

EVERETT SCHOOL DISTRICT NO. 2

RESOLUTION NO. 999

A Resolution of the Board of Directors (the "Board") of the Everett School District No. 2 (the "District") to (i) execute a Quit Claim Deed, (ii) complete a boundary line adjustment, and (iii) terminate certain easement agreements, in connection with conveying all of the District's right, title, and interest in the property known as the Everett Community College.

WHEREAS, between 1941 and 1967, Everett Community College and its predecessor, Everett Junior College, were operated by Everett School District No. 2.

WHEREAS, under authority granted by the Community College Act of 1967, Laws of 1967, Ex. s., ch. 8 (the "Act"), Everett Community College came under the authority of the State Board for Community College Education, predecessor of the State Board for Community and Technical Colleges (the "State Board").

WHEREAS, Section 30 of the Act provides that, following an inventory, title to or all interest in real estate held as of the date of passage of the Act by or for a school district and obtained for community college purposes shall vest in or be assigned to the State Board.

WHEREAS, the real property (the "Everett Community College Property") described in the deed attached at Exhibit A is listed on the inventory of property used for or obtained with funds budgeted for community college purposes by Everett School District No. 2 during 1965–66 and transferred to the State Board pursuant to the Act.

WHEREAS, although Everett Community College, has continuously occupied, maintained, and operated the Everett Community College Property since 1967, title for the Everett Community College Property is not vested of record in Everett Community College.

WHEREAS, the District claims no title or interest in the Everett Community College Property.


WHEREAS, the District and Everett Community College now seek to resolve the defect in record title by applying for a boundary line adjustment under Title 18 of the City of Everett Municipal Code substantially in the form attached hereto as Exhibit B (the "Boundary Line Adjustment").


WHEREAS, in connection with the Boundary Line Adjustment, the District and Everett Community College seek to terminate (i) that certain Reciprocal Easement Agreement recorded under Auditor's File Number 9805220793, records of Snohomish County, Washington pursuant to an instrument in the form attached hereto as Exhibit C; and (ii) that certain Reciprocal Easement Agreement recorded under Auditor's File Number 9805220792, records of Snohomish County pursuant to an instrument in the form attached hereto as Exhibit D (each, an "Easement Relinquishment").

NOW THEREFORE, BE IT RESOLVED as follows:

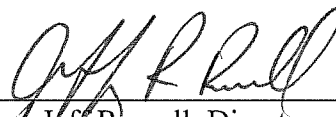
1. The Board shall, and hereby does, authorize and direct the District's Superintendent or his authorized designee, on behalf of the District, to (i) execute a Quit Claim Deed in the form attached hereto as Exhibit A; (ii) complete, execute, and submit an application for the the Boundary Line Adjustment; and (iii) execute the Easement Relinquishments.


ADOPTED, this 22<sup>nd</sup> day of June, 2010, and authenticated by the signatures affixed below.

  
\_\_\_\_\_  
Ed Petersen, President


  
\_\_\_\_\_  
Jessica Olson, Director

  
\_\_\_\_\_  
Kristie Dutton, Director

  
\_\_\_\_\_  
Jeff Russell, Director

  
\_\_\_\_\_  
Carol Andrews, Director

ATTEST:

By:   
\_\_\_\_\_  
Dr. Gary D. Cohn, Superintendent  
and Secretary of the Board

**EXHIBIT A**

**QUIT CLAIM DEED**

*[The rest of this page is intentionally left blank]*

*After recording, return to:*

Everett School District No. 2  
Attn: Chuck Booth  
4730 Colby Avenue  
Everett, WA 98203

**WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

**DOCUMENT TITLE(S)** (or transactions contained therein):

QUITCLAIM DEED

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

N/A

☐ Additional reference #s on page \_\_\_ of document(s)

**GRANTOR(S)** (Last name first, then first name and initials)

Everett School District No. 2

☐ Additional names on page \_\_\_ of document

**GRANTEE(S)** (Last name first, then first name and initials)

State Board for Community and Technical Colleges, Everett Community College

☐ Additional names on page \_\_\_ of document

**LEGAL DESCRIPTION** (abbreviated: i.e., lot, block, plat or section, township, range)

Ptn. of NW 1/4 NW 1/4 of Sec. 17, T. 29N, R. 5E, W.M.

☒ Additional legal is on Exhibit A of document

**ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER**

29051700201800; 29051700201900

☐ Assessor Tax # not yet assigned

**EXHIBIT A**  
**Legal Description**

That portion of the northwest quarter of the northwest quarter of Section 17 and the northeast quarter of the northeast quarter of Section 18, Township 29 North, Range 5 East, W.M., Snohomish County, Washington described as follows:

Commencing at the northwest corner of said Section 17, said corner being the northeast corner of Block 166, First Addition To Legion Park, according to the Plat thereof recorded in volume 12 of Plats, page 123, records of said County; thence S01°05'04"W, along the west line of said section and the east line of said plat, 119.29 feet to the northeast corner of Lot 3, Block 166 of said plat and THE POINT OF BEGINNING of the herein described tract; thence N89°23'17"W, along the north line of said lot, 207.88 feet to the northwest corner of said lot, said corner being on the east right of way margin of Wetmore Avenue, as established by said plat; thence S00°34'49"W, along said east margin and the east right of way margin of Wetmore Avenue as established by Swalwell's 4th Addition according to the Plat thereof recorded in Volume 7 of Plats, page 44, records of said county, 631.06 feet; thence S88°55'16"E 107.01 feet; thence S00°12'28"E 155.38 feet; thence N89°05'59"E 223.93 feet; thence N00°32'00"E 118.35 feet; thence S89°28'00"E 279.23 feet, thence; S24°04'27"E 168.12 feet to a non-radial intersection with a 65.00 foot radius curve to the right, the center of which bears S06°16'49"W; thence southeasterly, along said curve through a central angle of 79°59'06" a distance of 90.74 feet to a point of tangency; thence S03°44'05"E 3.89 feet' thence N81°24'48"E 2.71 feet to a radial intersection with a 75.00 foot radius curve to the right, the center of which bears S81°24'48"W thence southerly, along said curve through a central angle of 11°13'58" a distance of 14.70 feet to a point of tangency; thence S02°38'46"W 18.51 feet to a point of tangency with a 45.00 foot radius curve to the right; thence southwesterly, along said curve through a central angle of 32°28'25" a distance of 25.50 feet to a point of tangency; thence S35°07'11"W 12.61 feet to a point of tangency with a 65.00 foot radius curve to the right; thence southwesterly, along said curve through a central angle of 54°39'20" a distance of 62.00 feet; thence S00°51'33"W 122.98 feet to the north right of way margin of 10<sup>th</sup> Street as established by Bailey Addition To Everett according to the Plat thereof, recorded in Volume 9 of Plats, page 78, records of said county; thence S89°23'46"E, along said north margin, 132.97 feet to the southeast corner of Lot 17, Block 179 of said Plat, said corner being on the west right of way margin of the alley running through said Block 179; thence N00°31'28"E, along said west margin and the west margin as established by said Swalwell's 4th Addition, 374.72 feet to the northerly terminus of said alley as vacated by City of Everett Ordinance Number 4092, recorded under Auditor's File Number 2026775 records of said county; thence S89°23'50"E, along said northerly terminus, 24.00 feet to the east margin of said alley; thence S00°31'28"W, along said east margin 374.72 feet to the to the north right of way margin of said 10<sup>th</sup> Street; thence S89°23'46"E, along said north margin, 120.09 feet to the southeast corner of Lot 18, Block 179 of said Bailey Addition, said corner being on the west right of way margin of Lombard Avenue as established by said plat; thence N00°30'56"E, along said west margin and the west right of way margin of Lombard Avenue as established by said Swalwell's 4th Addition, 651.24 feet to the northeast corner of Lot 24, Block 164 of said Swalwell's 4th Addition; thence

S89°12'06"E, along the north line of said Swalwell's 4th Addition, 80.00 feet to the northwest corner of Lot 11, Block 163 of said Swalwell's 4th Addition; thence N00°30'56"E, along the northerly prolongation of the east right of way margin of said Lombard Avenue, 285.00 feet; thence N66°41'06"W 416.79 feet; thence N89°28'03" W 439.28 feet to the west line of said section 17 and the east line of said First Addition To Legion Park; thence N01°05'04"E, along said common line, 0.93 feet to the POINT OF BEGINNING

Contains 765,991± square feet (17.5847 acres);

AND TOGETHER WITH:

That portion of the northeast quarter of the northeast quarter of Section 18, Township 29 North, Range 5 East, W.M., Snohomish County, Washington described as follows:

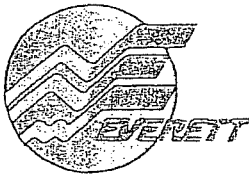
Commencing at the northeast corner of said Section 18, said corner being the northeast corner of Block 166, First Addition To Legion Park, according to the Plat thereof recorded in volume 12 of Plats, page 123, records of said County; thence S01°05'04"W, along the east line of said section and the east line of said plat, 119.29 feet to the northeast corner of Lot 3, Block 166 of said Plat; thence N89°23'17"W, along the north line of said lot, 207.88 feet to the northwest corner of said lot, said corner being on the east right of way margin of Wetmore Avenue, as established by said plat; thence S00°34'49"W, along said east margin and the east right of way margin of Wetmore Avenue as established by Swalwell's 4th Addition according to the Plat thereof recorded in Volume 7 of Plats, page 44, records of said county, 631.06 feet to THE POINT OF BEGINNING of the herein described tract; thence S88°55'16"E 107.01 feet; thence S00°12'28"E 155.38 feet; S89°05'59"W 109.18 feet to the east right of way margin of said Wetmore Avenue; thence N00°34'49"E, along said east margin, 159.12 feet to the POINT OF BEGINNING

Contains 16,996 ± square feet (0.3902 acres).

**EXHIBIT B**

**BOUNDARY LINE ADJUSTMENT**

*[The rest of this page is intentionally left blank]*



**CITY OF EVERETT**  
**PLANNING & COMMUNITY DEVELOPMENT**  
**LAND USE PERMIT APPLICATION**

- ☒ Boundary Line Adjustment
- ☐ Lot Certification
- ☐ Nonconforming Use/Building
- ☐ Planning Director's Review Process I Decision
- ☐ Planning Director's Review Process II Decision
- ☐ Rezone
- ☐ SEPA (and conceptual site plan review)
- ☐ Shoreline
- ☐ Short Subdivision
- ☐ Special Property Use: Review Process II
- ☐ Special Property Use: Review Process III
- ☐ Subdivision
- ☐ Variance
- ☐ Other \_\_\_\_\_

**FOR OFFICE USE ONLY**

FILE # \_\_\_\_\_

FEE \$ \_\_\_\_\_ RECEIPT # \_\_\_\_\_

STAMP IN DATE \_\_\_\_\_

Applicant EVERETT SCHOOL DISTRICT NO. 2 Phone 425-385-4198

Address 4730 COLBY AVE. EVERETT, WA. 98023 Fax \_\_\_\_\_

Property Owner EVERETT SCHOOL DISTRICT NO. 2 & EVERETT COMMUNITY COLLEGE Phone \_\_\_\_\_

Address 4730 COLBY AVE. EVERETT, WA. 98023

Primary Contact (if other than applicant) STEPHEN J. SCHREI, P.L.S. Phone 425-827-3063

Address 10604 NE. 38TH PL. SUITE 101, KIRKLAND WA. 98033 Fax \_\_\_\_\_

Property Address or Location 916 OAKES AVE. EVERETT, WA. 98201

Tax Parcel Number 29051700201900 & 29051700201800

Legal Description (attach if necessary) SEE ATTACHED

Zoning 2.2 Comprehensive Plan Designation COLLEGES / UNIVERSITIES

Area of Property (Acres/Square Feet) 23.9± ACRES

Project Description BOUNDARY LINE ADJUSTMENT

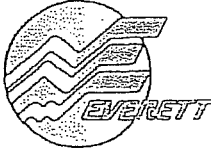
Name of the planner who conducted the Pre-Application meeting (or signed waiver) \_\_\_\_\_

I am the owner or am authorized by the owner to sign and submit this application. I grant permission for City staff and agents to enter onto the subject property for the sole purpose of making any inspection of the property which is necessary to process this application. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete, and correct.

Signature by Owner/Applicant/Agent \_\_\_\_\_ Date \_\_\_\_\_

City and State where this application is signed \_\_\_\_\_, \_\_\_\_\_  
City State





City of Everett Planning/Community Development Department  
2930 Wetmore Avenue, Suite 8-A  
Everett, WA 98201-4044

BOUNDARY LINE ADJUSTMENT # \_\_\_\_\_  
DECLARATION OF OWNERSHIP

Know all men by these presents:

That I/we, the undersigned, depose and state that I/we are the owner/owners of land described by this declaration;  
and do hereby declare that I/we have no objections to the proposed boundary line adjustment.

Abbreviated Legal description of property: A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF  
THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 29  
NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY,  
WASHINGTON.

Assessor's parcel number:  
29051700201900 & 29051700201800

Cross reference: See Record of Surveys Auditor File # \_\_\_\_\_ recorded in  
Volume \_\_\_\_\_ of Surveys on page \_\_\_\_\_ Records of Snohomish County, Washington, for Boundary Line  
Adjustment map and approvals.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its  
corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature (s) \_\_\_\_\_

Title(s) \_\_\_\_\_

STATE OF WASHINGTON

County of \_\_\_\_\_ )<sup>ss</sup>

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
signed this instrument, on oath stated that (he, she, they) (was, were) authorized to execute the instrument and  
acknowledged it as the \_\_\_\_\_ of EVERETT SCHOOL DISTRICT NO. 2, A  
WASHINGTON MUNICIPAL CORPORATION (formerly known as EVERETT SCHOOL DISTRICT NO. 24, A  
WASHINGTON MUNICIPAL CORPORATION), to be the free and voluntary act of such party for the uses and  
purposes mentioned in the instrument

Dated: \_\_\_\_\_

Signature of  
Notary Public: \_\_\_\_\_

(Seal or stamp)

Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF WASHINGTON

ss.

County of \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
signed this instrument, on oath stated that (he, she, they) (was, were) authorized to execute the instrument and  
acknowledged it as the \_\_\_\_\_ of THE STATE BOARD FOR COMMUNITY  
AND TECHNICAL COLLEGES to be the free and voluntary act of such party for the uses and purposes mentioned  
in the instrument.

Dated: \_\_\_\_\_

Signature of  
Notary Public: \_\_\_\_\_

(Seal or stamp)

Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF WASHINGTON

ss.

County of \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
signed this instrument, on oath stated that (he, she, they) (was, were) authorized to execute the instrument and  
acknowledged it as the \_\_\_\_\_ of EVERETT COMMUNITY COLLEGE to be  
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Signature of  
Notary Public: \_\_\_\_\_

(Seal or stamp)

Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXISTING LEGAL DESCRIPTIONS:**

**PARCEL A**

ALL THAT PORTION OF THE NORTH 561 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

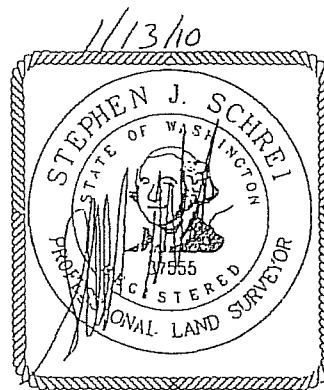
COMMENCING AT THE CITY OF EVERETT STANDARD MONUMENT AT THE INTERSECTION OF 9TH STREET AND LOMBARD AVENUE; THENCE EAST ON THE MONUMENT LINE OF 9TH STREET, 18 FEET TO THE EAST PROPERTY LINE OF LOMBARD AVENUE AS PLATTED IN SWALWELL'S 4TH ADDITION; THENCE ANGLE LEFT 90° AND FOLLOWING THE EAST PROPERTY LINE OF LOMBARD AVENUE FOR 184.47 FEET TO THE NORTH LINE OF SWALWELL'S 4TH ADDITION; THENCE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ON THE EAST PROPERTY LINE OF LOMBARD AVENUE PRODUCED IN ITS PRESENT DIRECTION A DISTANCE OF 285.00 FEET; THENCE ANGLE LEFT 67°12'02" FOR A DISTANCE OF 416.79 FEET; THENCE ANGLE LEFT 22°46'57" FOR A DISTANCE OF 440.77 FEET TO THE EAST LINE OF THE PLAT OF FIRST ADDITION TO LEGION PARK; THENCE ANGLE LEFT 89°28'47" AND FOLLOWING THE EAST LINE OF THE PLAT OF LEGION PARK FOR A DISTANCE OF 443.77 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SWALWELL'S 4TH ADDITION; THENCE ANGLE LEFT 90°20'15" AND FOLLOWING THE NORTH LINE OF SWALWELL'S 4TH ADDITION FOR A DISTANCE OF 829.16 FEET TO THE POINT OF BEGINNING; AND

LOTS 3 THROUGH 9, INCLUSIVE, BLOCK 166 FIRST ADDITION TO LEGION PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGE 123, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. AND

LOTS 11 THROUGH 24, INCLUSIVE, BLOCK 164; AND  
LOTS 11 THROUGH 24, INCLUSIVE, BLOCK 165; AND  
LOTS 11 THROUGH 24, INCLUSIVE, BLOCK 166; AND  
LOTS 26 THROUGH 34, INCLUSIVE, BLOCK 177; AND  
LOTS 1 THROUGH 9, INCLUSIVE AND LOTS 26 THROUGH 34, INCLUSIVE, BLOCK 179, ALL IN SWALWELL'S 4TH ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 44, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. AND

LOTS 9 THROUGH 26, ALL INCLUSIVE, BLOCK 179;  
BAILEY'S ADDITION TO EVERETT ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 78, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

TOGETHER WITH THOSE PORTIONS OF VACATED STREETS AND ALLEYS ADJACENT THERETO, WHICH WOULD ATTACH BY OPERATION OF LAW



**EXISTING LEGAL DESCRIPTIONS:**

**PARCEL B**

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTHERLY FOLLOWING THE EAST LINE OF SECTION 18, FOR A DISTANCE OF 1009.96 FEET; THENCE ANGLE LEFT OF 90°16'30" FOR 144.76 FEET TO THE EAST PROPERTY LINE OF ROCKEFELLER AVENUE PRODUCED NORTHERLY IN ITS PRESENT DIRECTION, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ON THE SAID STRAIGHT LINE FOR 264 FEET TO THE WEST PROPERTY LINE OF OAKES AVE., PRODUCED NORTHERLY IN ITS PRESENT DIRECTION; THENCE ANGLE TO THE RIGHT OF 90°17'05" AND FOLLOWING THE AFORESAID WEST PROPERTY LINE OF OAKES AVENUE PRODUCED 204.59 FEET TO THE NORTH PROPERTY LINE OF TENTH STREET PRODUCED; THENCE ANGLE TO THE RIGHT 90° AND FOLLOWING THE NORTH LINE OF TENTH STREET PRODUCED FOR 264 FEET TO THE EAST LINE OF ROCKEFELLER AVE., PRODUCED; THENCE ANGLE 90° TO THE RIGHT AND FOLLOWING THE EAST PROPERTY LINE OF ROCKEFELLER AVE., PRODUCED 205.44 FEET TO THE TRUE POINT OF BEGINNING; AND

LOTS 9 THROUGH 26, INCLUSIVE, BLOCK 177, BAILEY'S ADDITION TO EVERETT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 78, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; AND

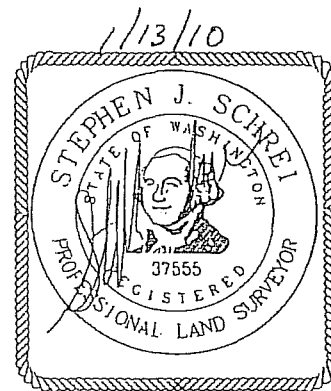
LOTS 1 THROUGH 9, INCLUSIVE AND LOTS 26 THROUGH 34, INCLUSIVE, BLOCK 178, SWALWELL'S 4TH ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 44, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF VACATED STREETS AND ALLEYS ADJACENT THERETO, WHICH WOULD ATTACH BY OPERATION OF LAW.

**PARCEL C**

LOTS 1 THROUGH 9, INCLUSIVE, BLOCK 177, SWALWELL'S 4TH ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 44, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF VACATED STREETS AND ALLEYS ADJACENT THERETO, WHICH WOULD ATTACH BY OPERATION OF LAW

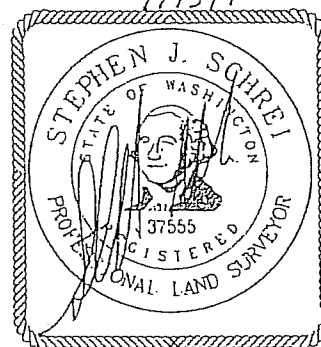


ADJUSTED LEGAL DESCRIPTIONS:

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, SAID CORNER BEING THE NORTHEAST CORNER OF BLOCK 166, FIRST ADDITION TO LEGION PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 123, RECORDS OF SAID COUNTY; THENCE S01°05'04"W, ALONG THE WEST LINE OF SAID SECTION AND THE EAST LINE OF SAID PLAT, 119.29 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 166 OF SAID PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE N89°23'17"W, ALONG THE NORTH LINE OF SAID LOT, 207.88 FEET TO THE NORTHWEST CORNER OF SAID LOT, SAID CORNER BEING ON THE EAST RIGHT OF WAY MARGIN OF WETMORE AVENUE, AS ESTABLISHED BY SAID PLAT; THENCE S00°34'49"W, ALONG SAID EAST MARGIN AND THE EAST RIGHT OF WAY MARGIN OF WETMORE AVENUE AS ESTABLISHED BY SWALWELL'S 4TH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 44, RECORDS OF SAID COUNTY, 631.06 FEET; THENCE S88°55'16"E 107.01 FEET; THENCE S00°12'28"E 155.38 FEET; THENCE N89°05'59"E 223.93 FEET; THENCE N00°32'00"E 118.35 FEET; THENCE S89°28'00"E 279.23 FEET, THENCE; S24°04'27"E 168.12 FEET TO A NON-RADIAL INTERSECTION WITH A 65.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S06°16'49"W; THENCE SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°59'06" A DISTANCE OF 90.74 FEET TO A POINT OF TANGENCY; THENCE S03°44'05"E 3.89 FEET; THENCE N81°24'48"E 2.71 FEET TO A RADIAL INTERSECTION WITH A 75.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S81°24'48"W THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°13'58" A DISTANCE OF 14.70 FEET TO A POINT OF TANGENCY; THENCE S02°38'46"W 18.51 FEET TO A POINT OF TANGENCY WITH A 45.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°28'25" A DISTANCE OF 25.50 FEET TO A POINT OF TANGENCY; THENCE S35°07'11"W 12.61 FEET TO A POINT OF TANGENCY WITH A 65.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°39'20" A DISTANCE OF 62.00 FEET; THENCE S00°51'33"W 122.98 FEET TO THE NORTH RIGHT OF WAY MARGIN OF 10TH STREET AS ESTABLISHED BY BAILEY ADDITION TO EVERETT ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 78, RECORDS OF SAID COUNTY; THENCE S89°23'46"E, ALONG SAID NORTH MARGIN, 132.97 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK 179 OF SAID PLAT, SAID CORNER BEING ON THE WEST RIGHT OF WAY MARGIN OF THE ALLEY RUNNING THROUGH SAID BLOCK 179; THENCE N00°31'28"E, ALONG SAID WEST MARGIN AND THE WEST MARGIN AS ESTABLISHED BY SAID SWALWELL'S 4TH ADDITION, 374.72 FEET TO THE NORTHERLY TERMINUS OF SAID ALLEY AS VACATED BY CITY OF EVERETT ORDINANCE NUMBER 4092, RECORDED UNDER AUDITOR'S FILE NUMBER 2026775 RECORDS OF SAID COUNTY; THENCE S89°23'50"E, ALONG SAID NORTHERLY TERMINUS, 24.00 FEET TO THE EAST MARGIN OF SAID ALLEY; THENCE S00°31'28"W, ALONG SAID EAST MARGIN 374.72 FEET TO THE TO THE NORTH RIGHT OF WAY MARGIN OF SAID 10TH STREET; THENCE S89°23'46"E, ALONG SAID NORTH MARGIN, 120.09 FEET TO THE SOUTHEAST CORNER OF LOT 18, BLOCK 179 OF SAID BAILEY ADDITION, SAID CORNER BEING ON THE WEST RIGHT OF WAY MARGIN OF LOMBARD AVENUE AS ESTABLISHED BY SAID PLAT; THENCE N00°30'56"E, ALONG SAID WEST MARGIN AND THE WEST RIGHT OF WAY MARGIN OF LOMBARD AVENUE AS ESTABLISHED BY SAID SWALWELL'S 4TH ADDITION, 651.24 FEET TO THE NORTHEAST CORNER OF LOT 24, BLOCK 164 OF SAID SWALWELL'S 4TH ADDITION; THENCE S89°12'06"E, ALONG THE NORTH LINE OF SAID SWALWELL'S 4TH ADDITION, 80.00 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 163 OF SAID SWALWELL'S 4TH ADDITION; THENCE N00°30'56"E, ALONG THE NORTHERLY PROLONGATION OF THE EAST RIGHT OF WAY MARGIN OF SAID LOMBARD AVENUE, 285.00 FEET; THENCE N66°41'06"W 416.79 FEET; THENCE N89°28'03" W 439.28 FEET TO THE WEST LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID FIRST ADDITION TO LEGION PARK; THENCE N01°05'04"E, ALONG SAID COMMON LINE, 0.93 FEET TO THE POINT OF BEGINNING



ADJUSTED LEGAL DESCRIPTIONS:

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, SAID CORNER BEING THE NORTHEAST CORNER OF BLOCK 166, FIRST ADDITION TO LEGION PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 123, RECORDS OF SAID COUNTY; THENCE S01°05'04"W, ALONG THE WEST LINE OF SAID SECTION AND THE EAST LINE OF SAID PLAT, 119.29 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 166 OF SAID PLAT; THENCE N89°23'17"W, ALONG THE NORTH LINE OF SAID LOT, 207.88 FEET TO THE NORTHWEST CORNER OF SAID LOT, SAID CORNER BEING ON THE EAST RIGHT OF WAY MARGIN OF WETMORE AVENUE, AS ESTABLISHED BY SAID PLAT; THENCE S00°34'49"W, ALONG SAID EAST MARGIN AND THE EAST RIGHT OF WAY MARGIN OF WETMORE AVENUE AS ESTABLISHED BY SWALWELL'S 4TH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 44, RECORDS OF SAID COUNTY, 631.06 FEET; THENCE S88°55'16"E 107.01 FEET; THENCE S00°12'28"E 155.38 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT THENCE N89°05'59"E 223.93 FEET; THENCE N00°32'00"E 118.35 FEET; THENCE S89°28'00"E 279.23 FEET, THENCE; S24°04'27"E 168.12 FEET TO A NON-RADIAL INTERSECTION WITH A 65.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S06°16'49"W; THENCE SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°59'06" A DISTANCE OF 90.74 FEET TO A POINT OF TANGENCY; THENCE S03°44'05"E 3.89 FEET THENCE N81°24'48"E 2.71 FEET TO A RADIAL INTERSECTION WITH A 75.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S81°24'48"W THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°13'58" A DISTANCE OF 14.70 FEET TO A POINT OF TANGENCY; THENCE S02°38'46"W 18.51 FEET TO A POINT OF TANGENCY WITH A 45.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°28'25" A DISTANCE OF 25.50 FEET TO A POINT OF TANGENCY; THENCE S35°07'11"W 12.61 FEET TO A POINT OF TANGENCY WITH A 65.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°39'20" A DISTANCE OF 62.00 FEET; THENCE S00°51'33"W 122.98 FEET TO THE NORTH RIGHT OF WAY MARGIN OF 10TH STREET AS ESTABLISHED BY BAILEY ADDITION TO EVERETT ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 78, RECORDS OF SAID COUNTY; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID NORTH MARGIN; THENCE N89°23'46" W 27.12 FEET; THENCE N89°23'09"W 648.44 FEET TO THE SOUTHWEST CORNER OF LOT 17, BLOCK 177 OF SAID BY BAILEY ADDITION, SAID CORNER BEING ON THE EAST RIGHT OF WAY MARGIN OF SAID WETMORE AVENUE AS ESTABLISHED BY SAID PLAT; THENCE N00°34'49"E, ALONG SAID EAST MARGIN, 306.99 FEET TO A POINT THAT BEARS S89°05'59"W FROM THE POINT OF BEGINNING; THENCE N89°05'59"E 109.18 FEET TO THE POINT OF BEGINNING.



ADJUSTED LEGAL DESCRIPTIONS:

PARCEL C:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, SAID CORNER BEING THE NORTHEAST CORNER OF BLOCK 166, FIRST ADDITION TO LEGION PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 123, RECORDS OF SAID COUNTY; THENCE S01°05'04"W, ALONG THE EAST LINE OF SAID SECTION AND THE EAST LINE OF SAID PLAT, 119.29 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 166 OF SAID PLAT; THENCE N89°23'17"W, ALONG THE NORTH LINE OF SAID LOT, 207.88 FEET TO THE NORTHWEST CORNER OF SAID LOT, SAID CORNER BEING ON THE EAST RIGHT OF WAY MARGIN OF WETMORE AVENUE, AS ESTABLISHED BY SAID PLAT; THENCE S00°34'49"W, ALONG SAID EAST MARGIN AND THE EAST RIGHT OF WAY MARGIN OF WETMORE AVENUE AS ESTABLISHED BY SWALWELL'S 4TH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 44, RECORDS OF SAID COUNTY, 631.06 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE S88°55'16"E 107.01 FEET; THENCE S00°12'28"E 155.38 FEET; S89°05'59"W 109.18 FEET TO THE EAST RIGHT OF WAY MARGIN OF SAID WETMORE AVENUE; THENCE N00°34'49"E, ALONG SAID EAST MARGIN, 159.12 FEET TO THE POINT OF BEGINNING



**EXHIBIT C**

**RELINQUISHMENT OF EASEMENT**

*[The rest of this page is intentionally left blank]*



**AFTER RECORDING MAIL TO:**

Everett School District No. 2.

Attn: Chuck Booth

4730 Colby Avenue

Everett, WA 98203

Document Title(s) (or transactions contained therein)( all areas applicable to you document must be filed in)

1. Relinquishment of Reciprocal Easement Agreement
- 2.

Reference Numbers of Documents Assigned or Released:

9805220793

☐ Additional reference #s on page \_\_\_\_ of document(s)

Grantor(s) (Last name first, then first name and initials)

1. State Board for Community and Technical Colleges, Everett Community College
2. Everett School District No. 2

Additional names on page \_\_\_\_ of document

Grantee(s) (Last name first, then first name and initials)

1. State Board for Community and Technical Colleges, Everett Community College
2. Everett School District No. 2

Additional names on page \_\_\_\_ of document

Legal description (abbreviated:i.e. lot, block, plat or section, township, range)  
Portion of the NW 1/4 of Section 17, Township 29 North, Range 5 East, W.M.

Additional legal is on page \_\_\_\_ of document

Assessor's Property Tax Parcel/Account Number

29051700201800

29051700201900

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

## Relinquishment of Reciprocal Easement Agreement

State Board for Community and Technical Colleges, Everett Community College and Everett School District No. 2, a municipal corporation of the State of Washington, the parties to that certain Reciprocal Easement Agreement, recorded under Auditor's File Number 9805220793, records of Snohomish County, Washington, for and in consideration of mutual benefits hereby acknowledged do hereby terminate said Reciprocal Easement Agreement and forever relinquish, release, and abandon any and all rights, obligations and intrests, if any, including without limitation any easements and contractual rights, that either may have under said Reciprocal Easement Agreement.

IN WITNESS WHEREOF, each has executed this instrument on this 13<sup>th</sup> day of May, 2010

**State Board for Community and Technical  
Colleges, Everett Community College**

By: Charles N. Earl

Its: Executive Director

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

Its: \_\_\_\_\_

**Everett School District No. 2, a  
Washington municipal corporation**

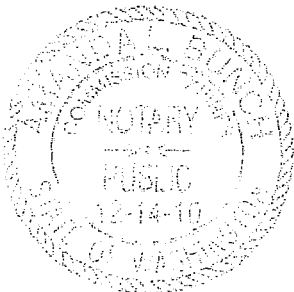
By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF WASHINGTON           )  
                                  THURSTON           ) ss.  
COUNTY OF ~~SNOHOMISH~~           )

On this 13<sup>th</sup> day of May, 2010, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Charles N Earl, to me known to be the Executive Director of the State Board for Community and Technical Colleges, the agency that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said agency for the uses and purposes therein mentioned, being authorized so to do.

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



Amanda L Bunch  
(Signature of Notary)  
Amanda L Bunch  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State  
of Washington, residing at Olympia.  
My appointment expires: 12-14-10.

STATE OF WASHINGTON           )  
                                  ) ss.  
COUNTY OF SNOHOMISH           )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_, to me known to be the \_\_\_\_\_ of Everett Community College, the agency that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said agency for the uses and purposes therein mentioned, being authorized so to do.

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

\_\_\_\_\_  
(Signature of Notary)  
\_\_\_\_\_  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State  
of Washington, residing at \_\_\_\_\_.  
My appointment expires: \_\_\_\_\_.

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_, to me known to be the \_\_\_\_\_ of Everett School District No. 2, a Washington municipal corporation, the municipal corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, being authorized so to do.

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

(Signature of Notary)

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State  
of Washington, residing at \_\_\_\_\_

My appointment expires: \_\_\_\_\_

**EXHIBIT D**

**RELINQUISHMENT OF EASEMENT**

*[The rest of this page is intentionally left blank]*

**AFTER RECORDING MAIL TO:**

Everett School District No. 2.

Attn: Chuck Booth

4730 Colby Avenue

Everett, WA 98203

Document Title(s) (or transactions contained therein)( all areas applicable to you document must be filed in)

1. Relinquishment of Reciprocal Easement Agreement
- 2.

Reference Numbers of Documents Assigned or Released:

9805220792

☐ Additional reference #s on page \_\_\_\_ of document(s)

Grantor(s) (Last name first, then first name and initials)

1. State Board for Community and Technical Colleges, Everett Community College
2. Everett School District No. 2

Additional names on page \_\_\_\_ of document

Grantee(s) (Last name first, then first name and initials)

1. State Board for Community and Technical Colleges, Everett Community College
2. Everett School District No. 2

Additional names on page \_\_\_\_ of document

Legal description (abbreviated:i.e. lot, block, plat or section, township, range)

Portion of the NW 1/4 of Section 17, Township 29 North, Range 5 East, W.M.

Additional legal is on page \_\_\_\_ of document

Assessor's Property Tax Parcel/Account Number

29051700201800

29051700201900

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

### Relinquishment of Reciprocal Easement Agreement

State Board for Community and Technical Colleges, Everett Community College and Everett School District No. 2, a municipal corporation of the State of Washington, the parties to that certain Reciprocal Easement Agreement, recorded under Auditor's File Number 9805220792, records of Snohomish County, Washington, for and in consideration of mutual benefits hereby acknowledged do hereby terminate said Reciprocal Easement Agreement and forever relinquish, release, and abandon any and all rights, obligations and intrests, if any, including without limitation any easements and contractual rights, that either may have under said Reciprocal Easement Agreement.

IN WITNESS WHEREOF, each has executed this instrument on this 13<sup>th</sup> day of May, 2010

**State Board for Community and Technical  
Colleges, Everett Community College**

By: Charles R. Earl

Its: Executive Director

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

Its: \_\_\_\_\_

**Everett School District No. 2, a  
Washington municipal corporation**

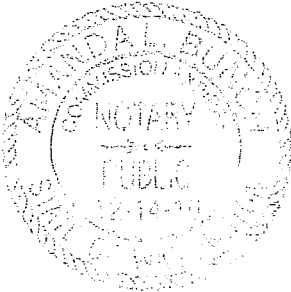
By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF WASHINGTON )  
THURSTON ) ss.  
COUNTY OF SNOHOMISH )

On this 13<sup>th</sup> day of May, 2010, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Charles N Earl, to me known to be the Executive Director of the State Board for Community and Technical Colleges, the agency that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said agency for the uses and purposes therein mentioned, being authorized so to do.

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



Amanda L Bunch  
(Signature of Notary)  
Amanda L Bunch  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State  
of Washington, residing at Olympia  
My appointment expires: 12-14-10

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_, to me known to be the \_\_\_\_\_ of Everett Community College, the agency that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said agency for the uses and purposes therein mentioned, being authorized so to do.

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

(Signature of Notary) \_\_\_\_\_

(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State  
of Washington, residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



[illegible]

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_, to me known to be the \_\_\_\_\_ of Everett School District No. 2, a Washington municipal corporation, the municipal corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, being authorized so to do.

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

(Signature of Notary)

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State

of Washington, residing at \_\_\_\_\_.

My appointment expires: \_\_\_\_\_