



OFFICIAL USE ONLY

Case #: 14-0132Received By: L. Colby

*requested  
applicant still  
look for additional  
documents (deeds)  
for parcel with house*

*Called left message  
2/5/15*

ATION

Date: October 31, 2014

Related Cases: \_\_\_\_\_

One or more of the following

- ☐ Adjacent Property Own  
☐ Annexation Notice of In  
☐ Annexation Petition (wil  
☐ Binding Site Plan  
☐ Boundary Line Adjustm  
☐ Conditional Use Permit  
☐ Design Review – Concept (Major)  
☐ Design Review – Detail  
☐ Environmental Review (Critical Area)  
☐ Final Long Plat  
☐ Final PRD  
☐ Land Use Review (Site Plan) Supplement

al Land Use Application:

ision

Plat

Exception (Critical Areas)

☐ Shoreline Development Permit (JARPA Form)☐ Short Plat☐ Tree Plan☐ Variance or Unusual Use (Zoning)☒ Other Legal Lot DeterminationProject Name: McGrathProject Address: 2017 22<sup>nd</sup> Ave SE Olympia WA 98501Applicant: GALE McGRATHMailing Address: 430 SE Brewer Road Shelton, WA. 98584Phone Number(s): 360 463-0068 (cell phone) 426-5430 (Home phone)E-mail Address: RockyAeres Me@gmail.comOwner (if other than applicant): McGrath Harold B TrusteeMailing Address: 2105 22<sup>nd</sup> Ave. SE Olympia, WA 98501

Phone Number(s): \_\_\_\_\_

Other Authorized Representative (if any): Rick Wilson - Real Estate AgentMailing Address: 806 E. State Ave NE Olympia WA 98506Phone Number(s): 360-790-9611E-mail Address: rick.wilson@virgiladamsre.comProject Description: Need to determine if 09940068005 is a legal lotSize of Project Site: 5 ac.Assessor Tax Parcel Number(s): 0994006800509940069000 (House)Section: 24Township: 18Range: 2W

**RECEIVED**  
OCT 31 2014

COMMUNITY PLANNING  
AND DEVELOPMENT DEPT.

Full Legal Description of Subject Property (attached ☒):

Zoning: R 6-12

Shoreline Designation (if applicable): \_\_\_\_\_

Special Areas on or near Site (show areas on site plan):

- |   |  |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____  | <input type="checkbox"/> Historic Site or Structure            |
| <input type="checkbox"/> Lake or Pond (name): _____     | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Swamp/Bog/Wetland              | <input type="checkbox"/> None                                  |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine |  |
| <input type="checkbox"/> Scenic Vistas                  |  |

Water Supply (name of utility if applicable): \_\_\_\_\_

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Sewage Disposal (name of utility if applicable): \_\_\_\_\_

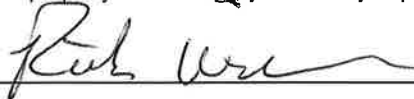
Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Access (name of street(s) from which access will be gained): \_\_\_\_\_

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature



Date

10-31-14

Initials

I understand that for the type of application submitted, **the applicant is required to pay actual Hearing Examiner costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

***Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.***

Each complete General Land Use Application shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)

## Paula Smith

---

**From:** Paula Smith  
**Sent:** Friday, December 05, 2014 12:58 PM  
**To:** rickwilson@virgiladamsre.com  
**Subject:** McGrath Property Determination

Rick-

First of all, thank you for being patient.

Given the information provided, staff cannot make a clear determination as to whether the lot(s) were legally segregated out.

I also conducted some research myself in hopes of finding better documentation to make a clear determination but was unable to find.

The warranty deed recorded in 1950 that you provided was for the entire property. It appear property was segregated out over the years(4 lots, including TPN- 0994006900) and it is unclear when those occurred as well.

If you can find deeds that were recorded prior to 1969, then those properties would be considered to be legal lots.

Possibly a Title Report on all of these properties may be what is needed to provide a history of the each property to provide a clear determination.

At this time, I will await any additional information that you may be able to gather so that we can continue with this.

Let me know if you have any questions.

Sincerely, Paula

**PAULA SMITH**

*Assistant Planner*

*City of Olympia*

601 4th Avenue E Olympia WA 98501

360.753.8596 [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

## Paula Smith

---

**From:** rick@rickwilsonrealestate.com on behalf of Rick Wilson  
<rickwilson@virgiladamsre.com>  
**Sent:** Monday, December 29, 2014 11:32 AM  
**To:** Paula Smith  
**Subject:** Fwd: McGrath  
**Attachments:** 20141226\_105309.pdf

Hi Paula, here are the deeds for the McGrath properties that were created out of the original parcel.

Rick

----- Forwarded message -----

**From:** Regina Jagers <[Regina.Jagers@stewart.com](mailto:Regina.Jagers@stewart.com)>  
**Date:** Fri, Dec 26, 2014 at 10:41 AM  
**Subject:** McGrath  
**To:** "Rick Wilson ([rickwilson@virgiladamsre.com](mailto:rickwilson@virgiladamsre.com))" <[rickwilson@virgiladamsre.com](mailto:rickwilson@virgiladamsre.com)>

Here are the 2 deeds that created Parcel Numbers 099400680003 and 68002

--  
Rick Wilson

Phone: (360) 790-9611

Fax: (360) 357-3720

[Search for Homes](#)

Virgil Adams Real Estate  
806 State St NE  
Olympia, WA 98506

2121 22nd Ave SE

09940068001

Sec. or Plot		Wilson DC #45		Subdiv.		Lot		Blk.		I. No.		ACRES		NOTES	
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			
										I. No.		ACRES			

Address \_\_\_\_\_  
Picture No. \_\_\_\_\_

0 9 9 4 0 0 6 8 0 0 1

110-800 1986  
445

09940068001



RB 1-7 1981

Sec. or Plat

**Subdiv.**

SS

**LOT #**

**LEGAL DESCRIPTION**

No.

Less

ACRES

Bal.

NOTES

Data

Sales Price

## Record

RECORD OF OWNERSHIP

[illegible]

Imp.  
Acres

Unimp.  
Acres

Land Value

Imp. Value

**App.**

Reason

## Notes

Tax  
Code  
Area

PARCEL NO.



BUILDING		STORIES				Year Built		Quality		MOBILE HOME-REAL		YR.		YR.		YR.			
		No. Rooms	No. Baths	No. Bdr.	No. Bdr.	Year Re-Mod.	Used For	Permit	Condition										
		1	1/2	2	A	B													
Dwelling																			
Duplex																			
FOUNDATION																			
Conc. 6 B 10																			
Conc. Block																			
Post																			
EXT. WALLS																			
ROOF-TYPE																			
ROOF COVER																			
CONSTRUCTION																			
Single																			
Double																			
Block																			
Metal																			
HEATING																			
Forced																			
Electric 8B																			
Hot Water																			
Floor or Wall																			
Fireplace																			
BASEMENT																			
None																			
Full																			
Part																			
No. Rooms																			
Class Rooms																			
FLOORS & COVER																			
Hardwood																			
Carpet																			
Tile																			
Concrete																			
Linoleum																			
TOILET																			
Toilet																			
Tub																			
Lav																			
Shower Stall																			
Tub Shower																			
Sink																			
Laundry Fac.																			
Hot Water Htr.																			
TOTAL																			
Upper Stories																			



After recording return to:  
Kenneth W. Collins  
Priscilla A. Collins  
2121 22nd Ave SE  
Olympia, WA 98501

Collins 09940068001

26 SEP '08 506173

Thurston County Treasurer

Real Estate Excise Tax paid

By

4122.48  
MUDDA Deputy

Reference: 20351828-201-KH3

Lawyer's Title STATUTORY WARRANTY DEED

THE GRANTOR(S) Jay Stanley Heath as the Personal Representative of Stanley P. Heath,

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to Kenneth W. Collins and Priscilla A. Collins, husband and wife

the following described real estate, situated in the County of Thurston, State of Washington:  
THE NORTH 150 FEET OF THE EAST 150 FEET OF THE WILSON DONATION LAND CLAIM NO. 45,  
TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.;  
EXCEPTING THEREFROM COUNTY ROAD KNOWN AS 22<sup>ND</sup> AVENUE, ALONG THE NORTH  
BOUNDARY;

SITUATE IN THE CITY OF OLYMPIA, COUNTY OF THURSTON, STATE OF WASHINGTON.

Subject to: Those items specifically set forth on Exhibit "A" attached hereto.

Abbreviated Legal: (Required if full legal not inserted above.) PT WILSON DC #45 IN SW4 OF  
SE4, 24-18-2W

Tax Parcel Number(s): 09940068001,

Dated: September 25, 2008

SELLER:

Stanley P. Heath

Jay Stanley Heath, Personal Representative

State of Washington

County of KING

SS:

I certify that I know or have satisfactory evidence that Jay Stanley Heath is  
the person who appeared before me, and said person acknowledged that (he/she) signed this  
instrument, on oath stated that (he/she) is authorized to execute the instrument and  
acknowledged it as the Personal Representative of Stanley P. Heath to  
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.  
Dated: 9/26/08

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington  
Residing at [Signature]  
My Appointment expires: 4/6/09



4037531

09/26/2008 03:35 PM  
Thurston County Washington  
TRANSACTION TITLE INSURANCE COMPANY

Deed

Page 1 of 2





09940068002



PIONEER NATIONAL  
TITLE INSURANCE

A TRUST COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Document Depositor  
8200 Pacific Ave SE  
Suite D.  
Olympia, WA 98501

THIS SPACE RESERVED FOR RECORDERS USE

1073914

THURSTON COUNTY  
WASH

APR 16 10 26 AM '79

NOV 68

REVENUE STAMP

382  
one

Quit Claim Deed

T-5626 J-AM FORM 1-66 R

THE GRANTOR HAROLD B. McGRATH and IRENE B. McGRATH, husband and wife

for and in consideration of LOVE AND AFFECTION

convey and quit claim to Duane H. Springer and Laura R. Springer, husband and wife

the following described real estate, situated in the County of Thurston

State of Washington including any interest therein which grantor may hereafter acquire:

The North 150 feet of the West 105 feet of the East 285 feet of the Wilson Donation  
Land Claim No. 45; Township 18 North, Range 2 West, W.M.,  
EXCEPTING therefrom County Road known as 22nd Avenue along the North boundary.

1073914

FILMED  
APR 16 1979

10106H

Excess for record Depositor

Dated this 13<sup>th</sup> day of April 1979

Harold B. McGrath  
Irene B. McGrath

STATE OF WASHINGTON,  
County of Thurston

On this day personally appeared before me HAROLD B. McGRATH and IRENE B. McGRATH  
to me known to be the individual 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 13<sup>th</sup> day of April 1979

Pioneer National Title Insurance Co  
Thurston County Office

Notary Public in and for the State of Washington,  
Residing at Olympia WA 925 REC 646



5008004990

2105 22nd Ave

Sec. or Plat Wilson DC #45 Subdiv. Lot

Blk.

NOTES

I. No.

LEGAL DESCRIPTION

I. No.

ACRES

LESS

BAL.

36

N150F of W105F of E255F.

Less 22nd Ave on N

Survey 20136

Date	SALES PRICE	Record	LEGAL OWNER	TAX YEAR	TIMBER ACRES	IMP. ACRES	UNIMP. ACRES	TIMBER VALUE	W.F. VALUE	IMP. VALUE	UNIMP. VALUE	TOTAL	IMPS.
4-9-90	QCD	925 646	Springer, Duane H.	86								12000	SP
				88								12000	-
				92								17000	5
				93								17000	23/09
				94								17000	23/05
				95								18000	23/09
				96								19800	23/05
				97								22500	23/09
				1978								22500	09
				1979									
				1980									
				1981		.36						1500	
				1982									
				1983								12000	RB
				1984									

Address

Picture No.

State  
Fire

Tax  
Code  
No.

09940068002

415  
110-001986

09940068002

BUILDING		STORIES		1 1/2 2 A B		Year Built	Class	Permit	ADDITIONAL BUILDINGS				First	Second	Third	Fourth											
X	Dwelling	No. Rooms				1993	350																				
	Duplex	No. Baths		1																							
		No. Bedrooms		1	3																						
FOUNDATION		PARTITIONS																									
X	Conc. 6 8 10	Plaster																									
	Concrete Blk.	Drywall																									
	Piers	Wood Panel																									
EXT. WALLS																											
X	1/2" Lap	CEILING																									
	Flat	Plaster																									
	Hip	Drywall																									
X	Gable 01	Compo.																									
	Built-up	Paper																									
	Shingles	Wood Panel																									
	Shakes																										
X	Composition	FLOORS																									
	Single	Single																									
	Double	Double																									
	Hardwood	Softwood																									
	Plywood																										
	Carpet																										
	Tile																										
	Concrete																										
	Limestone																										
HEATING		PLUMBING																									
X	Gas Log	3	Toilet																								
	Forced	1	Tub	JAC																							
	Gravity	1	Leaky. Fac.																								
	Floor or Wall	1	Garbage Disp.																								
	Hot Water	1	Dishwasher																								
X	Baseboard	1	Hot Water Heater																								
BASEMENT		EXTRAS																									
	Electric	X	None																								
	Wall Units		B.I. Oven																								
	Baseboard		B.I. Range																								
	Glass Panel		Hood and Fan																								
	Ceiling Rad.		Drop-In																								
	Floor Rad.																										
TOTALS										Base Cost		Reproduction Cost		Local Multiplier		Depreciation %		% Complete		Present Value		Additional Buildings		Total Present Value		Total Assessed Value %	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100		2100		2100		2100		2100		2100		2100		2100		2100	
TOTAL										2100																	



09940068003



**PIONEER NATIONAL  
TITLE INSURANCE**

A TICO COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

Foremost Properties  
3700 Broadway Ave. SE  
Seattle, WA 98104  
Olympia, WA 98501

THIS SPACE RESERVED FOR RECORDER'S USE

**1073915**

THURSTON COUNTY  
OLYMPIA, WASH

APR 16 10 26 AM '79

NOTARY  
SAM S. R. P. AUDITOR

REVENUE STAMPS

300  
CMT

### Quit Claim Deed

T. Sted & S. M.

FORM L 56 R

THE GRANTOR HAROLD B. MCGRATH and THERNE B. MCGRATH, husband and wife

for and in consideration of LOVE AND AFFECTION

convey and quit claim to DALE H. MCGRATH

the following described real estate, situated in the County of Thurston

State of Washington including any interest therein which grantor may hereafter acquire:

The North 150 feet of the West 105 feet of the East 360 feet of the  
Wilson Donation Land Claim No. 45, Township 18 North, Range 2 West, W.N.,  
EXCEPTING therefrom County Road known as 22nd Avenue along the North  
boundary.

Local Estate Sales Tax Paid None

Receipt No. 101065 in 4/16/79

County Treas.  
" Philip Johnson Deputy

FILMED

APR 16 1979

Dated this 13<sup>th</sup>

day of April 1979

Harold B. McGrath (REAL)

Therne B. McGrath (REAL)

STATE OF WASHINGTON,  
County of Thurston

On this day personally appeared before me HAROLD B. MCGRATH and THERNE B. MCGRATH  
to me known to be the individual described in and who executed the within and foregoing instruments, 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 13<sup>th</sup> day of April 1979

Pioneer National Title Insurance Co.  
Thurston County Office

Notary Public in and for the State of Washington,  
Residing at

925 PAGE 047

1073915

0080004PP0

21  
THURSTON COUNTY TITLE CO. (77334-E)

Filed for Record at Request of

Thurston County Title Company  
AFTER RECORDING MAIL TO:

Name DALE H. MCGRATH

Address 2031 22ND AVE SE

City, State, Zip OLYMPIA, WA 98501

Escrow No. 77334PIW

This Space Reserved For Recorder's Use:

THURSTON COUNTY  
OLYMPIA, WA  
04/09/92 2:21 PM  
REQUEST OF: /TTC  
Sam S. Reed, AUDITOR  
BY: MIKE, DEPUTY  
\$7.00 QCD  
Vol: 1929 Page: 868  
File No: 9204090144

QUIT CLAIM DEED

THE GRANTOR DALE H. MCGRATH, a married man

for and in consideration of TO FACILITATE FINANCING. NO MONETARY CONSIDERATION.

conveys and quit claims to DALE H. MCGRATH and NANCY E. MCGRATH, husband and wife

the following described real estate, situated in the County of THURSTON State of Washington, together with  
all after acquired title of the grantor(s) therein:

THE NORTH 150 FEET OF THE WEST 105 FEET OF THE EAST 360 FEET OF THE WILSON  
DONATION LAND CLAIM NO. 45, TOWNSHIP 18 NORTH, RANGE 2 WEST W.M., EXCEPTING  
THEREFROM COUNTY ROAD KNOWN AS 22ND AVENUE ALONG THE NORTH BOUNDARY.

Real Estate Sales Tax Paid None  
Receipt No. 201942 Date 4-9-92  
Michael J. Murphy, Thurston Co. Treas  
By Michael J. Murphy Treasurer

Dated April 03, 1992

Dale H. McGrath  
DALE H. MCGRATH

STATE OF WASHINGTON  
COUNTY OF THURSTON } ss

I certify that I know or have satisfactory evidence that DALE H. MCGRATH  
is the person who appeared before me, and said person acknowledged that  
he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes  
mentioned in this instrument.  
Dated: 4-3-92



Patricia L. Wheaton  
Notary Public in and for the State of WASHINGTON  
Residing at OLYMPIA  
My appointment expires: 12/11/94

MICROFILMED

APR -9 '92 2 0 1 3 4 2



Filed for Record at Request of Harold and Irene McGrath

When recorded return to

NAME Harold and Irene McGrath

ADDRESS 2017 22nd Ave. S.E.

CITY, STATE, ZIP Olympia, Washington 98501

THURSTON COUNTY

OLYMPIA, WA

08/23/93 11:54 AM

REQUEST OF: MC GRATH,

Sam S. Reed, AUDITOR

BY: ALAN, DEPUTY

\$7.00 QCD

Vol: 2139 Page: 577

File No: 9308230120

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THE GRANTOR(S) Harold and Irene McGrath, husband and wife, without consideration, conveys and quit claims to The Harold and Irene McGrath Living Trust and the initial trustee(s) Harold and Irene McGrath the following described real estate, situated in the County of Thurston, State of Washington, together with all after acquired title of the grantor(s) therein:

The North 756 feet of the East 600 feet of the Wilson Donation Claim No. 45, in Township 18 North, Range 2 West of the Willamette Meridian; excepting from said above described tract the County Road along the North Boundary of said tract.

Dated 8-12, 1993

Harold B. McGrath  
Harold B. McGrath

Irene B. McGrath  
Irene B. McGrath

STATE OF WASHINGTON )  
COUNTY OF Thurston ) ss.

On this day appeared before me Harold B. McGrath me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as themselves free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of August, 1993.

Alan Reed  
Notary Public in and for the State of Washington,  
residing at 1000 1st Ave S.E.  
My Commission Expires 10-23-93

Real Estate sales tax paid none

Receipt no. 21917 Date 8-23-93

Michael J. Murphy, Thurston Co. Treas.

By Chenest Deputy



AUG 23 1993 2 15 PM '93

Sec. or Plot Wilson DC #415 Subdiv. Lot

B/L

I. No. ....

NOTES

LEGAL DESCRIPTION

N 150' of W 105' of E 360' F.  
2000 2nd Ave on N.

I. No.

ACRES

BAL.

36

DATE	SALES PRICE	RECORD	LEGAL OWNER	TAX YEAR	TIMBER ACRES	IMP. ACRES	UNIMP. ACRES	TIMBER VALUE	W.F. VALUE	IMP. VALUE	UNIMP. VALUE	TOTAL	IMPS.
4-19	000	925	Mc Shorth, Dale & Mary	86								12000	44100 SP
				88								12000	44200 31-07
				92								17000	63100 23-05
				93								17000	63500 23-09
				94								18000	63500 03-01
				95								19800	71300 23-09
				96								22500	71300 03-09
				1977								22500	70300 09
				1978									
				1979									
				1980									
				1981									
				1982									
				1983									
				1984									

Address 2031 E. 22nd, Oly.  
Picture No. 1

0	9	9	4	0	0	6	8	0	0	3
---	---	---	---	---	---	---	---	---	---	---

State File No. 415  
Tax Code 110-00  
1986

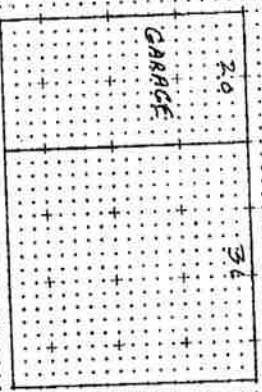
09940068 003

2031 22nd Ave



BUILDING	STORIES	1	2	A	B
✓ Dwelling	No. Rooms				
Duplex	No. Baths	1			
	No. Bedrooms	2			
FOUNDATION					
✓ Conc. 6 8 10	Plaster				
Concrete Bk.	Drywall				
Piers	Wood Panel				
EXT. WALLS					
✓ T 1 1 0 1	CEILING				
ROOF	Plaster				
Flat	Drywall				
Hip	Compo.				
Gable	Plywood				
	Tile				
Built-up	Paper				
Shingles	Wood Panel				
Shakes					
Composition					
FLOORS					
	Single				
	Double				
CONSTRUCTION					
Single	Hardwood				
Double	Plywood				
Block	Carpet				
Insulation	Tile				
	Concrete				
	Limestone				
HEATING					
FIREPLACE					
	Plumbing				
	Toilet				
	Tub				
	Shower Stall				
	Lev.				
	Sink				
	Laundry Fsc.				
	Garbage Disp.				
	Dishwasher				
	Hot Water Heater				
	Baseboard				
	Floor Rod.				
	Electric				
	Wall Units				
	Baseboard				
	Glass Panel				
	Ceiling Rod.				
	Floor Rod.				

Year Built 1979  
 Year Remod.  
 Class 7  
 Per. Part 5-31-79  
 Permit # 18524-#41000  
 Condition New G



Rate Adj.	-	+	Base Rate	2805.2394
FLOORS	14	141	Adj. Base Rt.	2017.2419
HEAT	1.13		Square Feet	1296
CC FLOOR			Perimeter	
TOTAL				

REMARKS

ADDITIONAL BUILDINGS	First	Second	Third	Fourth
Garage				
BT Laundry 1600 SF @ .50	800	800		

TOTAL				
Attic				
Upper Stories				
Basement				
Basement Rooms				
Heating				
Plumbing				
Fireplace				
Attached Garage 720 SF @ 8.26	4780	5945		
D-1 N+P	450	560		

TOTALS	6230	7705		
Base Cost	26,140	31,235		
Reproduction Cost	31,370	38,940		
Local Multiplier	1.14	49,460	44,390	
Depreciation	%			
% Complete		49,460	44,390	
Present Value		800	800	
Additional Buildings		41,260	45,190	
Total Present Value		41,260	45,190	
Total Assessed Value %		41,260	45,190	

Appraised by  
 2.15. 3-27 19 80  
 AG 1-2 1981  
 19 19



PARCEL ID #: 09940068003  
Prepared by: B. NESIBA

AMERICA'S WHOLESALE LENDER  
2702 S 42ND STREET, SUITE 309  
TACOMA, WA 98409-  
LOAN #: 8904024

ESCROW/CLOSING #: 01002193

T-94941E

## DEED OF TRUST

✓

THIS DEED OF TRUST ("Security Instrument") is made on May 4, 1999  
is The grantor  
DALE H MCGRATH, AND NANCY E MCGRATH, HUSBAND AND WIFE

("Borrower"). The trustee is  
PIONEER TITLE COMPANY  
525 SOUTH PEAR ST, OLYMPIA, WA 98501

("Trustee"). The beneficiary is  
AMERICA'S WHOLESALE LENDER  
which is organized and existing under the laws of NEW YORK  
4500 PARK GRANADA, CALABASAS, CA 91302-1613

, and whose address is

("Lender"). Borrower owes Lender the principal sum of  
THIRTY EIGHT THOUSAND ONE HUNDRED and 00/100

Dollars (U.S. \$ 38,100.00 ). This debt is evidenced by Borrower's note dated the same date as this  
Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due  
and payable on June 1, 2014 . This Security Instrument secures to Lender: (a) the repayment

of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b)  
the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security  
Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument  
and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale,  
the following described property located in THURSTON County, Washington:

THE NORTH 150 FEET OF THE WEST 105 FEET OF THE EAST 360 FEET OF THE  
WILSON DONATION LAND CLAIM NO. 45, TOWNSHIP 18 NORTH, RANGE 2 WEST,  
W.M.; EXCEPTING THEREFROM COUNTY ROAD KNOWN AS 22ND AVENUE ALONG THE  
NORTH BOUNDARY.

IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

WASHINGTON - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
^ 6H(WA) (9701).02 CHL (01/98) VMP MORTGAGE FORMS - (800)521-7291

Page 1 of 6 Form 3048 9/90

Initials: Nm dm

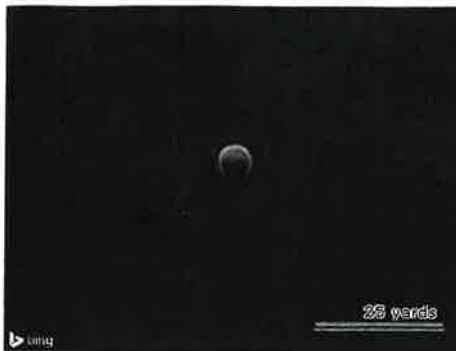
\*23991\*

\*008904024000002006H\*



3229862  
Page: 1 of 6  
05/11/1999 10:02A  
Thurston Co, WA

(House)



2	1,125	14,375	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	1950	SFR	N/A
Baths	Yr Built	Type	Sale Date

legal lot determine  
\$100

Deeds in which created the parcels

(House Parcel)

### Owner Information

Owner Name (LN FN):	Mc Grath Harold B	Tax Billing Zip:	98501
Tax Billing Address:	2105 22nd Ave Se	Tax Billing Zip+4:	3103
Tax Billing City & State:	Olympia, WA	Owner Occupied:	No

### Location Information

Zip Code:	98501	Neighborhood Code:	16s2-16s2
Subdivision:	Wilson Dlc	Carrier Route:	C011
School District Name:	Olympia	Zoning:	R-6-12
School District Code:	110	Range/Township/Section/Quarter:	2W-18N-24-SE
Census Tract:	107.00	Map#:	12-C5

### Tax Information

Tax-ID:	0994-0069-000	% Improved:	59%
Parcel ID:	09940069000	Tax Area:	110
Legal Description:	SECTION 24 TOWNSHIP 18 RANGE 2W QUARTER NW SE DONATION LAND CLAIM WILSON DLC BAP 380F WEST OF NE COR DLC, THENCE WEST ALG N LINE 120F, THENCE SLY 120F, THENCE EAST 120F, THENCE NLY 150F		

### Assessment & Tax

Assessment Year	2013	2012	2011
Assessed Value - Total	\$129,900	\$129,250	\$156,600
Assessed Value - Land	\$53,500	\$53,050	\$68,200
Assessed Value - Improved	\$76,400	\$76,200	\$88,400
Market Value - Total	\$129,900	\$129,250	\$156,600
Market Value - Land	\$53,500	\$53,050	\$68,200
Market Value - Improved	\$76,400	\$76,200	\$88,400
YOY Assessed Change (\$)	\$650	-\$27,350	
YOY Assessed Change (%)	0.5%	-17.46%	
Total Tax	Tax Year	Change (\$)	Change (%)
\$2,007	2012		
\$1,759	2013	-\$248	-12.36%
\$1,666	2014	-\$93	-5.31%

RECEIVED  
OCT 31 2014  
COMMUNITY PLANNING  
AND DEVELOPMENT DEPT.

### Characteristics

Lot Acres:	0.33	Total Units:	1
Lot Area:	14,375	Condition:	Average
Land Use:	SFR	Quality:	Fair
County Land Use:	Residential Single	Water Source:	Public
State Land Use:	Residences	Sewer:	Public Service
Style:	Rambler	Heat Type:	Forced Air
Year Built:	1950	Cooling Type:	None
Effective Year Built:	1986	Porch:	Covered Porch
Total Living Sq Ft:	1,125	Porch Type:	Covered Porch
Above Gnd Sq Ft:	1,125	Patio Type:	Patio

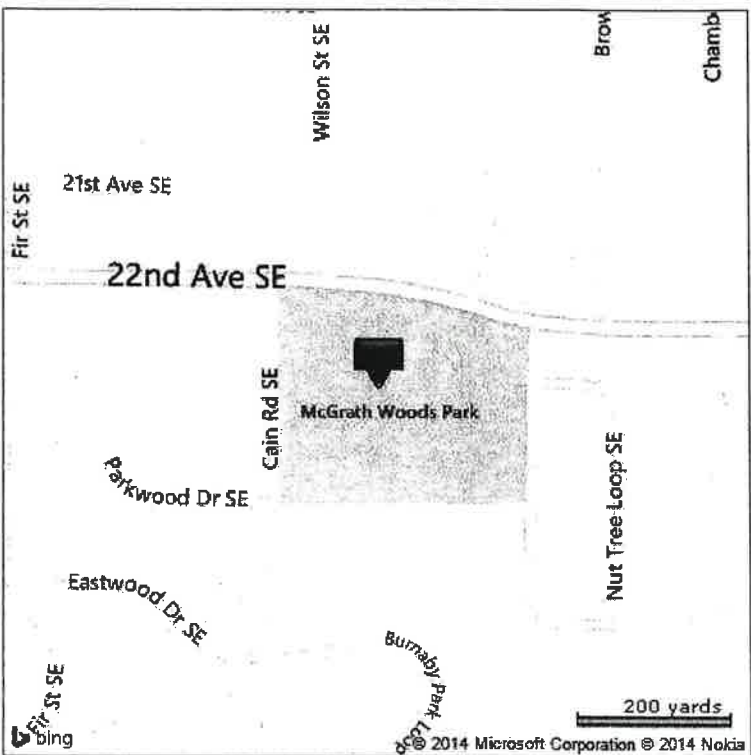
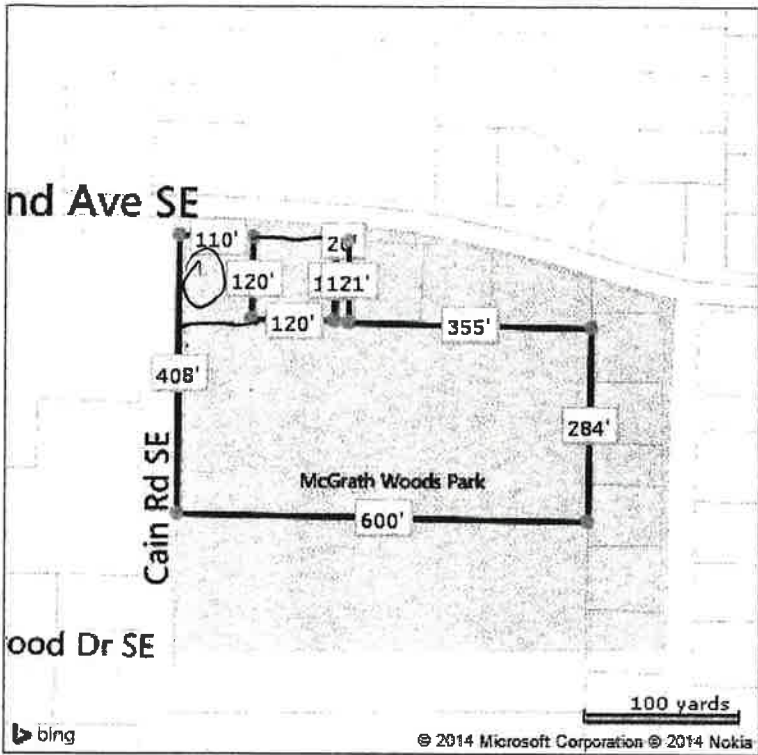
### Courtesy of Rick Wilson

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality

### Property Detail

Generated on 10/21/2014  
Page 1 of 2

# Property Map



\*Lot Dimensions are Estimated

RECEIVED  
OCT 31 2014  
COMMUNITY PLANNING  
AND DEVELOPMENT DEPT.

Courtesy of Rick Wilson

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 10/21/2014  
Page 2 of 2



Thurston County Treasurer  
2000 Lakeridge Dr. SW  
Olympia, WA 98502  
(360) 786-5550

[Home](#) [Other Property Data](#) [Help](#)



[Property Search](#) > [Search Results](#) > [Property Summary](#)

## Property Account Summary

Property Number	09940069000	Property Address	2017 22ND AVE SE , OLYMPIA, WA 98501
-----------------	-------------	------------------	--------------------------------------

### Parties

Role	Percent	Name	Address	Last Update
Taxpayer	100	HAROLD B MC GRATH	2105 22ND AVE SE, OLYMPIA, WA 98501 UNITED STATES	02/27/2007
Owner	100	HAROLD B MC GRATH	2105 22ND AVE SE, OLYMPIA, WA 98501 UNITED STATES	02/27/2007

### General Information

Property Description	Section 24 Township 18 Range 2W Quarter NW SE Donation Land Claim WILSON DLC BAP 380F WEST OF NE COR DLC, THENCE WEST ALG N LINE 120F, THENCE SLY 120F, THENCE EAST 120F, THENCE NLY 150FTPOB, EXCEPT N30F FOR ROAD (PER MORTGAGE DESCRIPTION AFN 480504, DATED 1/5/1951)
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	110

If you wish to pay your property taxes on-line now, select one of the following options and click the button "Add To Payment List". If the option chosen is not the oldest installment amount listed all prior amounts due will be added automatically to the payment amount and shown in the Cumulative Due column. If this property is noted as "Delinquency" in the General Information Status field, additional costs may be added monthly. At certain dates within the delinquency process, all outstanding taxes, assessments, interest, penalties, and costs are due in certified funds. To get an accurate payoff amount, please contact the Treasurer's Office at 360-786-5550.

### Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay
2014	2	10/31/2014	832.94	0.00	832.94	832.94	<input checked="" type="radio"/>

[Add To Payment List](#)

[View Detailed Statement](#) Detailed information about taxes and all other charges displayed above.

[Calculate Future Payoff](#) Taxes, interest and penalty due on a specific future date.

[Installments Payable/Paid For Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

### Distribution of Current Taxes and Assessments

District	Levy Rate (rounded)	Amount	Voted Amount	Non-Voted Amount
CITY OF OLYMPIA	0.23	29.92	29.92	0.00
CITY OF OLYMPIA	2.48	322.66	0.00	322.66
CONSERVATION FUTURES	0.05	6.33	0.00	6.33
MEDIC ONE	0.39	50.08	50.08	0.00
OLYMPIA S.D. #111	5.21	677.07	677.07	0.00
PORT OF OLYMPIA	0.20	25.42	0.00	25.42
PUD #1	0.01	1.31	0.00	1.31
STATE OF WASHINGTON	2.38	309.75	0.00	309.75
THURSTON COUNTY	1.39	180.83	0.00	180.83
TIMBERLAND LIBRARY	0.42	54.01	0.00	54.01
CONSERVATION DISTRICT		5.00	0.00	5.00



NOXIOUS WEED CONTROL		3.49	0.00	3.49
----------------------	--	------	------	------

**Receipts**

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
04/29/2014	3776905	832.93	1,665.87	832.93	0.00
10/30/2013	3661085	879.65	879.65	879.65	0.00
04/30/2013	3565173	879.64	1,759.29	879.64	0.00
10/31/2012	3449227	1,003.69	1,003.69	1,003.69	0.00
05/02/2012	3358327	1,003.69	2,007.38	1,003.69	0.00
11/01/2011	3239471	1,000.38	1,000.38	1,000.38	0.00
05/02/2011	3135867	1,000.37	2,000.75	1,000.37	0.00
11/01/2010	3022457	1,029.10	1,029.10	1,029.10	0.00
05/03/2010	2928400	1,029.10	2,058.20	1,029.10	0.00
11/02/2009	2811445	980.32	980.32	980.32	0.00
05/01/2009	2718892	980.32	1,960.64	980.32	0.00

**Property Characteristics**

Use Code	11 Single Unit
Size in Acres	0.33

**Related Properties**

No Properties Found

**Active Exemptions**

No Exemptions Found

**Property Values**

Value Type	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011	Tax Year 2010
Taxable Value Regular	129,900	129,250	156,600	166,800	197,050
Exemption Amount Regular					
Market Total	129,900	129,250	156,600	166,800	197,050
Assessed Value	129,900	129,250	156,600	166,800	197,050
Market Land	53,500	53,050	68,200	75,800	102,350
Market Improvement	76,400	76,200	88,400	91,000	94,700
Personal Property					

Printable Version

Developed by Manatron, Inc.  
 ©2005-2010 All rights reserved.  
 Version 1.0.5276.18412







1978 78 1978

[illegible]

McGrath Trust 0994 0068005 &  
0994 0069000

Filed for Record at Request of Harold and Irene McGrath

When recorded return to

NAME Harold and Irene McGrath  
ADDRESS 2017 22nd Ave. S.E.  
CITY, STATE, ZIP Olympia, Washington 98501

THURSTON COUNTY

OLYMPIA, WA

08/23/93 11:54 AM  
REQUEST OF: MC GRATH,  
Sam S. Reed, AUDITOR  
BY: ALAN, DEPUTY  
\$7.00 QCD

Vol: 2139 Page: 577  
File No: 9308230120

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THE GRANTOR(S) Harold and Irene McGrath, husband and wife, without consideration, conveys and quit claims to The Harold and Irene McGrath Living Trust and the initial trustee(s) Harold and Irene McGrath the following described real estate, situated in the County of Thurston, State of Washington, together with all after acquired title of the grantor(s) therein:

The North 756 feet of the East 600 feet of the Wilson Donation Claim No. 45, in Township 18 North, Range 2 West of the Willamette Meridian; excepting from said above described tract the County Road along the North Boundary of said tract.

Dated 8-12, 1993

Harold B. McGrath  
Harold B. McGrath

Irene B. McGrath  
Irene B. McGrath

STATE OF WASHINGTON )

COUNTY OF Thurston ) ss.

On this day appeared before me Harold B. McGrath and Irene B. McGrath me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as themselves free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of August, 19 93.

Alan Reed  
Notary Public in and for the State of Washington,  
residing at Box 10000, Olympia, WA  
My Commission Expires 10-23-93

Real Estate sales tax paid none  
Receipt no. 215117 Date 8-23-93  
Michael J. Murphy, Thurston Co. Treas.  
By Quarant Deputy



AUG 23 2 15 317



AFTER RECORDING MAIL TO:

City of Olympia  
222 N Columbia Street  
Olympia, WA 98501  
Attn: David Hannah

Real Estate Excise Tax Paid 3560.00  
Receipt No. 58164 Date 4-30-98  
Robin L. Hunt, Thurston Co. Treas.  
By [Signature]

APR 30 1998 2 50 764

Filed for Record at Request of  
Thurston County Title Company

Escrow Number: 103225

Statutory Warranty Deed

THURSTON COUNTY TITLE CO.  
103225E

Abbreviated Legal: Ptn Wildon DLC No. 45

Full Legal Description on page(s): One

THE GRANTOR Irene McGrath, Trustee and Trustee of The Harold and Irene McGrath Living Trust dated January 13, 1993

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to City of Olympia

the following described real estate, situated in the County of Thurston, State of Washington:

The South 4.00 acres of the following described tract:  
The North 756 feet of the East 600 feet of the Wilson Donation  
Claim No. 45, in Township 18 North, Range 2 West, W.M., EXCEPT the North  
150 feet of the East 360 feet. ALSO EXCEPTING 22nd Avenue along the North  
Boundary. In Thurston County, Washington.

Assessor's Tax Parcel Number(s): 0994-00-69000(110) and 0994-00-68000(110)

SUBJECT TO: covenants, conditions, restrictions, reservations, easements  
and agreements of record, if any.

Dated this 29 day of April, 1998

By Irene McGrath Trustee By \_\_\_\_\_  
Irene McGrath, Trustee

By \_\_\_\_\_ By \_\_\_\_\_

STATE OF Washington }  
COUNTY OF Thurston } SS

I certify that I know or have satisfactory evidence that Irene McGrath  
is the person who appeared before  
me, and said person acknowledged that she signed this instrument, on oath stated that she is  
authorized to execute the instrument and acknowledge it as the Trustee  
of Harold & Irene McGrath Living Trust to be the  
free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4-30-98

[Signature]  
Notary Public in and for the State of Washington  
Residing at Olympia  
My appointment expires: 10-29-99



Filed for Record at Request of Harold and Irene McGrath

When recorded return to

NAME Harold and Irene McGrath  
ADDRESS 2017 22nd Ave. S.E.  
CITY, STATE, ZIP Olympia, Washington 98501

THURSTON COUNTY  
OLYMPIA, WA  
08/23/93 11:54 AM  
REQUEST OF: MC GRATH,  
Sam S. Reed, AUDITOR  
BY: ALAN, DEPUTY  
\$7.00 QCD

Vol: 2139 Page: 577  
File No: 9308230120

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THE GRANTOR(S) Harold and Irene McGrath, husband and wife, without consideration, conveys and quit claims to The Harold and Irene McGrath Living Trust and the initial trustee(s) Harold and Irene McGrath the following described real estate, situated in the County of Thurston, State of Washington, together with all after acquired title of the grantor(s) therein:

The North 756 feet of the East 600 feet of the Wilson Donation Claim No. 45, in Township 18 North, Range 2 West of the Willamette Meridian; excepting from said above described tract the County Road along the North Boundary of said tract.

Dated 8-12, 1993

Harold B. McGrath  
Harold B. McGrath

Irene B. McGrath  
Irene B. McGrath

STATE OF WASHINGTON )  
COUNTY OF Thurston ) ss.

On this day appeared before me Harold B. McGrath and Irene B. McGrath to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as themselves free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of August, 1993.

Alan Reed  
Notary Public in and for the State of Washington,  
residing at 2017 22nd Ave. S.E.  
My Commission Expires 10-23-93

Real Estate sales tax paid none  
Receipt no. 21517 Date 8-23-93  
Michael J. Murphy, Thurston Co. Treas.  
By Alan Reed Deputy



AUG 23 1993



Thurston County Treasurer  
2000 Lakeridge Dr. SW  
Olympia, WA 98502  
(360) 786-5550

Home Other Property Data Help



Printable Version

Property Search > Search Results > Property Summary

## Property Account Summary

Property Number	09940068005	Property Address	2017 22ND AVE SE , OLYMPIA, WA 98501
-----------------	-------------	------------------	--------------------------------------

### Parties

Role	Percent	Name	Address	Last Update
Taxpayer	100	HAROLD B MC GRATH	2105 22ND AVE SE, OLYMPIA, WA 98501 UNITED STATES	02/27/2007
Owner	100	HAROLD B TSTEE MC GRATH	2105 22ND AVE SE, OLYMPIA, WA 98501 UNITED STATES	02/27/2007

### General Information

Property Description	Section 24 Township 18 Range 2W Donation Land Claim WILSON DLC N726F OF E600F EXC S290F EXC N150F OF E360F EXC 22ND AVE ON N LESS BAP 380F WEST OF NE COR DLC, THENCE WEST ALG N LINE 120F, THENCESLY 120F, THENCE EAST 120F, THENCE NLY 150F TPOB, EXCEPT N30F FOR ROAD (PER MORTGAGE DESCRIPTION AFN 480504, DATED 1/5/1951)
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	110

If you wish to pay your property taxes on-line now, select one of the following options and click the button "Add To Payment List". If the option chosen is not the oldest installment amount listed all prior amounts due will be added automatically to the payment amount and shown in the Cumulative Due column. If this property is noted as "Delinquency" in the General Information Status field, additional costs may be added monthly. At certain dates within the delinquency process, all outstanding taxes, assessments, interest, penalties, and costs are due in certified funds. To get an accurate payoff amount, please contact the Treasurer's Office at 360-786-5550.

### Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay
2014	2	10/31/2014	801.54	0.00	801.54	801.54	<input checked="" type="radio"/>

Add To Payment List

[View Detailed Statement](#) Detailed information about taxes and all other charges displayed above.

[Calculate Future Payoff](#) Taxes, interest and penalty due on a specific future date.

[Installments Payable/Paid For Tax Year\(Enter 4-digit Year, then Click-Here\):](#) 2014

### Distribution of Current Taxes and Assessments

District	Levy Rate (rounded)	Amount	Voted Amount	Non-Voted Amount
CITY OF OLYMPIA	0.23	28.74	28.74	0.00
CITY OF OLYMPIA	2.48	310.00	0.00	310.00
CONSERVATION FUTURES	0.05	6.09	0.00	6.09
MEDIC ONE	0.39	48.12	48.12	0.00
OLYMPIA S.D. #111	5.21	650.49	650.49	0.00
PORT OF OLYMPIA	0.20	24.42	0.00	24.42
PUD #1	0.01	1.26	0.00	1.26
STATE OF WASHINGTON	2.38	297.59	0.00	297.59
THURSTON COUNTY	1.39	173.74	0.00	173.74
TIMBERLAND LIBRARY	0.42	51.87	0.00	51.87



CONSERVATION DISTRICT		5.40	0.00	5.40
NOXIOUS WEED CONTROL		5.36	0.00	5.36

**Receipts**

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
04/29/2014	3776904	801.54	1,603.08	801.54	0.00
10/30/2013	3661084	798.49	798.49	798.49	0.00
04/30/2013	3565174	798.49	1,596.98	798.49	0.00
10/31/2012	3449226	966.22	966.22	966.22	0.00
05/02/2012	3358326	966.21	1,932.43	966.21	0.00
11/01/2011	3239472	1,004.20	1,004.20	1,004.20	0.00
05/02/2011	3135866	1,004.20	2,008.40	1,004.20	0.00
11/01/2010	3022456	1,179.77	1,179.77	1,179.77	0.00
05/03/2010	2928399	1,179.76	2,359.53	1,179.76	0.00
11/02/2009	2811446	1,176.54	1,176.54	1,176.53	0.00
05/01/2009	2718893	1,176.53	2,353.07	1,176.54	0.00

**Property Characteristics**

Use Code	91 Undeveloped Land
Size in Acres	5.01

**Related Properties**

No Properties Found

**Active Exemptions**

No Exemptions Found

**Property Values**

Value Type	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011	Tax Year 2010
Taxable Value Regular	124,800	117,100	150,550	167,250	225,800
Exemption Amount Regular					
Market Total	124,800	117,100	150,550	167,250	225,800
Assessed Value	124,800	117,100	150,550	167,250	225,800
Market Land	124,800	117,100	150,550	167,250	225,800
Market Improvement	0	0	0	0	0
Personal Property					

Printable Version

Developed by Manatron, Inc.  
 ©2005-2010 All rights reserved.  
 Version 1.0.5276.18412





Sec. or Plat Wilson DC Lot Subdiv.

LEGAL DESCRIPTION

Com 30 F S. S. NE COR DC W 600 F  
 S 726 F E 600 F N 726 F  
 less .21 A  
 less .32 A (1000)  
 " N 150 F E 150 F  
 1000 N 150 F W 1051 F E 360 F  
 1000 N 150 F W 1051 F E 235 F

NOTES

AC. CORRECTION PER DRAFTING 12-23-80

Date	SALES PRICE	Record	LEGAL OWNER	TAX YEAR	TIMBER ACRES	IMP. ACRES	UNIMP. ACRES	TIMBER VALUE	W.F. VALUE	IMP. VALUE	UNIMP. VALUE	TOTAL	IMPS.	68 CPC-BJ
		244 235	Mc Grath, Harold B	86								63100	0	FV 14,000
				88								63100	0	SP
				92								63100	0	31-07
				93								63100	0	23/09 12.81 CC
				94								63100	0	23/09
				95								63100	0	23/01
				96								63100	0	23/09
				1977								67300	0	23/09
				1978								67300	0	09
				1979								27000	0	JS
				1980		8.29						24870		
				1981								98100		RB
				1982										
				1983										
				1984										

Address

Picture No.

State Fire Tax Code No.

110 for 1986

445

PLAT BLK LOT SEG

0 9 9 4 0 0 6 8

DLG

CODE NO.

RNG T SEC 4 16 LOT SEG

0994006800



## Paula Smith

---

**From:** rick@rickwilsonrealestate.com on behalf of Rick Wilson  
<rickwilson@virgiladamsre.com>  
**Sent:** Monday, December 29, 2014 11:33 AM  
**To:** Paula Smith  
**Subject:** Fwd: Emailing: myPdf Newer Mc Grath Documents  
**Attachments:** myPdf.pdf

Here is the survey for the Mcgrath property from 1974.

Rick

----- Forwarded message -----

**From:** Regina Jagers <Regina.Jagers@stewart.com>  
**Date:** Fri, Dec 26, 2014 at 8:29 AM  
**Subject:** Emailing: myPdf Newer Mc Grath Documents  
**To:** "Rick Wilson (rickwilson@virgiladamsre.com)" <rickwilson@virgiladamsre.com>

I have ordered the older documents and should have them for you in the next few hours. Note the first Survey was in 1974 and it was showing as one parcel at that time.

Thanks

Regina

--  
Rick Wilson

Phone: (360) 790-9611

Fax: (360) 357-3720

Search for Homes

Virgil Adams Real Estate  
806 State St NE  
Olympia, WA 98506





*Palmer L. Hansen*  
PALMER L. HANSEN  
CERT. NO. 6426

AUDITORS CERTIFICATE  
FILED FOR RECORD THIS 6 DAY OF May 19 75  
AT 1:25 PM IN ROOM 3  
AT THE REQUEST OF Charles H. Mann AT PAGE 70

Wesley - Long D

WILSON DONATION LAND CLAIM T18N R2E W 44





THE NORTH 130 FEET OF THE WEST 105 FEET  
OF THE 255 FEET OF THE E. N. WILSON  
DONATION LAND CLAIM NO 45, TOWNSHIP  
18 N. RANGE 2 W. W. M.  
EXCEPTING THEREFROM COUNTRY ROAD KNOWN  
AS 22nd AVENUE ALONG THE NORTH BOUNDARY  
IN THURSTON COUNTY, WASHINGTON

LAND SURVEYORS  
115 Black Lake Boulevard S.W.  
Ocala, Florida 32668

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of LAWRENCE SPRINGLE in APRIL 1922

**AUDITOR'S CERTIFICATE**

Applied for receipt this 2nd day of June 1971  
 at 1:37 P.M. in book 30 of servers at page 136  
 at the request of Brady & Thomas  
Sam S. Reed by W. H. Brady  
 Thomas, Plaintiff and Vice

## AUDITOR'S INDEXING DATA

SECTION	TOWNSHIP	RANGE
24	18 NORTH	2 W W. M.

463549

214 Mar 625

# WARRANTY DEED

This Indenture, Made this First day of April

in the year of our Lord one thousand nine hundred and Fifty

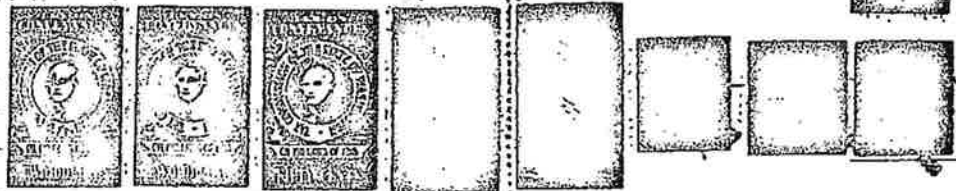
Between J. B. Chambers a Widower a Resident of Thurston  
County, Washington

the part Y of the first part and Harold B. Mc Grath and Marie Irene  
Mc Grath his wife

part 1st of the second part:

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of  
One hundred DOLLARS  
lawful money of the United States, to him in hand paid by the said part 1st of the second  
part, the receipt whereof is hereby acknowledged, do sell by these presents, grant, bargain, sell,  
convey and confirm unto the said part 1st of the second part, and to their heirs  
and assigns, the following tract, lot or parcel of land, situate, lying and being in the  
County of Thurston, State of Washington, and particularly  
bounded and described as follows, to-wit:

The North 756 feet of the East 500 feet of the Wilson Donation  
Claim No. 45, in Township 15, North, Range 2, East of the Willamette  
Meridian; excepting from said above described tract the County Road  
along the North boundary of said tract;



Together with the appurtenances, to have and to hold the said premises, with the appurtenances,  
unto said part 1st of the second part, and to their heirs, executors, administrators and  
assigns forever.

And the said part Y of the first part, for himself, and for his  
heirs, executors or administrators do sell by these presents, covenant and agree to and with the  
said part 1st of the second part their heirs, executors or administrators and assigns, that  
he lawfully seized in fee simple absolute of and in all and singular the above granted and  
described premises and the appurtenances; that he good and lawful right to sell and  
convey the same; that the same are free from all liens and incumbrances.

and that he does hereby WARRANT and will DEFEND the same from all lawful  
claims whatsoever

In Witness Whereof, The said part Y of the first part has hereunto set his  
hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

*[Signature]*

*[Signature]*

(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

Entire  
Parcel  
68, 69 + 3 other parcels

RECEIVED  
OCT 31 2014  
COMMUNITY PLANNING  
AND DEVELOPMENT DEPT.

STATE OF WASHINGTON.

County of Thurston

SS.

(INDIVIDUAL ACKNOWLEDGMENT)

I, Geo. H. Frank

Notary Public in and for the State of Washington, residing

at Olympia

do hereby certify that on this First

day of March, 1950, personally appeared before me J. B. Conagher

a widower a resident of Thurston County, Washington

to me known to be the individual described in and who executed the within instrument and acknowledged that

he signed and sealed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this

First

day of

1950

Notary Public in and for the State of Washington, residing at

in said County.

STATE OF WASHINGTON.

SS.

(CORPORATE ACKNOWLEDGMENT)

County of

On this day of

19

before me personally appeared

to me known to be the

of 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 was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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

Notary Public in and for the State of Washington, residing at

in said County.

RECEIVED  
OCT 31 2014

COMMUNITY PLANNING  
AND DEVELOPMENT DEPT.

403549

No.

WARRANTY DEED

FROM

TO

INDEXED

FILED

RECORDED

ONLY

T.

VOL.

MAR 1 2 14 PM 1950

REC.

EL.

11/2/50

ret 10, BX 6, 11/2/50



3195536



FILE COPY

**CITY OF OLYMPIA**  
Olympia, Washington

COUNCIL	<input type="checkbox"/>
STUDY SESSION	<input type="checkbox"/>
COMMITTEE	<input type="checkbox"/>
DATE	
AGENDA ITEM NO.	

**CITY COUNCIL MEETING**  
**April 14, 1998**

**SUBJECT:** Ordinance Authorizing the Acquisition by Negotiation and/or Eminent Domain for a Neighborhood Park Site - Cain Road & 22nd Ave. (McGrath Parcel)

**ORIGINATED BY:** Olympia Parks, Recreation and Cultural Services Department

**ISSUE/ACTION:** Give authority to City Manager to use eminent domain authority to obtain a four acre neighborhood park site in the vicinity of Cain Road and 22nd Avenue.

**STAFF CONTACT:** David Hanna, Planning and Design Services Manager, 753-8020

**BACKGROUND:** The McGrath Parcel was identified as the highest priority acquisition in the Neighborhood Park Acquisition Strategy completed in 1997. Staff has been negotiating the purchase of the site for nearly a year. While the property owner remains a willing seller, the best way to complete this acquisition in a timely manner is to threaten condemnation.

**ANALYSIS:** The property is located off of Cain Road near 22nd Avenue. The park tract will need to be acquired and segregated from a larger parcel that is 8.5 acres in size. The seller is unwilling to proceed with a plat to do so. Therefore, the only option available to the City to establish and acquire the parcel is through condemnation.

The seller has been advised of the process and is willing to sell under these circumstances. The sale price of the land is \$200,000 which is fair market value established by a certified licensed appraiser.

The Ordinance attached also describes and gives authority to acquire additional land along Cain Road and 22nd Avenue. The City may pursue acquisition of this land to provide for future frontage improvements. The right of way acquisition covers 2 feet along Cain Road and undetermined width along 22nd Avenue depending on the title search.

Once this Ordinance is approved, closing of the sale will commence and be completed in a timely fashion.

- OPTIONS:**
1. Approve the Ordinance which will allow closing on the property.
  2. Not approve the Ordinance which will result in the City not acquiring this property for a neighborhood park.

**STAFF**

**RECOMMENDATION:** Staff recommends Option 1 and allow the acquisition to proceed.

**FINANCIAL IMPACT OF**

**RECOMMENDATION:** Bond funds sold in 1995 will be used to purchase this parcel. With land and closing costs included, the final cost should be approximately \$220,000.

**DOCUMENTS****ATTACHED:**

1. Eminent Domain Ordinance
2. Location Map of Parcel

**COUNCIL ACTION****REQUESTED:**

Approve the Ordinance which will allow closing on the property and advance it to second reading.

980414.dh1



**Ordinance No. 5791**

AN ORDINANCE authorizing the acquisition by negotiation and/or condemnation proceedings of land necessary for the development, construction, and other work as may be necessary in conjunction therewith of a neighborhood park and right-of-way located on undeveloped land on Cain Road near 22nd Avenue in Olympia, Washington.

WHEREAS, the City Council has determined that it is necessary to acquire by negotiation and/or eminent domain proceedings the hereinafter described property in order to complete said project.


**THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:**

**Section 1.** That the City of Olympia acquire by negotiation or eminent domain proceedings in the Superior Court of Thurston County, Washington the property described on the attached Exhibit A, which is incorporated herein as though fully set forth.

**Section 2.** That the use to be made of said property shall be for development, construction, and other work as may be necessary in conjunction therewith of a neighborhood park. Such use is a public use. The costs of acquiring the property hereinabove described shall be paid for with funds from the CFP Project No. CE 50 Neighborhood Park Expansion Fund of the City of Olympia.

  
\_\_\_\_\_  
MAYOR

**ATTEST:**

  
\_\_\_\_\_  
CITY CLERK

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
CITY ATTORNEY

Passed: 4-21-98

Approved: 4-21-98

Published: 4-24-98

**AFTER RECORDING MAIL TO:**

City of Olympia  
222 N Columbia Street  
Olympia, WA 98501  
Attn: David Hannan

Real Estate Excise tax paid 3570.00  
Receipt no 258 164 Date 4-30-98  
Robin L. Hunt, Thurston Co. Treas  
By [Signature]

APR 30 98 2 50 76

Filed for Record at Request of  
Thurston County Title Company

Escrow Number: 103225

**Statutory Warranty Deed**

**THURSTON COUNTY TITLE CO.**

Abbreviated Legal: Ptn Wildon DLC No. 45

103225E

Full Legal Description on page(s): One

**THE GRANTOR** Irene McGrath, Trustee and Trustee of The Harold and Irene McGrath Living Trust dated January 13, 1993

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to City of Olympia

the following described real estate, situated in the County of Thurston, State of Washington:

The South 4.00 acres of the following described tract:  
The North 756 feet of the East 600 feet of the Wilson Donation Claim No. 45, in Township 18 North, Range 2 West, W.M., EXCEPT the North 150 feet of the East 360 feet. ALSO EXCEPTING 22nd Avenue along the North Boundary. In Thurston County, Washington.

Assessor's Tax Parcel Number(s): 0994-00-69000(110) and 0994-00-68000(110)

SUBJECT TO: covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated this 29 day of April, 1998

By Irene McGrath, Trustee By \_\_\_\_\_  
Irene McGrath, Trustee

By \_\_\_\_\_ By \_\_\_\_\_

STATE OF Washington }  
COUNTY OF Thurston } SS

I certify that I know or have satisfactory evidence that Irene McGrath

is the person who appeared before





THURSTON COUNTY  
Office of the Treasurer

RECEIPT NUMBER: 668933

Page 1 of 1

DATE/TIME: 12/31/98 12:39:00 PM

Cashier: holdgrn

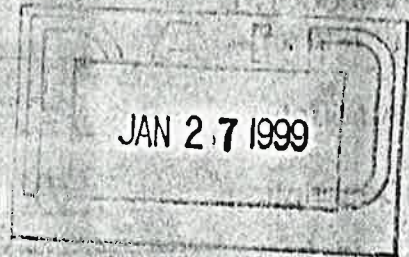
Total Due: \$580.50

Amount Tendered: \$580.50

Less Change: \$0.00

Amount Applied: \$580.50

Receipt Applied To:



Amount	Parcel	Year	District	Description
\$522.91	09940068000	1998		Property Tax Principal
\$10.45	09940068000	1998		Property Tax Interest
\$41.83	09940068000	1998		Property Tax Penalty
\$2.85	09940068000	1998	SOILCONSV	Soil Conservation Principal
\$0.06	09940068000	1998	SOILCONSV	Soil Conservation Interest
\$2.35	09940068000	1998	WEEDCTY	Weed Control Principal
\$0.05	09940068000	1998	WEEDCTY	Weed Control Interest
<b>TOTAL</b>				<b>\$580.50</b>

Form of Payment	Amount	Reference	Payer
Personal Check	\$47.11		DAVID M HANNA
Personal Check	\$533.39		OLYMPIA, CITY OF
<b>TOTAL:</b>	<b>\$580.50</b>		

Thank you for your payment.

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, and the labor performed as described herein and that the claim is a just, due and valid claim against the City of Olympia, and that I am authorized to authenticate and certify said claim.

*David Hanna*  
Department Authorization

Number

CFB-IF

Commodity / Sub Commodity / Project #

ASC0047

12-31-1998 14:49:36

Page 1

*Please reimburse  
David Hanna  
amount of \$47.11  
mail to home @  
7131 Maxima Cir  
Olympia WA 98512*



Dave,  
here is  
receipt

City of Olympia  
REPRINT  
\*\*\* CUSTOMER RECEIPT \*\*\*  
OPER: KLOGAN OC DRAWER: 1  
DATE: 12/31/98 00 RECEIPT: 0137435

DESCRIPTION	QTY	AMOUNT	TP	TM
OTHER MISC REVEN	1	\$801.88	*E9	CK
PARK FACILITIES / LAND				
31701148566100				

PROPERTY PURCHASE PROPERTY  
TAX RETURNED CITY EXEMPT  
THURSTON CTY TREASURER CHECK #  
15448 DATED 9/3/98  
ATTN: R ATCHINSON

TENDER DETAIL  
CK 15448 \$801.88

DATE: 12/31/98 TIME: 10:00:04  
TOTAL CHECK \$801.88

McGrath CF18 (File only)



## CITY OF OLYMPIA

## PROJECT SET-UP FORM

☐ NEW☒ REVISION #  
☒ CLOSED

PROJECT NUMBER: CF18

DATE: 2/2/00

TO ACCOUNTING SECTION: A Project Number is hereby requested for the following described work:

DESCRIPTION: ACQUISITION AND DEVELOPMENT OF A NEIGHBORHOOD PARK ON THE  
McGRATH PARCEL.

LOCATION: CAIN ROAD AND 22ND AVE

PROJECT NAME: McGRATH NEIGHBORHOOD PARK

TOTAL ESTIMATED COST: \$ 215,287

PROJECT MANAGER: DAVID HANNA  
ACCTG TEAM MBR: KAREN CHRISTOPHER  
ESTIMATED START DATE: Mar-97  
ESTIMATED END DATE: Dec-98

AUTHORIZED COST: \$ 215,287

## DISTRIBUTION:

## Approp Ordinance No.

BONDS	5521	\$	208,615
IMPACT FEES	5659	\$	6,139
Bonds	5793	\$	533

## Funding Sources:

CIP/CFP	
BOND FEES	\$ 209,148
IMPACT FEES	\$ 6,139

AA	ACCOUNTING	\$	553
CC	CONSTRUCTION LBR		
IF	IMPACT FEES	\$	4,822
HH	CONSULTANT	\$	-
XX	CONTRACTOR		
ZZ	MISCELLANEOUS	\$	-
SS	SURVEY LBR	\$	764
RR	RIGHT OF WAY	\$	209,148

321-0111-856 LAND ACQUISITION

BARS # 317-0111-753 VARIOUS

317-0111-856 CAPITAL OUTLAY

## REQUESTED BY:

DAVID HANNA

PROJECT MANAGER

JOANNE THIBEAU

ACCOUNTING SUPERVISOR

REASON FOR REVISION: PROJECT IS FINISHED AND CLOSED OUT





City of  
**OLYMPIA**

**LARGE LOT PLAT SUPPLEMENT**

Community Planning & Development, 837 7th Avenue, SE, P.O. Box 1967, Olympia, WA 98507-  
Telephone (360) 753-8314 - Fax (360) 753-8087

**OFFICIAL USE ONLY**

Case #: 55-48-0038-06

Master File #: \_\_\_\_\_

Date: 1/9/98

Received By: J. Senn

Related Cases: \_\_\_\_\_

Project Planner: J. Taylor

Supplement for: ☒ Short Plat ☐ Large Lot Plat

Name of Applicant: CITY OF OLYMPIA c/o David Hanna

Project Name: 2 lot Preliminary Short Subdivision

Surveyor: JAMES A. PANTIER & ASSOCIATES, INC.

Mailing Address: 6326 Martin Way, Ste. G

City, State and Zip: Lacey, WA 98516

Phone Number(s): 491-9744

Structures are located on lots? ☐ No ☒ Yes (show location and label type of structure on map)  
Lot 1

Will this plat include townhouses? ☒ No ☐ Yes (additional information required - see page 2)

Size of each proposed lot:

Lot # and square footage:

Lot 1 - 218,049 s.f.

Lot # and square footage:

Lot 2 - 174,365 s.f.

Lot # and square footage:

Does property have street frontage? ☒ Yes ☐ No

If so, which? ☒ City ☐ County ☐ State ☐ Private

Name of street frontage: Cain Rd. SE and 22nd Ave. SE

Width of adjacent right-of-way: 30 ft. half-width

What is the width and length of any proposed new street right-of-way?

Length: \_\_\_\_\_ Width: \_\_\_\_\_

If the property is accessed by private road, how many other parcels are accessed by this road, including vacant parcels? \_\_\_\_\_

Total acreage of contiguous same ownership: 9+ Acres





City of  
OLYMPIA

P.O. Box 1967, Olympia, WA 98507-1967

April 21, 1998

TO: Jean Taylor, Planning Technician

FROM: David Hanna, Planning and Design Services Manager

SUBJECT: Withdrawal of Short Plat Application SS-98-0038-OL

On behalf of Irene McGrath, owner and the Olympia Parks, Recreation and Cultural Services Department as applicant, I respectfully withdraw our short plat application under file SS-98-0038-OL.

RECEIVED

APR 22 1998

COMMUNITY PLANNING &  
DEVELOPMENT DEPT.

COUNCIL

o Jacobs,  
yor

rk Foutch  
yor Pro Tem

n Biles

lly Gadbaw

nette Hawkins

rgaret McPhee

ira Ware

TY MANAGER

hard C. Cushing



103225E

McGrath / City of Olympia

**COMMITMENT FOR TITLE INSURANCE  
ISSUED BY**

**THURSTON COUNTY TITLE COMPANY**

105 E. 9th Avenue  
Olympia, Washington 98501  
(360) 943-7300  
FAX: (360) 786-9315

**STEWART TITLE  
GUARANTY COMPANY**

STEWART TITLE GUARANTY COMPANY, A Texas Corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

Signed under seal for the Company, but this Commitment shall not be valid or binding until it bears an authorized Countersignature.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

**STEWART TITLE  
GUARANTY COMPANY**



*Stewart Morris Jr.*  
Chairman of the Board

Countersigned by: *Rob Clang*

*Rob Clang*  
Authorized Signatory  
**Thurston County Title Company**

Company  
**OLYMPIA, WASHINGTON**

City, State

*Malcolm S. Morris*  
President



## **CONDITIONS AND STIPULATIONS**

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations, and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

## **STEWART TITLE** **GUARANTY COMPANY**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.



# THURSTON COUNTY TITLE COMPANY

Telephone: (360) 943-7300  
Title Fax: (360) 786-9315  
Escrow Fax: (360) 357-8562

105 East 8th Avenue  
Olympia, WA 98501

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A.

Prepared for: **City of Olympia**

Order No.: **103225E**

Your Reference No.:

1. Effective Date: **July 25, 1997 at 8:00 a.m.**

2. Policy or Policies to be issued:

A. ☒ ALTA Owner's Policy - 4-6-90  
☒ Standard ☐ Extended  
Proposed Insured:

Amount:	\$	200,000.00
Premium:	\$	720.00
Tax:	\$	57.60
Total:	\$	777.60

**City of Olympia**

B. ☐ ALTA Loan Policy - 10-17-92  
☐ Standard ☐ Extended  
Proposed Insured:

Amount:	\$
Premium:	\$
Tax:	\$
Total:	\$

3. The estate or interest in the land which is covered by the Commitment is:

**Fee**

4. Title to the estate or interest in the land is at the effective date hereof vested in:

**Harold McGrath and Irene McGrath, husband and wife, Trustees of The Harold and Irene McGrath Living Trust**

5. The land referred to in this Commitment is described, as follows:

**The North 756 feet of the East 600 feet of the Wilson Donation Claim No. 45, in Township 18 North, Range 2 West, W.M., EXCEPT the North 150 feet of the East 360 feet.**

**ALSO EXCEPTING 22nd Avenue along the North boundary. In Thurston County, Washington.**



Order No.: 103225E

## SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters, unless the same are disposed of to the satisfaction of the Company:

### GENERAL EXCEPTIONS:

- A. Rights or claims of parties in possession not shown by the public records.
- B. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
- C. Easements, or claims of easements, not shown by the public records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the public records.
- E. Taxes or special assessments which are not shown as existing liens by the public records.
- F. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection and disposal.
- G. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitude.
- H. Water rights, claims or title to water.
- I. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records, or attaching subsequent to the effective date hereof, but prior to the date proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

### SPECIAL EXCEPTIONS:

1. Last half of general taxes for 1997 in the sum of \$179.97. Tax Account No. 0994-00-69000 (Area Code 110), reflecting a Senior Citizen Exemption as allowed under Chapter 288, Laws of 1971, 1st Ex. Session.

Note: Any sale of said premises during the calendar year 1997 may result in a claim by the treasurer for a greater proportion of tax payment by the purchaser than the foregoing amount warrants without reduction for the exemption.

Last half of general taxes for 1997 in the sum of \$537.98. Tax Account No. 0994-00-68000. (Area Code 110)

2. Lien of real estate excise tax upon any sale of said premises, if unpaid.
3. Any question or dispute about fencelines, or about ownership of the land lying between the fence and the legal boundary, the location of which is shown on survey recorded July 2, 1992, under File No. 9207020200.

(continued)



## SCHEDULE B (Continued)

Order No.: 103225E

### SPECIAL EXCEPTIONS:

4. Terms and conditions of Short Subdivision now pending before the City of Olympia Planning Commission.

End of Schedule B Exceptions.

### NOTE:

- a) The following abbreviated legal description is provided as a courtesy to enable the document preparer to conform with the requirements of RCW 65.04.045, pertaining to standardization of recorded documents.

Abbreviated Legal Description: Ptn Wilson DLC No. 45

s/i  
RC/bd  
5xc: City of Olympia / Olympia / David Hannah  
3xc: T.C.T.C., Escrow Dept. / Olympia



**SCHEDULE C**

The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest or mortgage to be insured, must be properly executed, delivered, and duly filed for record.
2. A copy of the trust instrument for The Harold and Irene McGrath Living Trust, and any amendments thereto, should be submitted prior to closing, in order to evidence existence of the trust and authority of the Trustee(s) to execute the forthcoming instrument.
3. The legal description herein is for a parcel within a proposed Short Subdivision now pending before the City of Olympia Planning Commission. No commitment to insure will be made until this company has reviewed the recorded plat and excepted matters shown therein. At that time, the legal description will be amended to reflect the recorded plat.







