

RESOLUTION NO. R- 2701

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING SALE TO J. J. WELCOME CONSTRUCTION COMPANY, ADJOINING PROPERTY OWNER, OF A TRIANGULAR PARCEL OF PROPERTY HERETOFORE, BY RESOLUTION NO. R-2645, DECLARED TO BE SURPLUS TO THE CITY'S FORESEEABLE NEEDS.

WHEREAS, during the course of the purchasing of required right-of-way for the new frontage road ordered to be constructed under Local Improvement District No. 115, it became necessary for the City to purchase from one owner his entire parcel of real property, which included approximately 2,825 square feet abutting upon, but outside of, the new frontage road right-of-way; and

WHEREAS, heretofore, by Resolution No. R-2645, the City of Kirkland found said triangular shaped property to be surplus to the foreseeable needs of the City and that it should be sold; and

WHEREAS, the City Council further, by said Resolution, authorized the City Manager to determine, by appraisal or otherwise, the fair market value of said real property, and seek by sealed bid or direct negotiation, offers to purchase said property; and

WHEREAS, the City Manager has so done and has advised the City Council that in his opinion the best offer obtainable for said triangular piece of property was submitted by an abutting property owner, J. J. Welcome Construction Company, in the amount of \$5,650.00 (\$2.00 per square foot); and

WHEREAS, the City Council has considered said offer and determined that it should be accepted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The City of Kirkland accepts the offer of J. J. Welcome Construction Company to purchase the real property described in Exhibit A to this resolution for \$2.00 per square foot for a total purchase price of \$5,650.00.

Section 2. The Mayor and Director of Administration & Finance, as ex officio City Clerk for the City of Kirkland, are hereby authorized and directed to sign on behalf of the City of Kirkland a Quit Claim Deed conveying the property described in Exhibit A hereto to J. J. Welcome Construction Company.




Section 3. The City Manager is hereby authorized and directed to deliver said Quit Claim Deed to the purchaser upon receipt by the City of the sum of \$5,650.00 cash.

Section 4. Upon receipt of said purchase price by the City of Kirkland, the Director of Administration & Finance is directed to deposit said purchase price in Local Improvement District No. 115 Construction Fund, as and for reimbursement to said fund for the cost of acquisition of said real property.

PASSED by majority vote of the Kirkland City Council in regular open meeting on the 19th day of February, 1980.

SIGNED IN AUTHENTICATION THEREOF on the 19th day of February, 1980.

  
MAYOR

ATTEST:

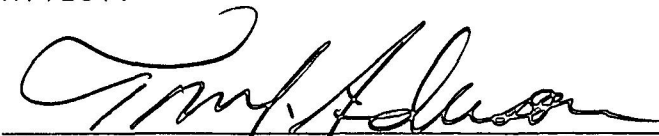
  
Director of Administration & Finance  
(ex officio City Clerk)



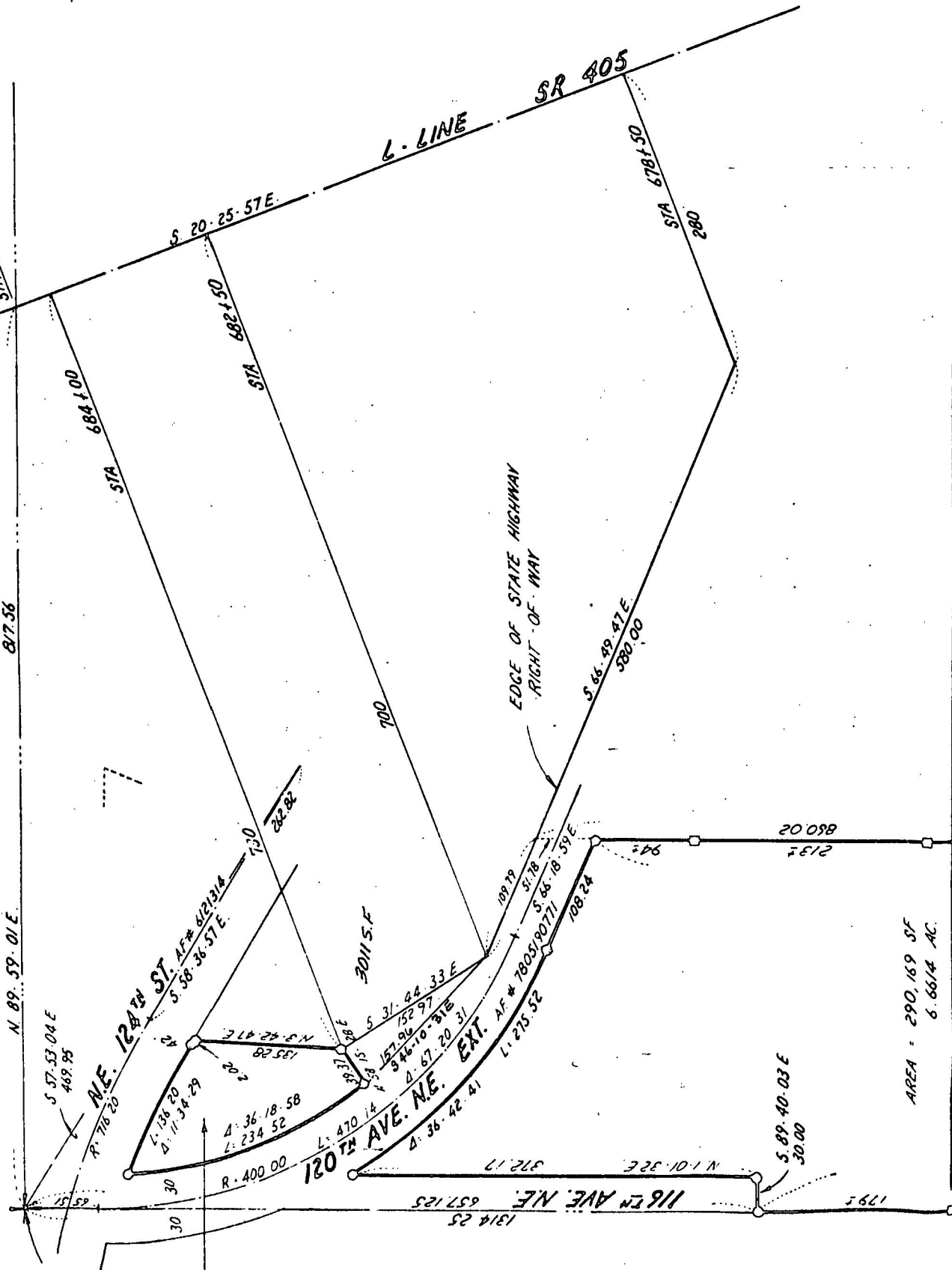
EXHIBIT "A" Resolution R-2701

LEGAL DESCRIPTION

The following described property located in Section 28, Township 26 N., Range 5 E., W.M., in King County, Washington, to-wit:

Beginning at the Northwest corner of the Southwest Quarter of said Section 28; thence South  $18^{\circ}55'10''$  East 87.86 feet to the south margin of Northeast 124th Street, said point being Point "A"; thence on a curve with a central angle of  $37^{\circ}23'51''$  to the Southeast 241.64 feet, the true point of beginning:

Thence North  $58^{\circ}15'28''$  east 39.37 feet to the Southwesterly right-of-way of Washington State Highway; thence south  $31^{\circ}44'32''$  East along said right-of-way 152.97 feet; thence North  $46^{\circ}10'31''$  West 157.96 feet to the true point of beginning.





THIS SPACE RESERVED FOR RECORDER'S USE

Filed for Record at Request of

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY AND STATE \_\_\_\_\_

QUIT CLAIM DEED

THE GRANTOR THE CITY OF KIRKLAND, a municipal corporation

for and in consideration of Five Thousand Six Hundred Fifty Dollars (\$5,650.00)

conveys and quit claims to J. J. WELCOME CONSTRUCTION COMPANY, a Washington corporation

the following described real estate, situated in the County of King State of Washington, including any after acquired title:

The following described property located in Section 28, Township 26 N., Range 5 E., W.M., in King County, Washington, to-wit:

Beginning at the Northwest corner of the Southwest Quarter of said Section 28; thence South 18°55'10" East 87.86 feet to the south margin of Northeast 124th Street, said point being Point "A"; thence on a curve with a central angle of 37°23'51" to the Southeast 241.64 feet, the true point of beginning;

Thence North 58°15'28" east 39.37 feet to the Southwesterly right-of-way of Washington State Highway; thence south 31°44'32" East along said right-of-way 152.97 feet; thence North 46°10'31" West 157.96 feet to the true point of beginning.

Dated \_\_\_\_\_, 19 80

\_\_\_\_\_  
(Individual)

\_\_\_\_\_  
(Individual)

CITY OF KIRKLAND

By [Signature]  
D. V. HURST, Mayor

By \_\_\_\_\_  
TOM J. ANDERSON, Director of Administration & Finance, ex

STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

STATE OF WASHINGTON officio City Clerk  
COUNTY OF \_\_\_\_\_

On this day personally appeared before me \_\_\_\_\_

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 80, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared D. V. HURST

and TOM J. ANDERSON to me known to be the Mayor and Dir. of Adm. & Finance, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the 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 they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

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