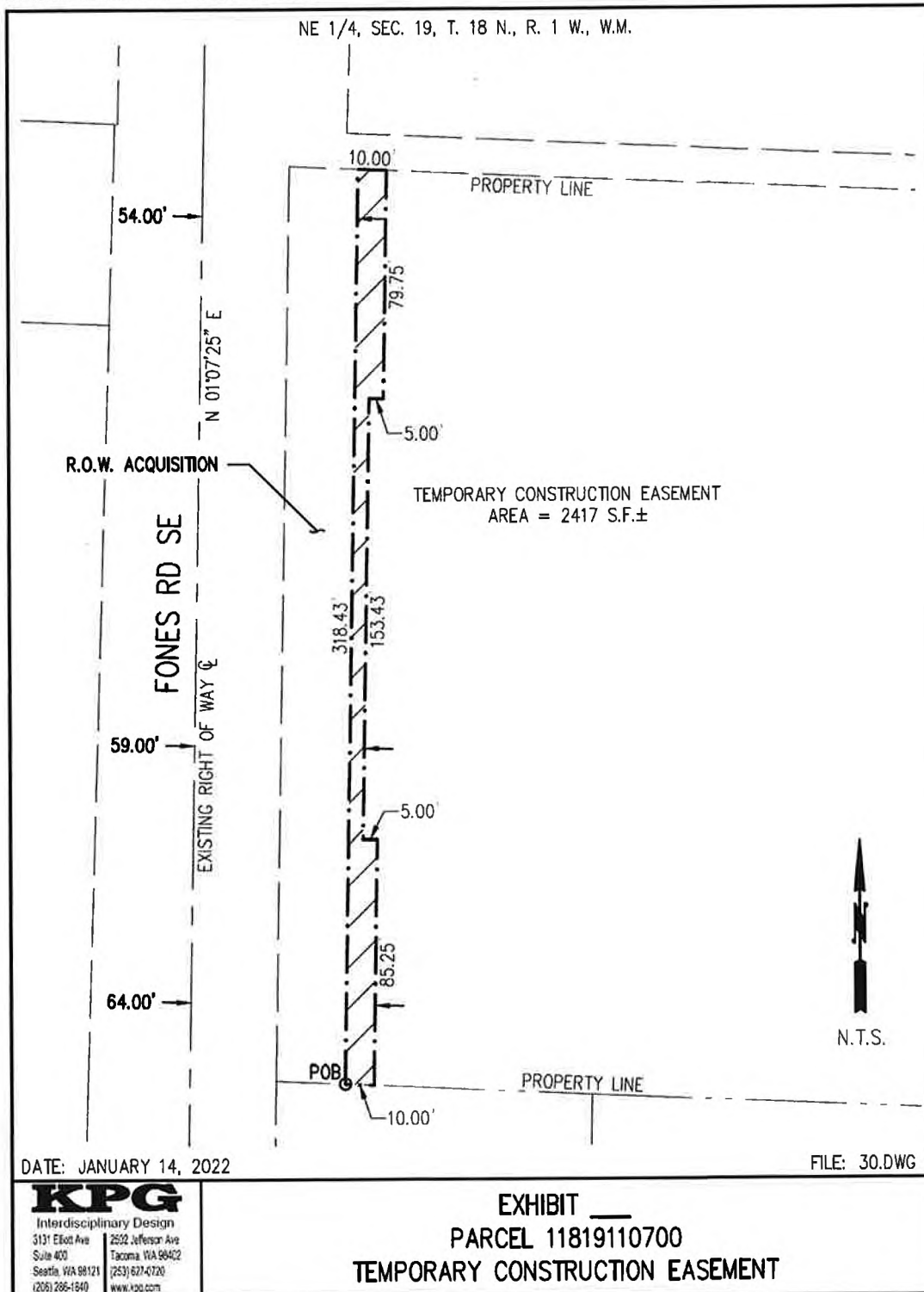
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. TH30695, DATED FEBRUARY 9TH, 2021)

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPT THE NORTH 12 FEET THEREOF. EXCEPTING ALSO COUNTY ROAD KNOWN AS FONES ROAD.

04/28/2022



# TEMPORARY EASEMENT



LPA-325  
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